

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>HE-1 Design Manuals</b></p> <p>Develop handouts to explain the City review processes and design goals.</p>	<p>The City will develop handouts that explain the City’s design review process and procedure. The handouts will describe the City’s requirements for the production of quality housing in the City;</p> <p>The City will investigate alternative building techniques and materials that may be appropriate for development in the City. Alternative building techniques and materials will be reviewed to determine whether they satisfy City building requirements and conform to the design guidelines. Design handouts will be drafted identifying alternative building materials and methods that are allowed in the City and providing design requirements specific to the materials, where appropriate.</p>	<p>Community Development Department, Building Division, Design Review Committee, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Develop handouts by June 2010. Alternative building methods will be updated annually.</p>	<p><b>Progress:</b> The City developed 27 handouts and checklists that explain the process and procedures for design review and other permits. Additional handouts are needed for plot plans, low impact development, solar access, site layout, historic preservation and other design elements. The City is currently updating the Local Coastal Plan and the City intends to include more graphics and tables to simplify the regulatory standards.</p> <p><b>Effectiveness:</b> The design review handouts effectively convey the process and procedures. Staff has been producing handouts with in-house staff as time allows. For more detailed and effective handouts which illustrate the complex regulations, professional design assistance would improve the effectiveness.</p>	<p><b>Modify:</b> Continue to develop additional handouts with an emphasis on graphics over text.</p> <p><b>Merge:</b> Delete and merge the alternative building handout with HE-33 "Green &amp; Alternative Building Guidelines" because there are many other examples of alternative building techniques on the web, and City resources would be better served developing handouts that address our local regulations. This area is constantly changing and the new Green Building Code has made many alternative techniques permissible.</p>
<p><b>HE-2 Housing Condition Survey</b></p> <p>Identification of housing in need of rehabilitation.</p>	<p>The Community Development Department shall use the housing condition survey conducted as a part of this Housing Element update in order to identify the housing in the City in need of rehabilitation. The Survey information will be incorporated into the City’s GIS database in order to identify target areas for rehabilitation. An annual review of the</p>	<p>Community Development Department, RCAA, HBHDC, and Environmental Services.</p> <p><b>Timeframe:</b></p>	<p><b>Progress:</b> Survey data was incorporated into the City’s GIS database. Since 2011, an annual review of the target areas has assisted the City to identify areas of housing rehabilitation. The City utilizes the CDBG Housing Condition Survey format to focus on preserving housing in need of preservation or replacement. The City provides information and assistance to</p>	<p><b>Modify:</b> Modify by merging with Policy HE-4 “Housing Rehabilitation Program.”</p>

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	<p>target areas will be completed. The City shall utilize the CDBG Housing Condition Survey format and target units classified as needing substantial rehabilitation or in dilapidated condition. The City will provide information to persons living in the housing units in need of rehabilitation about the City's Housing Rehabilitation Program.</p>	<p>Ongoing. Survey information incorporated into GIS in 2010. New housing condition survey by 2014.</p>	<p>persons living in the housing units in need of rehabilitation about the City's Housing Rehabilitation Program. The loss of City's Redevelopment Agency and its associated Staffing has greatly decreased the City's ability to fully implement this program.</p> <p><b>Effectiveness:</b> As all of the surveyed units are privately owned, identification of the units is only the initial step and does not necessarily lead to direct repair and maintenance of the units.</p>	
<p><b>HE-3 Housing Inspection and Code Enforcement Program</b></p> <p>Building Department inspections of rental housing to provide safe and decent rental housing in Arcata</p>	<p>The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to complaints initiated by Arcata residents of housing code violations, which will be determined at the time of the order to repair.</p>	<p>Building Division.</p> <p><b>Timeframe:</b> Ongoing</p>	<p><b>Progress:</b> The City investigated and developed a draft program to require a mandatory annual inspection of all multifamily apartments with more than 4 units. The Council determined this mandatory proactive approach was not feasible because of the cost of the program, and because it was considered punitive to the majority of property owners who properly maintain their units. Based on Council direction, the Building Official prepared "A Guide for Renters – Substandard Housing," and "Getting Repairs Corrected in Rentals" to provide information to tenants. The information is available as a handout and on the City's website, as well as HSU's Housing website. The Building Official continues to respond to housing code violations in a timely manner based on a complaint driven system.</p>	<p><b>Modify:</b> Retain the implementation measure but redraft to focus on 1) education; 2) tenant rights; 3) voluntary inspections; 4) flexible regulatory compliance to correct health and safety violations; 5) recorded notices of nuisance for non compliance; and 6) abatement of violations on a case by case basis under the process outlined in the Municipal Code.</p> <p>Remove reference to the systematic inspection approach.</p>

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			<p><b>Effectiveness:</b> The City's handouts and response to housing code violations have been very successful in providing safe and decent housing in Arcata. Continued training and commitment of staff resources are required to continue with the success of the code enforcement program.</p>	
<p><b>HE-4 Housing Rehabilitation Program</b></p> <p>Provide financial assistance to owner-occupied and renter-occupied lower-income households for housing rehabilitation.</p>	<p>Continuation of existing Arcata Housing Rehabilitation Program. Continue to apply for Community Development Block Grants (CDBG) and HOME funding for this program, and allocate a portion of the Low and Moderate Housing Fund for housing rehabilitation.</p> <p>Consider new funding sources for renewable energy and energy efficiency upgrades.</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> Ongoing, Citywide (2009 – 2014).</p>	<p><b>Progress:</b> The City continues to seek and reallocate funding for the existing Housing Rehabilitation Program. The City was successful in obtaining HOME grant funding under the combined First Time Homebuyer/Housing Rehabilitation allocation. The City has not received direct assistance for renewable energy or energy efficiency upgrades.</p> <p><b>Effectiveness:</b> This has historically been one of the most successful programs for improving the quality of housing for lower income groups. However, the loss of City's Redevelopment Agency and its associated Staffing has greatly decreased the City's ability to fully implement this program. In addition, although the City was awarded HOME grant funds, the City has thus far been unable to obtain the approval of the HOME program to utilize these important grant funds. The ever changing implementation of this program by the HOME program Staff continues to make this program less effective than it should be.</p>	<p><b>Modify:</b> Work to get a City staff member on the State HOME and CDBG Advisory Committees so that the City can effectively relay local, regional, and statewide programmatic issues of concern with the State program administrators, with the goal of improving access to funds and improving services to those in need.</p> <p>Add HE-2 "Housing Condition Survey" policy.</p>

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<p><b>HE-5 Persons with Disabilities Access</b></p> <p>Provide housing units accessible to persons with disabilities.</p>	<p>The City shall continue to cooperate with developers in the production of dwelling units accessible to persons with disabilities. The City shall encourage developers to consider incorporating minimal changes in a percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability. The City will take an educational approach through the development of a design concepts produced in cooperation with agencies providing services to disabled persons. The City will continue to provide up to a \$1,000 grant through the City’s Housing Rehabilitation Program for materials and the installation of handicap-accessible ramps for low income units.</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> City will work with developers and persons with disabilities throughout 2007 – 2014 timeframe.</p>	<p><b>Progress:</b> The City continues to educate and encourage housing developers to incorporate housing units accessible to persons with disabilities beyond what is required by other Federal and State requirements. The City also continues to provide financial assistance for the installation of accessible ramps for low income households.</p> <p><b>Effectiveness:</b> Private development projects rarely include additional accessible housing units beyond what is required by the Building Code. Developers typically try to make units as flexible as possible to accommodate future changes/remodel. By utilizing “Universal Design” concepts, housing units are better able to change with the age, ability, and other special needs of the occupant.</p>	<p><b>Modify:</b> Add a component to educate and encourage private developers to include “Universal Design” concepts into their housing project.</p>
<p><b>HE-6 General Plan and Housing Element Periodic Review and Update</b></p> <p>Maintain the General Plan, including the Housing Element, with current data and effective housing</p>	<p>Review the General Plan and Housing Element on an ongoing basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports to the Arcata Planning Commission and City Council as to the effectiveness of the Housing Element.</p>	<p>Community Development Department, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Annually 2009 – 2014.</p>	<p><b>Progress:</b> The City routinely reviews the General Plan and Housing Element for efficacy in achieving effective housing goals, policies and programs. The Planning Commission and City Council receive annual reports on the effectiveness of these documents. The City is currently in the process of updating its Local Coastal Program and the Planning Commission will be reevaluating and recommending amendments to the corresponding General Plan Elements during over the next two years</p>	<p><b>Modify:</b> Add review and update of the General Plan and Housing Element, and incorporated amendments upon certification of the Local Coastal Program.</p>

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goals, policies, and programs.			<p><b>Effectiveness:</b> The periodic review is critical to keep the plan current and to correct problems with implementation that arise during project evaluation. The downturn in the economy and the loss of City’s Redevelopment Agency over the last Housing Element Cycle has made this reevaluation even more important.</p>	
<p><b>HE-7 Uniform Building Code and Uniform Housing Code Review</b></p> <p>Review the California Building Code and Uniform Housing Code.</p>	<p>Annually, the City shall review the California Building Code and the Uniform Housing Code and adopt the necessary revisions to the City’s Building and Housing Codes so as to further local development objectives.</p>	<p>Building Division, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Annually 2009 – 2014.</p>	<p><b>Progress:</b> The City reviews, and updates as necessary, the Building Code and other codes that affect housing development to further General Plan and Housing Element goals and to implement new State Building and Fire Codes. The City Council receives regular reports on the effectiveness of these documents.</p> <p><b>Effectiveness:</b> Periodic review is critical to keep pace with the ever changing regulatory requirements. Over the planning period there have been numerous revisions to the building and fire codes. City Staff have attended training and it is an ongoing priority to stay current and amend the code as necessary.</p>	<p><b>Modify :</b> Rename code reference to “California Building Code, California Residential Code and Uniform Housing Code.” The codes are updated every three years instead of the annual update as currently drafted.</p>
<p><b>HE-8 Residential Site Development Program</b></p> <p>Identification of vacant and under-</p>	<p>The supply of developable land with adequate infrastructure that is also zoned for residential use can assist the development of housing in the City. Identification of vacant and under-utilized residential land and its development potential will help to determine the</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> 2010</p>	<p><b>Progress:</b> As a result of the downturn in the economy, the loss of redevelopment assistance to support the City’s Inclusionary zoning requirements and other factors, the City identified that we had six subdivisions (Trillium, Mad River Parkway, Q, O, 27<sup>th</sup>, and 30<sup>th</sup> Streets, as well as the Campbell</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

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<p>utilized land suitable for residential development.</p>	<p>residential development options in the City and assist in identifying ways to remove any constraints.</p> <p>The Community Development Department will develop a database to identify vacant and under-utilized residential land and the constraints to the development of that land.</p>		<p>Creek apartments) that had received all discretionary approvals but were stalled. The City proactively requested that Staff meet with developers to see what could be done to either amend the conditions of approval or modifying the timing of collection of fees in order to get these residential projects under construction. Partially based on these efforts the Campbell Creek Apartments (constructed) and Mad River Parkway (improvements installed) are on track. The City continues to work on the remaining subdivisions. The City, acting as the Housing Successor Agency, has also assumed the real property assets of the former Redevelopment Agency and has begun the process of obtaining the discretionary approvals to make these vacant residential properties ready for development and disposition.</p> <p><b>Effectiveness:</b> The loss of redevelopment assistance completely halted all activities on this goal for approximately two years. The City is slowly picking up the pieces; however, it will likely never be able fully bring this back to its pre-redevelopment levels.</p>	
<p><b>HE-9 Residential Development Information Program</b></p>	<p>By keeping the public and the housing development community informed of approved residential development and the availability of vacant land, the City desires to promote residential development and</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> Information will</p>	<p><b>Progress:</b> Although the City implemented this program as drafted, the downturn in the economy and loss of redevelopment assistance have put a damper on investors looking to develop housing in the City.</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

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Public participation in residential development	<p>public participation in the development process.</p> <p>The Community Development Department will identify all current approved housing projects and provide this information to the public and developers through postings in the planning department and on the City's web site.</p>	be updated and posted quarterly.	<p><b>Effectiveness:</b> This program has the potential to be very effective. As the economy continues to improve, coordinating potential investors to the existing stalled pre-approved housing developments outlined in HE-8 "Residential Site Development Program" above will likely prove to be very effective.</p>	
<p><b>HE-10 Infill Development Program</b></p> <p>Residential infill development.</p>	<p>Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant individual lots as well as small lots in the City for the development of housing.</p> <p>The City will encourage using infill for the development of all types of housing. The City will codify this program by amending the Land Use Code with an Infill Overlay or Combining Zone. The new zone will be centered on the Downtown, Northtown, and other areas connected by trails, bicycle routes, public transit, and other alternative modes of transportation. The overlay zone will seek to maximize density by addressing limitations related to LUC standards, up zoning, and rezoning specific parcels and/or by encouraging the use of small sites and infill sites. One method for addressing limitations related to LUC standards will be the use of the Density Bonus regulations per Section 9.31.040.C as well</p>	<p>Community Development Department, Building Division, and City Council.</p> <p><b>Timeframe:</b> 2011; Ongoing including periodic updates of the urban vacant land available for infill project within the City.</p>	<p><b>Progress:</b> The City has a strong commitment to infill development, and encourages private developers to use infill development and small lots for the development of housing. The City also strongly encourages second units. The City evaluated but did not implement the specific in-fill overlay or combining zones. Instead the City amended the Land Use Code to remove the density limitations and eliminated parking for 7 or fewer units, and only requiring 1/3 the required spaces for more than 7 units in the Central Business District and Downtown area.</p> <p><b>Effectiveness:</b> As these amendments were made within the last 6 months there has not been adequate time to fully evaluate the effectiveness of these changes. During the planning period, a 29-unit affordable senior mixed use project (Plaza Point) and several other smaller mixed use infill developments were completed around the downtown.</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

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	<p>as the incentives and concessions they offer. Densities will be maximized on identified sites through the combination of the following measures: offering concessions, up zoning, rezoning, encouraging developer to use the Density Bonus and with additional incentives that will be developed through the final Infill Development Program.</p>			
<p><b>HE-11 Mixed Use</b></p> <p>Mixed-use is the practice of combining commercial and retail uses with living units, such as allowing living units on second floors above retail shopping.</p>	<p>Residential development is allowed in the General Commercial and Central Business Districts. The City will encourage the use of mixed-use development by reducing or waiving development standards, such as parking standards, and density requirements for all residential mixed-use development.</p>	<p>Community Development Department, Building Division, Redevelopment Agency, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Ongoing; incorporate into Code in 2004 through HE-9 "Residential Development Information Program."</p>	<p><b>Progress:</b> The LUC includes a Commercial Mixed (CM) zoning district that is applied to neighborhood centers throughout the City. The CM district encourages and in some cases requires residential uses with the commercial use. The LUC contains specific land use standards for "Live/Work", and "Mixed Use" to maintain a predominantly commercial use of the property while allowing residential uses. Refer to the Evaluation of HE-10 "Infill Development Program" for additional evaluation.</p> <p><b>Effectiveness:</b> The effectiveness of the mixed use implementation measures vary. It has certainly encouraged and created some successful residential and commercial uses. Some of the more successful mixed use projects over the planning period are the Plaza Point, Lake, and Daggett developments. However, to date no mixed use projects have been developed specifically on the properties within the CM zoning districts. Currently the City has not approved any "Live/Work" developments</p>	<p><b>Modify:</b> The City should review the lack of mixed use in the CM zoning district to determine if there are other factors that account for the lack of residential development within the CM zoning district. The specific land use standards for "Live/Work", and "Mixed Use" should be reviewed and amendments to the LUC and GP should be approved as necessary to increase residential uses into the Mixed Use zone. Remove reference to Redevelopment Agency.</p>

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			although some developers have expressed an interest in developing them.	
<p><b>HE- 12 Development Processing System Review Program</b></p> <p>Reduction in processing time for residential development.</p>	<p>Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the City. This reduction in time will reduce the cost to developers and may increase the housing production in the City.</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> The monitoring of plan review is an ongoing process.</p>	<p><b>Progress:</b> City staff continues to work to streamline the permit review procedures to minimize processing time and reduce development costs. The City amended the LUC over 18 times during the planning period. Many of these amendments were to specifically reduce regulatory requirements concerning Minor Use and Design Review Permits. These amendments have reduced the permit costs by over \$1,000 and reduced the timeline from 4 to 6 months to 2 to 4 weeks for many projects. The City also reduced processing time for developments which require a permit, but otherwise conform to City development requirements.</p> <p><b>Effectiveness:</b> Although it is difficult to measure the effectiveness between the various types of projects because some issues are uniquely complex and beyond the control of the City's processing procedures, in general the City has had success in minimizing processing times by identifying the main issues and trying to resolve them before going to the review authority. In cases where there is an impasse, the issues are presented to the review authority to get final action.</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

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<p><b>HE-13 Additional Living Space in the R-R, F-H, and RL Zones</b></p> <p>Providing additional dwelling units in the RVL and RL zones.</p>	<p>The City recognizes the high demand for additional housing, as well as the environmental and economic constraints on designating additional land for development beyond the urban core. Therefore, the Comprehensive Land Use Code shall continue to allow for the construction or conversion of existing living space to allow up to two units in the RVL and RL zones.</p> <p>The City will require new single family developments in the RVL and RL zones to submit site plans that document where the site will accommodate a second unit.</p> <p>The City will assess feasibility of various options to promote 2<sup>nd</sup> unit development, including developing a set of pre-approved designs for development of second units (this will be in conjunction with HE-1 “Design Manuals” to develop residential design manuals).</p> <p>The City will encourage the production of second unit housing to meet the needs of the expanding Arcata population and to comply with AB 1866. The City will make educational materials regarding second units available at City Hall. The City shall target the University, Downtown, RM and RH zones to provide new second unit housing opportunities in high use areas. The City will also increase density in C &amp; IL in Targeted Downtown Infill Program</p>	<p>Community Development Department, Building Division, Redevelopment Agency, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Ongoing, the City will develop second unit design templates by October 2011.</p>	<p><b>Progress:</b> The Land Use Code continues to allow for the construction or conversion of existing living space to allow up to two units in the RVL and RL zones. Zoning amendments have removed perceived barriers to development of secondary dwelling units. Pre-approved second unit designs were completed, but none were utilized by the public. The pre-approved plans became obsolete with revisions to the Building Code. The City has thus far not required new single family residential (SFR) development to submit site plans that can accommodate a future additional dwelling unit, but did amend the LUC to remove the owner occupancy requirement for second units. The City also revised the LUC to remove single family residential uses in the Industrial Limited (IL) zoning district because of the incompatibility with industrial uses.</p> <p><b>Effectiveness:</b> The zone amendments were an effective measure to encourage additional dwelling units in the City by reducing permit processing costs and time.</p> <p>The effectiveness of requiring new SFR applications to show how the site can accommodate an additional housing unit is not measurable because it was never enacted. The pre-approved second unit plans were not successful due to the unique characteristics of each building site and the development standards already in</p>	<p><b>Modify:</b> The title should be revised to include other zoning districts besides the R-R, F-H and RL zones.</p> <p>Strike reference to encouraging 2<sup>nd</sup> units in RM and RH zones.</p> <p>Refocus implementation measure to second units in R-R, F-H, and R-L zones only.</p> <p>Remove reference to Redevelopment Agency.</p>

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	areas.		<p>place; i.e. incompatibility with the existing housing unit and neighborhood.</p> <p>The City has always encouraged second units even before AB 1866 and will continue to do so. As noted in HE-11 "Mixed Use" above, the City has been successful in creating additional housing units in commercial zoning districts.</p>	
<p><b>HE-14 Affordable Housing Preservation</b></p> <p>Establishment of a program to preserve affordable housing at risk of converting to market rate.</p>	<p>The Community Development Department will develop a program with the intent of identifying funding sources for the preservation of at-risk affordable housing. The program will include notification to owners and tenants and participation in federal, state and local preservation programs. The City will assist in the preservation of any at-risk affordable housing by reserving financial assistance for these projects, if necessary. Possible programs to assist in the preservation of at-risk units are described below by unit type.</p> <p><u>Preservation of Existing Multifamily Affordable Housing:</u></p> <ul style="list-style-type: none"> <li>• Housing Rehabilitation Program;</li> <li>• Federal, State, local and private preservation programs;</li> <li>• Residential Relocation and Anti-Displacement Program;</li> <li>• Planning and technical assistance to non-profit preservation resources;</li> <li>• Affordable Multifamily Housing</li> </ul>	<p>Community Development Department</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> The loss of City's Redevelopment Agency has made this more difficult. However, the City was able to complete the 22 unit Sandpiper Mobile Home Park project. Although there are still several units available for sale, this project is well on its way to becoming a success. In the past the City has used its Housing Rehabilitation program to extend the term of affordability on expiring affordable housing projects. A large affordable housing rental project, which is beyond the original 30 year affordability period, recently received approval for a new community room/office. The owners are continuing to participate in the Section 8 program and consistently maintain a quality apartment complex. The City annually monitors its affordable projects.</p> <p><b>Effectiveness:</b> The City's has been successful in preserving affordable housing at-risk of converting to market rate. Preserving existing projects is cost effective and has proven to be beneficial to the City,</p>	<p><b>Modify:</b> Continue as drafted with the addition of the Mobile Home Park Program.</p> <p>Remove reference to individual programs. Instead, use all appropriate and available programs and financing at local, state, and federal levels, including grants.</p>

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	<p>Compliance Monitoring Program;</p> <ul style="list-style-type: none"> <li>• Replacement Housing Program; and</li> <li>• Tenant Based Rental Assistance, and Condominium Conversions.</li> </ul> <p><u>Preservation of Existing Single Family Affordable Housing:</u></p> <ul style="list-style-type: none"> <li>• Single Family/Owner Occupied Housing Rehabilitation Program;</li> <li>• Recapture of First Time Homebuyer Program Properties through Exercising First Right of Refusal Clause;</li> <li>• Recapture of Community Land Trust Properties through Exercising Ground Lease Recapture Clause;</li> <li>• Recapture of Cooperative Housing Properties through Exercising Recapture Clause;</li> <li>• Planning and technical assistance to non-profit preservation resources; and</li> <li>• Affordable Single-Family Housing Compliance Monitoring Program;</li> <li>• Replacement Housing Program.</li> </ul>		<p>residents, and property owners.</p>	
<p><b>HE-15 Land Acquisition for Housing</b></p> <p>Acquisition of vacant, under-utilized, and/or blighted properties</p>	<p>The City will continue to implement the following measures for its Housing Set-Aside funds, grant sources, and other funding mechanisms, including public-private partnerships aimed at the development of affordable housing. The City shall continue to provide or seek funding through the following actions:</p>	<p>Community Development Department</p> <p><b>Timeframe:</b> Ongoing, 2009 – 2014 as projects are processed through the</p>	<p><b>Progress:</b> The City’s Redevelopment Agency was very active in acquiring real property for affordable housing projects prior to the 2011 dissolution of the Agency by the State. In addition the State HOME program has eliminated the ability to acquire land unless it will be developed within 12 months of acquisition. The</p>	<p><b>Modify:</b> Remove redevelopment as a source of funding and identify new funding sources for the program. Remove reference to inclusionary zoning program.</p>

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<p>for future development as affordable housing.</p>	<ul style="list-style-type: none"> <li>• Monitor major and minor subdivisions and ensure that inclusionary requirements are implemented;</li> <li>• Monitor vacant underutilized, and/or blighted properties, including small sites for sale;</li> <li>• Work with non-profit and for-profit housing organizations such as Humboldt Bay Housing Development Corporation (HBHDC), Redwood Community Action Agency (RCAA), and Habitat for Humanity to facilitate development of these sites;</li> <li>• Where feasible, land bank properties for future affordable housing development;</li> <li>• To the extent practicable, facilitate development of affordable housing on small lots and facilitate the consolidation of small lots to provide for affordable housing development;</li> <li>• Coordinate development of acquired land with the First-Time Homebuyers Program;</li> <li>• Continue to use HOME, CDBG, and the Low and Moderate Income Housing Fund for this purpose; and</li> <li>• Seek state and federal resources for this purpose.</li> </ul> <p>When feasible and practical, the City will concentrate its efforts on small lots.</p>	<p>Planning Department.</p>	<p>acquisition of new properties has been almost eliminated. The City has assumed the housing assets of the former Agency and over the next planning period plans to obtain the discretionary approval for the sites and to dispose them for housing development. The City continues to work with our non profit and for profit affordable housing providers and to extend the term of a purchase and sales agreement on a City owned property to allow development of an extremely low income housing project over the next planning period.</p> <p><b>Effectiveness:</b> The implementation measure has been successful; however, the demise of the Redevelopment Agency and regulatory restrictions by the State HOME Program will impact the community until new funding sources are realized.</p>	
<p><b>HE-16</b></p>	<p>Continue to use HOME, CDBG, Redevelopment Agency Low and</p>	<p>Community</p>	<p><b>Progress:</b> The City continues to use HOME,</p>	<p><b>Modify:</b> Remove</p>

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<p><b>Development and Acquisition of Affordable Single Family Housing</b></p> <p>Provide programs to develop and acquire single-family housing to assist in the home buying opportunities for very-low, low- and moderate-income households.</p>	<p>Moderate Income Housing Fund, as well as available Federal, State, and local funding to provide the First-time Homebuyer Program and other affordable single family housing ownership opportunities in the City. The City shall provide or seek funding for the following programs:</p> <ul style="list-style-type: none"> <li>• Continue First Time Homebuyer Down Payment Assistance program;</li> <li>• Continue First Time Homebuyer 2nd Mortgage Assistance program;</li> <li>• Continue First Time Homebuyer Community Land Trust program;</li> <li>• Continue First Time Homebuyer Cooperative Housing program;</li> <li>• Develop condominium conversion housing program;</li> <li>• Develop Mortgage Tax Credit program;</li> <li>• Federal State, local and private programs to assist with affordable homeownership;</li> <li>• Incentives for development of affordable single family housing;</li> <li>• Land acquisition for future development of single family affordable housing; and</li> <li>• Planning and technical assistance to private and non-profit developers of affordable single family housing.</li> </ul>	<p>Development Department</p> <p><b>Timeframe:</b> Ongoing. Condominium conversion program, Mortgage Tax Credit program</p>	<p>and CDBG as well as available Federal, State, and local funding to provide for the First-time Homebuyer Program and other affordable single family housing ownership opportunities in the City. The Redevelopment Agency housing fund has been dissolved according to State law. The City put a great deal of political and financial resources into salvaging the Sandpiper Mobile Home Park project due to the States action.</p> <p><b>Effectiveness:</b> The program has been effective in the past, however, we have reached the point that it is much more expensive to acquire vacant land and construct new housing than it is to assist borrowers to acquire existing housing stock. The City’s efforts on the Sandpiper have resulted in the construction phase being completed and 10 of the 16 manufactured homes being sold to individual borrowers. Additional efforts need to continue to sell the remaining 6 manufactured homes.</p>	<p>redevelopment as a source of funding. Focus Implementation measure on assisting low income borrowers to acquire existing housing stock.</p>
<p><b>HE-17</b></p>	<p>Continue to use HOME, CDBG, Redevelopment Agency, Low and</p>	<p>Community Development</p>	<p><b>Progress:</b> Ongoing: The City will continue to use HOME, and CDBG as well as available</p>	<p><b>Modify:</b> Remove redevelopment as a</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>Development and Acquisition of Affordable Multifamily Housing</b></p> <p>Provide programs to develop and acquire multifamily housing to assist in the home buying opportunities for very-low, low- and moderate-income households.</p>	<p>Moderate Income Housing Fund, as well as available Federal, State, and local funding to provide multifamily housing affordable to very low, low, and moderate income households in the City. The City shall provide or seek funding for the following:</p> <ul style="list-style-type: none"> <li>• Mortgage Tax Credit program;</li> <li>• Federal State, local and private programs to assist with affordable multifamily development;</li> <li>• Land acquisition, including infill;</li> <li>• Small lots for future development of multifamily affordable housing; and</li> <li>• Planning and technical assistance to private and non-profit developers of affordable multifamily housing.</li> </ul>	<p>Department</p> <p><b>Timeframe:</b> Ongoing.</p>	<p>Federal, State, and local funding to provide the First-time Homebuyer Program and other affordable multifamily housing ownership opportunities in the City.</p> <p><b>Effectiveness:</b> This program has been critical towards assisting the City to meet the RHNA number of units. A major accomplishment during this period was the 29-unit Plaza Point mixed use senior housing project in downtown. A significant amount of resources were devoted to this project.</p>	<p>source of funding and identify new funding sources for the program.</p>
<p><b>HE-18 State and Federal Grant Seeking</b></p> <p>Encourage and connect developers with the most feasible and appropriate housing programs available provided by the state and federal government.</p>	<p>Coordinate with county, state and federal resources to seek any available sources of funding for the development of affordable housing units. This activity will be updated annually. All funding programs that are considered beneficial for the City and residents of Arcata will be applied with a special emphasis on applying for funding for extremely low-income housing units. A complete list of possible state and federal funding sources is located in the technical appendix of the Housing Element.</p>	<p>Community Development Department and Redevelopment Agency.</p> <p><b>Timeframe:</b> Ongoing. The various funding programs will be applied for as the due dates require.</p>	<p><b>Progress:</b> The City actively coordinates with county, state and federal resources to seek available sources of funding for affordable housing developments. The City emphasizes applying for funding for extremely low-income housing units.</p> <p><b>Effectiveness:</b> This program is a cornerstone of the City's affordable housing programs. However the loss of redevelopment has significantly reduced the City's ability to leverage State and federal grant funds.</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>
<p><b>HE-19</b></p>	<p>Article 10.7 Planning and Zoning Law of the California Government Code requires</p>	<p>Community</p>	<p><b>Progress:</b> The City continues to require the</p>	<p><b>Modify:</b> Remove</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>Replacement of Low and Moderate-Income Housing within the Coastal Zone</b></p> <p>Adhere to the requirement of replacement housing for low and moderate income housing in Coastal Zones.</p>	<p>the replacement of low and moderate income housing in the Coastal Zone. It is the City’s intention to require all developers to replace and/or finance the replacement of all low and moderate housing lost as a result of their development. This replacement will be done according to the guidelines stipulated in Article 10.7.</p>	<p>Development Department, Redevelopment Agency, Planning Commission, and City Council.</p> <p><b>Timeframe:</b> Ongoing.</p>	<p>replacement (or refinance) of low and moderate income housing in the Coastal Zone according to State law.</p> <p><b>Effectiveness:</b> This implementation measure is an effective method to assist the City in compliance with State law.</p>	<p>reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue program as drafted.</p>
<p><b>HE-20 Inclusionary Requirements for Affordable Housing Development</b></p> <p>Promote the production of affordable housing by offering development incentives in</p>	<p>The City will continually review the inclusionary zoning standards as part of the Inclusionary housing requirement and continue to provide incentives. The City will continue to offer the following incentives for the inclusion of dwelling units affordable to very-low, low, and moderate income households within new residential development:</p> <ul style="list-style-type: none"> <li>• Density bonuses;</li> <li>• Flexible zoning requirements through the utilization of planned development and other innovative standards;</li> </ul>	<p>Community Development Department, Redevelopment Agency, Planning Commission, and City Council,</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> With the loss of redevelopment assistance and the downturn in the economy, the City has found it difficult to implement inclusionary zone. The City Council and Planning Commission held a study Session that included this topic and the Planning Commission held additional meetings to evaluate the effectiveness of this program. The Planning Commission is recommending that Policies HE-3a and HE-3e be amended to not require mandatory inclusionary zoning.</p> <p><b>Effectiveness:</b> For a variety of reasons this</p>	<p><b>Modify:</b> Modify to initiate amendments to the LUC which would significantly modify chapter 9.32 Affordable Housing and remove mandatory inclusionary zoning requirements and instead shift towards a voluntary program with increased incentives.</p> <p>Remove reference to Redevelopment Agency.</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>conjunction with inclusionary standards.</p>	<ul style="list-style-type: none"> <li>• Assistance with local, state or federal public housing programs;</li> <li>• Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</li> <li>• Inclusionary zoning standards;</li> <li>• Deed restrictions or other means shall be provided to ensure that units developed for very-low, low and moderate income persons remain available to households in those categories over time in compliance with state law.</li> </ul> <p>The City will consider concessions relevant to projects on a site-by-site and case-by-case basis to ensure the concessions effectively meet project goals and achieve inclusion of affordable housing while limiting the impact on market rate development. Review of the inclusionary zoning standards will include an assessment of the effectiveness of each component of the program, including alternatives to inclusionary units (LUC Section 9.32.070). The analysis will form the basis for recommended program amendments.</p>		<p>program has not achieved the desired outcome and developers are stating that inclusionary zoning is one of the primary reasons why they cannot get the stalled subdivisions identified in HE-8 “Residential Site Development Program” under construction.</p>	
<p><b>HE-21 Housing Market Monitoring</b></p>	<p>The Community Development Department shall collect data on housing cost, rents, vacancy rates and other necessary items in order to determine the current housing</p>	<p>Community Development Department, Redevelopment</p>	<p><b>Progress:</b> The City continues to monitor housing costs on an ongoing basis. <b>Effectiveness:</b> This implementation</p>	<p><b>Modify:</b> Increase coordination with the Humboldt Association of Realtors and making the</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>Monitor the local housing market to evaluate the effectiveness of housing assistance.</p>	<p>cost and availability. By collecting data from landlords and tenants and determining units provided through local programs, greater efforts shall be made to monitor the rent structure and vacancy rates of local multifamily housing. This data will be used to determine the effectiveness of the existing housing assistance and determine whether additional assistance is necessary.</p>	<p>Agency. <b>Timeframe:</b> Ongoing. Data will be included in annual report to Planning Commission and City Council.</p>	<p>measure is generally effective; however, it could be more effective by increasing coordination with the Humboldt County Board of Realtors and making the information more readily accessible to the public, private developers and housing advocates.</p>	<p>information more readily accessible to the public, private developers, and housing advocates.  Remove reference to Redevelopment Agency.</p>
<p><b>HE-22 Community Land Trust</b>  Development and resale of restricted affordable housing units to low and very-low income households.</p>	<ul style="list-style-type: none"> <li>• Annually monitor the CLT program to identify needed adjustments to the program in areas such as financial assistance and management;</li> <li>• Work with HBHDC to facilitate a “project pipeline” of affordable new owner occupied homes which anticipates a three-year development period; and</li> <li>• Continue to use HOME, CDBG, and/or the Low and Moderate Income Housing Fund for this purpose.</li> </ul>	<p>Community Development Department, HBHDC, RCAA, Habitat for Humanity.  <b>Timeframe:</b> Ongoing, 2009 – 2014</p>	<p><b>Progress:</b> Ongoing. Annually monitor the CLT program to identify needed adjustments to the program in areas such as financial assistance and management. The City continues to work with local non-profit partners to provide affordable housing units.  <b>Effectiveness:</b> This program is an effective program to ensure the long term availability of affordable housing. However, the loss of redevelopment assistance, as well as the State HOME programs decision to not allow resale restricted units to participate in the First Time Homebuyer program will likely result in continuing the trend of allowing homeowners to sell on the open market instead of to income eligible households as the program requires.</p>	<p><b>Modify:</b> Remove reference to redevelopment funding.</p>

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Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>HE-23 Affordable Housing Trust Fund</b></p> <p>Development of an Affordable Housing Trust Fund.</p>	<p>The City will assist HBHDC to develop an Affordable Housing Trust Fund. The Affordable Housing Trust Fund will be used for the development of affordable housing in the City. As part of the development of the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through HCD.</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Develop program by 2011. Apply for matching funds from the Local Housing Trust Fund as soon as feasible.</p>	<p><b>Progress:</b> Not started. The City has been reluctant to add additional fees to the cost of development in the City in light of the poor economic conditions.</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>
<p><b>HE-24 Mobile Home Park Preservation</b></p> <p>Mobile homes are considered a valuable source of affordable housing because the rents for these housing units are usually less than that of other housing units.</p>	<p>The City has worked with the non-profit Resident Owned Parks (ROP) to establish two Resident Ownership Parks in Arcata. The rents at these two Parks are controlled by Regulatory Agreements. The City will continue to work with ROP to complete the work on these two parks.</p> <p>In addition, the City will also investigate HCD's Mobile Home Park Resident Ownership Program to see whether such a program would benefit mobile home park residents.</p> <p>The City will continue to support the</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Renovation of the two Parks to</p>	<p><b>Progress:</b> The City has worked with the non-profit Resident Owned Parks (ROP) to establish two Resident Ownership Parks in Arcata. The rents at these two Parks are controlled by Regulatory Agreements. The Arcata Mobile Home Park is fully occupied and the Sandpiper currently has 10 vacant spaces.</p> <p><b>Effectiveness:</b> Generally the program has been effective because it upgraded an existing MH Park with new manufactured housing units. However, several circumstances caused delays in</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p>Modify to focus on retaining existing mobile home parks and discourage conversion to other uses.</p> <p><b>Continue:</b> Continue this program as drafted.</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	<p>renovation of the two ROP parks through HOME, CDBG, and Redevelopment 20% Set Aside funds. The City will continue to offer the City's Home Ownership Program to residents of eligible Mobile Home Parks.</p> <p>The City will review the Senior Mobile Home Program for effectiveness and continue the Program if viable. The City will investigate other Parks for future resident ownership.</p>	<p>be completed by 2010. Resident participation in the City's HOP is ongoing.</p>	<p>development which ultimately increased the costs. One major obstacle with the implementation of this program was the loss of Redevelopment Agency funding and the State's requirement of payment of funds already allocated to the project.</p>	
<p><b>HE-25 Rental Housing for Large Households</b></p> <p>Multifamily rental housing does not typically provide dwelling units for large families, so the City must encourage the creation of large housing units to accommodate large families.</p>	<p>To encourage multifamily projects to include units of three and four bedrooms affordable to lower income households, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units.</p> <p>Financial assistance from the City will be documented in a Regulatory Agreement that will outline the number of affordable units and term of affordability.</p> <p>The City will work to incorporate other Planned Development amenities into affordable rental developments, including but not limited to child care facilities.</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> The City has encouraged the development of housing units for larger households through density bonuses, reduction in parking requirements and government financing.</p> <p><b>Effectiveness:</b> Most multifamily developments are constructed with two bedrooms. As Arcata is a college town we are increasingly seeing a trend towards constructing more studio/efficiency units. The Tea Gardens project constructed 3 bedroom apartments, however they were ultimately marketed and rented to individual students as fully furnished group living. This program has had mixed success. The Windsong, Janes Creek Meadow, and Plum Village projects are successful project for producing housing units for large households. However, many housing developers are focusing on development of rental units intended for non-family</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>

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Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
			households. These units are generally intended as student rentals.	
<p><b>HE-26 Housing Development for Seniors</b></p> <p>Seniors often have trouble obtaining housing due to a fixed or limited income. The City will encourage housing development identified for lower income senior households.</p>	<p>To encourage affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, reduce parking standards and lot sizes, and waive fees for low-income dwelling units.</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> The City provided financial and technical assistance to a private developer to construct 29 units of senior housing in a mixed use project across the street from a grocery store in downtown. The City is also working with a local hospital do include senior care housing as part of their hospital master plan</p> <p><b>Effectiveness:</b> This program is successful because 29 affordable housing units for seniors were developed during the 2009-2014 Planning Cycle.</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>
<p><b>HE-27 Promotion of Owner-Occupied Units.</b></p> <p>Currently only 37.3 percent of the housing in Arcata is owner-occupied. The City would like to increase the proportion of owner-occupied units in Arcata by increasing the number of</p>	<p>The City will continue to operate the First Time Homebuyer Program, and support HBHDC's Community Land Trust Program. The City will continue to operate the Moderate Income Home Ownership Program, and investigate the possibility of providing increased assistance to moderate income households. The City will investigate other sources of assistance including but not limited to the BEGIN Program.</p> <p>The City will develop programs and policies to discourage the conversion of single family units to student rental units, and will work with HSU to find appropriate</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Ongoing, as funding is available.</p>	<p><b>Progress:</b> The City continues to promote owner occupied units. As Arcata is a college town many individuals see the financial benefit of renting their homes to students instead of selling them on the open market. The City continues to work with Humboldt State University to develop more housing on Campus and private developers to construct more apartments near campus as a strategy to increase the opportunity for more owner occupied housing units in the City.</p> <p><b>Effectiveness:</b> It is unclear if the City's policies have had any effect on the City</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Delete:</b> Continue this program as drafted.</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

<b>Implementation Measures</b>	<b>Specific Action Required</b>	<b>Responsible Party</b>	<b>Evaluation</b>	<b>Continue, Modify, or Delete</b>
homeowners living in the City and reducing the number of absentee homeowners.	and affordable on- and off-campus options for student housing (see also HE-35 "HSU Master Planning").		owner occupancy rate.	
<p><b>HE-28 Residential Relocation and Anti-Displacement Program</b></p> <p>Provide financial assistance to low income households of rental occupied units who are displaced as a result of the City acquiring a property and permanently displacing the occupants or providing financial assistance to property owners who are undertaking repairs which require occupants to be temporarily relocated.</p>	<ul style="list-style-type: none"> <li>Continue to implement the existing Residential and Business Anti-Displacement and Relocation Assistance Plan that was adopted August 4, 2004 through Resolution NO. 045-12;</li> <li>Annually Review the Plan to ensure current compliance with relocation and fair housing law, and amend the Plan as needed to ensure compliance.</li> </ul>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Ongoing, as funding is available.</p>	<p><b>Progress:</b> The City has implemented the adopted Relocation Plan to assist displaced low income households. Over the planning period we have provided relocation assistance to occupants of the Sandpiper Mobile Home Park and provided replacement housing for other units lost as a result of City action.</p> <p><b>Effectiveness:</b> The program was of great assistance to those displaced. Without this program, these individuals would have experienced great hardship.</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>

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Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>HE-29 Housing Discrimination and Housing Equal Opportunity</b></p> <p>Prevent housing discrimination and promote equal housing opportunities.</p>	<p>Continue to coordinate and refer interested persons to appropriate agencies. The City will act as an independent third party in discrimination complaints and shall continue to maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. Anyone making such allegations will be provided with information on how to contact the appropriate state and federal offices to file complaints.</p> <p>The City will support housing equal opportunity programs by continuing to provide informational fair housing brochures, including tenant’s rights. These will be available to the public at Arcata City Hall, Library, Arcata Transit Center and Arcata Community Center, and will also be given to local service providers such as the North Coast Resource Center, Redwood Community Action Agency, Arcata Counseling Services, and Northcoast Children’s Services for distribution.</p> <p>In addition, the City will continue to coordinate with the appropriate agencies, HBHDC, RCAA, Humboldt County Housing Authority, to assist and refer persons at risk of losing their housing or in need housing to these agencies.</p>	<p>Community Development Department.</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> The City continues to coordinate and refer interested persons to the appropriate agencies regarding discrimination complaints and alleged violations of state or federal fair housing requirements. The City continues to support housing equal opportunity programs by providing informational brochures on fair housing, and tenant’s rights at local public facilities and to local service providers. The City’s Code Enforcement Program also provides education to individuals living in substandard housing.</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

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Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>HE-30 Removal of Housing Constraints for Persons with Disabilities</b></p> <p>Identify and remove possible governmental constraints to the development of housing for persons with disabilities</p>	<p>Persons with disabilities have been identified by the State as a special housing needs group, and actions must be taken to ensure that housing for these persons is not inhibited due to Arcata housing policies and practices.</p> <p>Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>Additionally, the City will consider the adoption of universal design standards incorporating ADA standards for all housing developments. The use of universal design standards will assist in the converting of housing units to accessible to persons with disabilities.</p>	<p>Community Development Department, Planning Commission, City Council.</p> <p><b>Timeframe:</b> The City will annually review land use controls to determine if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.</p>	<p><b>Progress:</b> The City regularly reviews its policies and regulations to ensure housing for disabled persons is not inhibited. The City has not adopted mandatory universal design standards but encourages homeowners and private developers to incorporate universal design in the remodel and new construction. All building permits are evaluated for compliance with ADA.</p> <p><b>Effectiveness:</b> No specific governmental constraints regarding housing for disabled person were identified during the Planning Cycle. The evaluation of all building permits for ADA compliance is an effective tool.</p>	<p><b>Modify:</b> Cross reference with HE-5 “Persons With Disability Access.”</p> <p><b>Continue:</b> Continue this program as drafted.</p>
<p><b>HE-31 Initiate Efforts to Address the Shelter and</b></p>	<p>Implement the City’s Homeless Services Plan (adopted in 2007) that includes the following actions:</p> <ul style="list-style-type: none"> <li>Participation in the County Continuum of Care efforts;</li> </ul>	<p>Community Development Department, Redevelopment Agency, Environmental</p>	<p><b>Progress:</b> The City continues to implement the City’s Homeless Services Plan. The City has adopted Land Use Code regulations which principally permits Emergency Housing in specific overlay zones and treats transitional housing like all multifamily</p>	<p><b>Modify:</b> Remove reference to Redevelopment Agency.</p> <p><b>Continue:</b> Continue this program as drafted.</p>

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Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p><b>Other Needs of the Homeless Population</b></p> <p>Identify the needs of the homeless population and take actions to meet those needs.</p>	<ul style="list-style-type: none"> <li>• Inventory suitable sites for emergency, transitional, and supportive housing; and</li> <li>• Implement the City’s Land Use Code, which allows for the development of emergency shelters by right in the Housing for Homeless (:HH) Combining Zone.</li> <li>• The City has also defined the use of transitional and support housing as well as Single Room Occupancy (SRO) development as permitted in these zones.</li> <li>• Apply, or coordinate with other agencies to apply, for the Emergency Housing and Assistance Program (EHAP) annually in order to assist in the development of homeless and transitional shelters in the City.</li> <li>• The City will continue to preserve and maintain its homeless facilities and services for those persons who are homeless or at risk of becoming homeless.</li> </ul>	<p>Services, Planning Commission, City Council.</p> <p><b>Timeframe:</b> Incorporate Code text changes by 2010. Apply for EHAP funding annually.</p>	<p>housing. The City assisted the Arcata House partnership to lease a City owned building to do initial intake, assessment, counseling services to Homeless. In addition, the City continues to assist in the development of a 40-unit transitional shelter at the City’s Arcata Bay Crossing site.</p> <p><b>Effectiveness:</b> Although the transitional housing development is not complete, the City has continued to proceed with the project after the loss of redevelopment funding. The City was successful in adopting zoning regulations in compliance with State law and leasing space to the Arcata House Partnership. The City was unsuccessful in receiving CDBG funding to assist with operational funding for Arcata House.</p>	
<p><b>HE-32 Energy Conservation and Solar Access Requirements</b></p> <p>The City shall</p>	<p>The City will continue to implement the Solar Access requirements of the Code to all new development in the City, where applicable. The City shall continue to support other energy-conservation agencies and groups by coordinating their efforts in Arcata and providing the public</p>	<p>Community Development Department, Building Division, Environmental Services.</p>	<p><b>Progress:</b> The City has been successful in implementing the Solar Access regulation, as well as other state regulations for energy conservation. Land Use Code regulations are in place to remove design review requirements for solar projects, thus removing a government constraint.</p>	<p><b>Delete:</b> Delete and merge with HE-33 “Green and Alternative Building Guidelines.”</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

<b>Implementation Measures</b>	<b>Specific Action Required</b>	<b>Responsible Party</b>	<b>Evaluation</b>	<b>Continue, Modify, or Delete</b>
<p>continue to support comprehensive energy conservation and maintain conservation standards and the Solar Access requirements of the Land Use Code.</p>	<p>with information on resources available. City will monitor and aggressively pursue existing and new grant sources for energy conservation construction and rehabilitation assistance.</p>	<p><b>Timeframe:</b> Ongoing.</p>	<p><b>Effectiveness:</b> The implementation measure is successful and the City continues to encourage energy conservation. Projects. The City's Energy Committee continues to educate and encourage energy efficiency on private and public development projects.</p>	
<p><b>HE-33 Green and Alternative Building Guidelines</b></p> <p>Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative building methods and materials.</p>	<p>The Community Development Department and the Building Division will evaluate the feasibility of using alternative building methods and materials, taking compliance with state building codes and Arcata's climate into account. The City will revise the Building Code to allow use of alternative building methods deemed feasible and appropriate, beyond the minimum requirements of Title 24.</p>	<p>Community Development Department and Building Division.</p> <p><b>Timeframe:</b> Ongoing.</p>	<p><b>Progress:</b> Although the City encourages Alternative Building methods and materials, there has not been any significant adoption of land use or building codes other than as mandated by the State.</p> <p><b>Effectiveness:</b> Although the City encourages building methods that limit energy inputs and are socially responsible, the adoption of building codes contrary to the standards and codes of the building trades organizations have been difficult to implement. The City does require City funded projects to exceed the Title 24 minimum standards.</p>	<p><b>Modify:</b> Incorporate HE-1 "Design Manuals" and HE-32 "Energy Conservation and Solar Access Requirements."</p>
<p><b>HE-34 Handicapped Access Appeals Board Evaluation and Reasonable Accommodations</b></p>	<p>The City will evaluate and revise its HAAB process to remove constraints on the development, maintenance and improvement of housing for persons with disabilities and ensure compliance with reasonable accommodation requirements. The City will also identify opportunities to facilitate and promote housing for persons with disabilities. The City will amend the</p>	<p>Community Development Department, HSU, Planning Commission, City Council.</p> <p><b>Timeframe:</b> 2010; Ongoing – evaluate</p>	<p><b>Progress:</b> The City continues to evaluate and revise its Handicapped Access Appeals Board (HAAB) process to ensure persons with disabilities have access to housing with reasonable accommodations. The City's Building Inspector is in the process of becoming a Certified Accessible Specialist. The City provides information on reasonable accommodations and ensures</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>An evaluation of the Handicapped Access Appeals Board process and procedures for reasonable accommodations and the effectiveness.</p>	<p>process and monitor its effectiveness.</p> <p>In addition to the Handicapped Access Appeals Board process, the City will develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p>	<p>regularly.</p>	<p>compliance to accessible requirements for its HCD funded projects.</p> <p><b>Effectiveness:</b> The City's HAAB provides the public an effective program for achieving accessibility through reasonable accommodations. The City facilities and programs are also effective in addressing the needs of persons with disabilities. Having a Certified Accessible Specialist on staff will further the goal of streamlining the process for additional accessible housing opportunities.</p>	
<p><b>HE-35 HSU Master Planning</b></p> <p>Coordination and communication with HSU to ensure the needs of both the School and the City are being met.</p>	<p>The City will work with HSU to ensure an adequate supply of student housing is being developed to meet the student population growth experienced over the planning period and in to future planning periods. Since an adequate supply of student housing is critical to both HSU's operation and the housing stock in the City, the City will be proactive seeking partnership meeting these dual goals. Options for both on- and off-campus housing should be aggressively pursued.</p>	<p>Community Development Department, HSU, Planning Commission, City Council.</p> <p><b>Timeframe:</b> 2010; Ongoing – Evaluate regularly.</p>	<p><b>Progress:</b> The City regularly meets with HSU administrators to work cooperatively in providing housing opportunities to the student population without undue impacts to the non-student population of the City.</p> <p><b>Effectiveness:</b> This program is very successful because the City and HSU administrators meet to discuss housing issues, as well as other project inherently common with both entities. The City and HSU are both working on long term solutions to perceived impacts to residential neighborhoods. HSU recently</p>	<p><b>Continue:</b> Continue this program as drafted.</p>

**TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS**

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
			completed a Student Housing Marketing Study which they shared with the City.	
<p><b>HE- 36 Regional Housing Need Process</b></p> <p>Coordination and communication with HCAOG to discuss methodology for the Regional Housing Needs Allocation for Humboldt County</p>	<p>The City will coordinate with HCAOG by setting up monthly meetings to discuss the methodology and allocation of the County’s regional housing needs and assist with the adoption of the 2007-2014 regional housing need allocation methodology.</p>	<p>Community Development Department, Planning Commission, City Council, HCAOG.</p> <p><b>Timeframe:</b> 2007-2014, through Completion of the RHNA methodology process.</p>	<p><b>Progress:</b> The City participated in assisting HCOAG with the methodology and allocation for the Regional Housing Needs Allocation. HCOAG formed a Housing Committee over the planning period and the Community Development Deputy Director was the Chair for the methodology subcommittee.</p> <p><b>Effectiveness:</b> This was a very successful implementation measure for the City as it is a way to ensure that the City is not over allocated on the total number of housing units it must plan for. In addition, actively participating with our regional partners gives us a better understanding of the housing issues confronting our region.</p>	<p><b>Continue:</b> Continue this program as drafted.</p>