

2014 HOUSING ELEMENT ACKNOWLEDGEMENTS

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**CITY OF ARCATA
HOUSING ELEMENT**

CHAPTER 3 OF THE ARCATA GENERAL PLAN

DRAFT

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ADOPTED _____

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3. CITY OF ARCATA HOUSING ELEMENT

3.1 INTRODUCTION

Meeting the housing needs of Arcata residents as well as the City's share of regional housing needs remains an important goal for the City of Arcata. As the population of the state continues to grow and pressure on resources increases, Arcata is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. This Housing Element (2014-2019) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on _____.

Purpose. The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors, and community goals within the general plan.

Further, State Housing Element law requires "an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires:

- an analysis of population and employment trends,
- an analysis of the City's fair share of the regional housing needs,
- an analysis of household characteristics,
- an inventory of land suitable for residential development,
- an analysis of governmental and non-governmental constraints on the improvement, maintenance, and development of housing,
- an analysis of special housing needs,
- an analysis of opportunities for energy conservation, and



- an analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Arcata.

3.2 RELATIONSHIP TO OTHER ELEMENTS (GENERAL PLAN CONSISTENCY)

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The update to the Housing Element has been reviewed for consistency with all elements of the Arcata General Plan; and amendments have been made as necessary to ensure General Plan consistency.

3.3 SUMMARY OF FUTURE HOUSING NEEDS

The City’s future housing needs are projected based on demographic trends, housing stock characteristics, housing market trends, and the availability of appropriately zoned land to accommodate projected need. The following summarize the detailed analysis of housing needs included in Appendix A.

- Arcata’s population is growing slowly and is trending to peak at less than 20,000 by 2020. Though modest overall, growth was greatest in the 55-64 age group, which doubled since the 2000 census. Young adults in the 15-24 and 25-34 age groups comprise the majority of the City’s population (32% and 20%, respectively).
 - On- and off-campus housing is needed. The demographic trends may reflect the student population housed in Arcata, the off-campus population of which is estimated to be 3,600 individuals.
 - Senior Housing is needed to accommodate that growing population.
- The majority of households are 1-, 2-, and 3-person households; there are very few households comprised of five or more persons (<5% of total population); and average household size is 2.09.
 - Though large households represent a small proportion of Arcata’s population, providing opportunities for large-family housing is important.
- There are 1.7 times fewer family households than non-family households, and a majority of non-family households are single member households.

- Efficiency or Single Room Occupancy housing targets student and other single person households and may meet the needs of lower income persons.
- Owner occupancy has dropped since 2000 to 34% from 36%. The decline is due to a combination of multifamily unit development and conversion of owner occupied housing to rental housing. Since last period, an estimate 84 multifamily units and 24 single family units have been built.
- While overcrowding is not a large issue for Arcata (<5% of Arcata’s population), owner overcrowding has declined since 2000 and “severely overcrowded” rental households (more than 1.5 persons/room) has doubled to 211 households. This shift and the ownership rates suggest a trend towards rental group non-family housing – conversion to student rental housing.
 - Need additional owner occupancy opportunities.
 - Need additional off-campus student housing opportunities to relieve pressure on single-family housing market.
 - Need more multifamily housing.
 - Need to accept owner occupancy will be low due to need for multifamily housing opportunities for students and lower-income permanent residents.
- Half of Arcata’s housing stock is greater than 40 years old; but roughly 1,000 units have been added to the housing stock each decade since 1950. Arcata’s housing stock is in relatively good condition.
 - City should continue rehabilitation programs
- A significant proportion of lower income renter households are overpaying housing costs; whereas, a moderate proportion of lower income owner households are overpaying.
 - Affordable housing projects and programs are critical, especially for lower-income renters, in meeting the City’s housing goals.
- Arcata’s seniors generally live in homes they own; but this may be because there are few rental options available.
 - Need more senior housing options of all types for all income levels.

3.4 REGIONAL HOUSING NEEDS ALLOCATION

The State of California (Government Code, Section 65584), requires regions to address housing issues and needs based on future growth projections for the area by developing a Regional

Housing Needs Plan (RHNP) to distribute the Regional Housing Needs Allocation (RHNA) as determined by HCD. HCD provides the County's total RHNA to the Humboldt County Association of Governments (HCAOG) and that entity then develops the RHNP, which allocates to cities and the unincorporated county their "fair share" of the total county RHNA. The principal use of the allocations in the RHNP is inclusion in local housing element as the shares of regional housing need. The state-established RHNA period of Humboldt County is 2014 to 2019 with a Housing Element update due in June 30, 2014. **Table 1** shows the City's adopted "fair share" allocation as provided by HCAOG.

Table 1. Humboldt County Regional Housing Needs Allocation 2014–2019

Jurisdiction					Total
	Very Low	Low	Moderate	Above Moderate	
Arcata	85	56	62	160	363
Blue Lake	4	1	2	4	11
Eureka	145	96	104	264	609
Ferndale	6	3	4	8	21
Fortuna	39	24	27	71	161
Rio Dell	8	4	4	15	31
Trinidad	2	0	1	2	5
Unincorporated	211	136	146	366	859

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, 2013

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides opportunity for a mix of housing affordable to all economic segments of its population. The RHNP process requires local jurisdictions to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that sufficient appropriately designated land and opportunities for housing development address population growth and job generation. Based on the HCAOG's adopted allocation, the City of Arcata is planning for a total of 363 residential units to meet the projected housing need for the 2014 to 2019 period. The residential units are distributed into four household income groups for the City of Arcata. The income groups are defined by HCD as follows:

- Very low-income: 31 to 50 percent of AMI;
- Low-income: 51 to 80 percent of AMI;
- Moderate-income: 81 to 120 percent of AMI; and
- Above moderate-income: 120 percent or more of AMI.

As of January 2014, the City has produced and/or approved ____ housing units towards the 2014 -2019 planning cycle RHNA allocation (**Table 2**). During the previous cycle (2009-2014), the City produced a total of 137 housing units. Between 2009 and 2012 the City issued building permits for 15 very low-income units, 40 low-income units, 79 moderate-income units and three above moderate-income units. As a result of the building production from 2009 to 2012, the City produced about 17% of 811 total housing allocations for the 2009-2014 planning cycle.

To meet this planning cycle’s RHNA allocation, the City of Arcata currently has about 10 acres of vacant land zoned Residential High (RH) and 19 acres of vacant land zoned Residential Medium (RM) for multifamily residential development. The City has an additional about 5 acres of underutilized land zoned RH and about 19 acres of underutilized land zoned RM. The underutilized parcels provide for **XXX** units.

The City has about 117 acres of vacant land available for single-family development. The City has about additional 138 acres of underutilized land zoned both RVL and RL. Except for the above moderate income group the City is not relying on any of its underutilized land to meet its regional housing need (**Table A-46, Appendix A and Appendix B**). The majority of vacant land in the City is zoned Residential Very Low density (RVL), which permits two primary units per acre. However, because of the constraints associated with developing in the RVL zone, such as hillside development standards, creeks, and accessibility, the conservative estimate of capacity of 1 unit per parcel was used in our analysis. There are about 89 acres of vacant land available in the RVL zone allocating a maximum of 32 units. The Residential Low density (RL) zone has approximately 28 acres of vacant land available, which if developed, considering site constraints and mid-point density designations, would contribute 154 dwellings to the City’s housing stock.

Table 2. Arcata Regional Housing Needs Allocation 2014–2019

Income Group	Total RHNA	Progress since January 2014*	Remaining RHNA
Very Low	85	0	85
Low	57	0	57
Moderate	62	1	61
Above Moderate	159	0	159
Total	363	0	362

Source: City of Arcata, 2014; HCAOG, Regional Housing Needs Plan * Building Permits issued for new residential construction issued.

3.5 QUANTIFIED OBJECTIVES SUMMARY

The quantified objectives summary estimates the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. It does not assess the sites available to meet the RHNA; rather, it shows projects likely to be built. The quantified objectives do not seek to represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints. Based on the goals, objectives, policies and implementation measures outlined above, the City has established the following quantified objectives (**Table 3**). Over the next planning period, the City anticipates new construction of 303 new units, assistance with the rehabilitation of 10 units, few of which will be substantial rehabilitations, and preservation of 175 units.

Table 3. Quantified Objectives Summary

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	40	45	56	62	160	363
Permits 1/1 –6/30/14	0	0	0	1	0	1
New Construction	40 ¹	0	21 ²	15 ^{2, 3}	121 ³	197
Rehabilitation	0	0	14 ⁴	0	0	14
Preservation	0	0	0	0	0	0
Total	40	0	35	16	121	212
Remaining RHNA	0	45	21	46	39	151

Source: City of Arcata, 2014; HCAOG, Regional Housing Needs Plan

1 – 280 E Street, Permanent Supportive Housing – Housing Humboldt

2 – Table A-45 in Appendix A documents several approved developments anticipated to be under construction during the planning period

3 – Second Unit production: 11 units anticipated (12 are allowed in the Trillium Creek Subdivision approval)

4 – Windsong Humboldt Housing Project – Substantial Rehabilitation

3.6 HOUSING GOALS, POLICIES, AND IMPLEMENTATION MEASURES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

This chapter presents the City of Arcata's housing program, which is based on state, regional, and local housing policies, as well as identified housing needs of the City's residents, housing resources, and housing constraints. The housing program works toward the preservation, improvement, and development of housing for Arcata. The housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities can be developed and implemented.

The Housing Element Goals are

- A. Housing Quality
- B. Housing Quantity
- C. Affordable Housing
- D. Equal Housing Opportunity
- E. Natural Resources, Energy Conservation, and Sustainable Living

A Housing Quality

It is the goal of the City of Arcata to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.

- | | |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy HE-1 | Support innovation and creativity in construction techniques, design, property conveyances, and types of development. Condominium, Community Land Trusts, cooperative and co-housing, developments and planned developments shall be encouraged. (Reference Implementation Measures: 32, 12, 14, 20, and 20) |
| Policy HE-2 | Regularly review and update the City General Plan, Housing Element and Land Use Code to analyze the effectiveness of the goals, policies, measures and codes and assist in the development of housing for all Arcata residents. (Reference Implementation Measures: 1, and 19) |
| Policy HE-3 | Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. (Reference Implementation Measures: 5, 17, 5, 6, and 16) |
| Policy HE-4 | Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. (Reference Implementation Measures: 32, 34, 20, and 20) |
| Policy HE-5 | Continue to encourage and support public involvement in decisions concerning housing. (Reference Implementation Measures: 17, 18, 33, 34, 10, 20, and 20) |
| Policy HE-6 | Continue to support housing that avoids natural and human hazard areas. (Reference Implementation Measures: 33, and 34) |

B. Housing Quantity

It is the goal of the City of Arcata to provide housing opportunities for people of all income levels through the development of a wide range of housing types and the preservation of existing housing.

- Policy HE-7 Identify adequate sites that are or will be made available with appropriate zoning and development standards and that will have the public services and facilities needed to facilitate and encourage the development of a variety of types of housing for the needs of all income levels. (Reference Implementation Measures: 33, 24, 7, 11, 12, and 14)
- Policy HE-8 Provide opportunities for infill development of vacant and re-developable properties in a way that allows for gradual, rather than drastic, changes from surrounding development density or type. Design features such as gradual increases in building height, functional open space, well-designed landscaping and natural vegetation, breaks in wall and roof lines, and building separations. (Reference Implementation Measures: 32, 22, 23, and 24)
- Policy HE-9 Encourage a wide range of public and private investment to help meet the City's Housing Goals. (Reference Implementation Measures: 6, 7, 8, 9, 12, 14, 15, 28, 29, 25, and 30)
- Policy HE-10 Eliminate unnecessary discretionary review procedures and delays in the housing development process due to complex processing procedures for housing projects, which may be under tight timelines imposed by state and federal funding programs. (Reference Implementation Measures: 35, and 26)
- Policy HE-11 Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. (Reference Implementation Measures: 32, 5, 1, 22, 23, 35, 24, 6, 7, 10, 12, 14, 28, 29, 27, 30, and 20)
- Policy HE-12 Focus housing development in the downtown area to promote higher densities and levels of affordability and to create a more vibrant city center. (Reference Implementation Measures: 22, and 32)
- Policy HE-13 Encourage higher densities near the Intermodal Transit Facility and near bus stops. (Reference Implementation Measures: 22, and 32)
- Policy HE-14 Encourage Humboldt State University to develop additional on campus housing and to work with the City and private developers to ensure that there are adequate and appropriate housing opportunities for Humboldt State University Students and staff. (Reference Implementation Measures 31)
- Policy HE-15 Infill development projects that exceed the density standards shall be designed to accommodate an adequate number of off-street parking spaces to minimize effects of increasing densities in established neighborhoods. (Reference Implementation Measures 22, and 23)

C. Affordable Housing

It is the goal of the City of Arcata to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

- Policy HE-16 Support private and nonprofit developers through grants, loans and other forms of assistance to voluntarily develop housing affordable to extremely-low, very-low and low income households. (Reference Implementation Measures: 12 and 15)
- Policy HE-17 Preserve assisted housing identified in this document as reserved for lower-income households. (Reference Implementation Measure: 6)
- Policy HE-18 Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, disabled, farmworkers, those in need of temporary shelter, single-parent families, and large families. (Reference Implementation Measures: 18, 22, 23, 35, 24, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 28, 29, 25, 26, 27, and 17)
- Policy HE-19 Assist in the development of housing affordable to very low-, low- and moderate-income households through financial and/or technical assistance. (Reference Implementation Measures: 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 28, 29, 25, and 30)
- Policy HE-20 Provide incentives to developers to include low and moderate income housing units in their proposals; and support housing for persons with lower incomes in residential developments in all areas of the City through a variety of methods to ensure neighborhood diversity. (Reference Implementation Measures: 22, 23, 24, 8, 11, and 12)
- Policy HE-21 Continue to provide a housing rehabilitation program for lower income renters and owners. Housing rehabilitation is a cost-effective way of keeping the community's stock of affordable housing in a safe and decent condition. (Reference Implementation Measures: 5)
- Policy HE-22 Prioritize meeting the needs of low income households, since they represent the most significant area of unmet need. (Reference: Implementation Measures: 6, 7, 8, 9, HE-18, 11, 12, 14, and 25)
- Policy HE-23 Encourage the development of second units. (Reference Implementation Measure: 22, 23, and 12)
- Policy HE-24 Encourage the use of density bonuses to incorporate affordable housing units into projects. (Reference Implementation Measure: 22, 23, and 12)
- Policy HE-25 Assist in determining the Regional Housing Needs Allocation Methodology for future planning cycles. (Reference Implementation Measure: 3)

D. Equal Housing opportunity

It is the goal of the City of Arcata to ensure that discrimination is not a factor in the ability of households to obtain housing.

- Policy HE-26 Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or sexual orientation, including lesbians, bisexuals, transgenders, and gays. (Reference Implementation Measure: 26)
- Policy HE-27 Support state and federal mandates for fair housing practices in both public and private housing developments. (Reference Implementation Measure: 25 and 26)
- Policy HE-28 Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. (Reference Implementation Measure: 18, 28, 29, 25, 26, and 30)

E. Natural Resources, Energy Conservation, and Sustainable living

It is the goal of the City to promote the conservation of natural resources and energy in housing design requirements and support the use of green building technologies and designs.

- Policy HE-29 Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards. (Reference Implementation Measures: 20 and 20)
- Policy HE-30 Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility costs. (Reference Implementation Measures: 20 and 20)
- Policy HE-31 Require energy efficiency in the design and construction of housing developments. The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. (Reference Implementation Measure: 20)
- Policy HE-32 Promote alternative housing that seeks to increase sustainability by design by incorporating measures that reduce the global footprint both during construction and over the course of use. (Reference Implementation Measure: 20)

Table 4. Implementation Measures

