

~~2014~~2009 HOUSING ELEMENT ACKNOWLEDGEMENTS

City Council and Manager

Mark Wheatley - Mayor

~~Michael Winkler~~Alex Stillman - Vice Mayor

Shane Brinton

Susan Ornelas

Alex Stillman

~~Michael Winkler~~

Randy Mendosa – ~~Interim~~ City Manager

Planning Commission

~~Robert Flint~~

~~Carol Dellabalma~~

~~Daniel Tangney~~

Paul Hagen

~~Judith Mayer~~

~~Robert Burnett~~

Julie Vaissade-Elcock

Judith Mayer

Paul Hagen

Daniel Tangney

Chuck Giannini

Jason Akana

City Staff

Larry Oetker – Director of Community Development

David Loya – Deputy Director of Community Development

~~Nicole Boyes – Redevelopment Project Coordinator~~

~~Mike Mullen, AICP – Planning Programs Manager~~

Joe Mateer – Senior Planner

~~Alyson Hunter – Elizabeth Schatz – Senior Planner~~

Saskia Rymer-Burnett – Planner II

Dean Renfer – Building Official

Chad Pasquini – Building Inspector

Jennifer Miller – Specialist II

Susan Diehl McCarthy – Administrative Assistant

Sarah Loomis – Humboldt State University Intern

~~Maggie Murchie – Secretary~~
~~Jeanne Vaudiau – Planning Technician~~

Technical Assistance by:

~~PMC, Inc.~~

**CITY OF ARCATA
HOUSING ELEMENT**

CHAPTER 3 OF THE ARCATA GENERAL PLAN

DRAFT

Prepared By/for:
CITY OF ARCATA
736 F STREET
ARCATA, CA 95521



~~2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670~~

ADOPTED _____

TABLE OF CONTENTS

3. CITY OF ARCATA HOUSING ELEMENTI

3.1 Introduction..... 1

3.2 Relationship to Other Elements (General Plan Consistency)..... 2

3.3 Summary of Future Housing Needs..... 2

3.4 Regional Housing Needs Allocation 5

3.5 Quantified Objectives Summary 9

3.6 Housing Goals, Policies, and implementation measures..... 10

TABLES

Table 1. Humboldt County Regional Housing Needs Allocation 2014–2019 6

Table 2. Arcata Regional Housing Needs Allocation 2014–2019 9

Table 3. Quantified Objectives Summary 9

Table 4. Implementation Measures..... 16

CITY OF ARCATA HOUSING ELEMENT

~~DECEMBER 2, 2009~~

3.1 Introduction 3-1

3.2 Relationship to Other Elements (General Plan Consistency) 3-2

3.3 Summary of Future Housing Needs 3-2

3.4 Regional Housing Needs Allocation 3-4

3.5 Housing Goals, Policies, and implementation Measures 3-6

3.6 City of Arcata Housing Program 3-6

3.7 Quantified Objectives Summary 3-29

TABLES

Table HE-1 Draft Humboldt County Regional Housing Needs Allocation, 2007-2014 3-4

Table HE-2 Draft Arcata Regional Housing Needs Allocation, 2007-2014 3-6

Table HE-3: Implementation Measures 3-12

Table HE-4: Quantified Objectives Summary 3-29

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 (~~2009-2014~~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, the government should assist and the private sector in developing the greatest~~should make an effort to provide a~~ diversity of housing opportunities feasible for all~~opportunity~~ and accommodate regional housing needs through ~~a~~ cooperative effort~~effort~~, while maintaining a responsibility toward economic, environmental and fiscal factors, and community goals as outlined in~~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 in Arcata that are available at a range of costs ~~in Arcata~~.

3.2 — RELATIONSHIP TO OTHER ELEMENTS (GENERAL PLAN CONSISTENCY)

State law requires that “the general plan, ~~its 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 ~~All~~ elements of the Arcata General Plan; and amendments have been made as necessary ~~reviewed for consistency in coordination with the update to the Housing Element. The City will continue to ensure maintain~~ General Plan consistency ~~Consistency~~.

SUMMARY 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 and student 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 to 34% from 36% since 2000. 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.

Significant price inflation in the housing market drove home prices up in the early 2000's. This was often referred to as the "housing bubble", and it hit its peak in 2005 and began to "burst" in 2006. As a result home prices have declined across the country and the State of California. According to data provided by the Humboldt Association of Realtors, the median home price for Arcata for 2008 was \$337,000. Prices found in an April 2009 internet search varied widely but many were still price over \$250,000, which generally is not an affordable price for lower income households. In addition there has not been a large amount of job growth in Humboldt County or the entire North Coast region in higher paying positions. The majority of jobs (83.2 percent) are found in the sales and office, services and management sectors. Some of these jobs provide a desirable salary but many jobs in these categories are lower paying positions that would put a family in the extremely low-, very low- or low-income categories. For example, in the Services sector, food preparation workers make a median wage of \$8.87 per hour or approximately \$18,449 annually. This only provides approximately \$461 for housing costs per month. Among workers in the office and sales sector, a bookkeeper earns median hourly wage of \$15.68 or \$32,614 annually. This level of income would allow this person to afford up to \$815 per month in housing costs. This factor, in combination with increasing home prices, suggests that the need for affordable housing in Arcata will continue into the coming years.

Regarding homeownership, a household would have to earn approximately \$96,320 to qualify for a 30-year home loan for a house priced at \$337,000, a loan amount of \$303,300 (with a 10 percent down payment) and at 6.25 percent interest. Approximately 772 households (10.2 percent) earned over \$100,000 in 2008 in Arcata.

Housing needs can be predicted by balancing projected population growth and projected job base. Between the years 2000 and 2008, the City of Arcata experienced growth at an average annual rate of 0.7 percent and increased in population by a total of 5.4 percent. Between 2008 and 2014, the City is anticipated to increase in population by 4.1 percent, assuming the annual growth rate established between 2000 and 2008 remains constant. The growth in the tourism, public administration, education, and finance sectors will likely account for the largest employment gains during this period. Some other industries will likely result in a decline, such as transportation and warehousing and manufacturing jobs. To keep pace with its growing population, the City will need an approximate 5.6 percent increase through the year 2014, over the current total, assuming the employed proportion of the population remains the same.

College students comprise a significant proportion of Arcata's population. Humboldt State University's enrollment is generally around 7,400 students and approximately 5,920 (80 percent, **Table A-35**) of students live off-campus. While not all off-campus students live in the City, a significant proportion of them likely do. If half of the resident off-campus

~~population lives within the City, this group represents approximately 17 percent of the total population. Housing for students is provided on campus, but off campus housing has been left to market forces to meet the additional student housing need. While there are several multifamily rental opportunities, a significant proportion of the single family housing stock in Arcata has been converted to student rental to accommodate the need. In 2008, 37.3 percent of homes within the City were owner occupied and 62.7 percent were renter occupied. This may be a contributing factor to the falling owner occupancy rates between 2001 and 2008 (Table A-14), which has been identified as a persistent problem in Arcata affecting both the availability and affordability of single family housing, as well as the suitability of housing for students. This underscores the need to work with HSU and private developers to provide opportunities for both on and off campus housing.~~

~~The population among special needs groups (e.g., disabled persons, female-headed households, seniors, etc.) is expected to increase proportionally to population growth in the City. Projecting the proportion of special needs groups from 2000 against the 2014 estimated City population, the largest special needs group are seniors (65 and over), followed by disabled persons, and single parent households (especially female-headed). The number of farmworkers is expected to decrease; thereby reducing the housing needs for this special needs group. The need for senior (age 65 and over) housing will increase with approximately 125 additional units needed through 2014. Based on the 2000 Census information, 12.0 percent of the City population ages 5 and over have some type of disability.~~

~~Single parent households with children 18 years old or younger living at home made up 9.3 percent of all households in the City of Arcata in 2008 (2008 Claritas Report) Included in the single parent household total, female-headed households are estimated to need 70 additional units (75.5 percent of the total future single parent households) or approximately 14 per year through the year 2014.~~

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~~ establish RHNA period of Humboldt County is ~~2007 to~~ 2014 ~~to~~ 2019 with a Housing Element update due ~~on June 30, 2014~~ in August 2009. **Table HE-1** ~~shows~~ displays the City's ~~adopted~~ draft "fair share" allocation as ~~provided by~~ published in the HCAOG ~~Draft RHNP~~.

TABLE HE-1
DRAFT HUMBOLDT COUNTY REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014

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

Jurisdiction	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Arcata	8595	5695	62131	160143	363347	811
Blue Lake	4	1	25	43	113	8
Eureka	14571	96214	104138	264153	609375	880
Ferndale	61	313	49	89	21	53
Fortuna	3975	24147	2793	71101	161245	586
Rio Dell	811	434	422	1524	3158	139
Trinidad	21	03	12	2	54	11
Unincorporated	211330	136567	146364	366390	859928	2,249

Source: HCAOG, ~~Draft~~ Regional Housing Needs Plan for Humboldt County, ~~2013~~September 2009

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill their share of 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 providing/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/draft allocation, the City of Arcata is planning for a total of 363811 residential units to meet the projected housing need for the 2007 to 2014 to 2019 period. ~~However, as previously mentioned, these RHNA targets are considered draft until HCOAG publishes the final "fair share" allocation to cities and the unincorporated county.~~ The residential units are distributed into four/draft RHNA target for the planning period 2007 to 2014 (also referred to as "basic construction needs") for each of the five household income groups for the City of Arcata. The income groups are defined by HCD as follows:

- ~~Extremely low income: 0 to 30 percent of area median income (AMI);~~

- 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 ~~June 30, 2014~~ ~~May 2009~~, the City has produced and/or approved housing 249 units ~~towardsto meet~~ the 2014 -2019 planning cycle City's RHNA allocation (**Table HE-2**). During the previous cycle (2009-2014), the The City produced a total of 137 housing units. Between 2009 and 2012 the City issued building permits for 15/~~or approved 12~~ very low-income units, 4068 low-income units, 7914 moderate-income units and three155 above moderate-income units. As a result of the building production from 2009 to 2012~~since 2007~~, the City produced about 17% of 811 total~~will need an additional 538~~ housing allocations for the 2009~~units to meet their remaining RHNA by 2014~~ planning cycle.

To meet this planning cycle's~~the remaining~~ RHNA allocation, the City of Arcata currently has about 10 acres of vacant land zoned Residential High (RH) and 19~~approximately 18.81~~ acres of vacant land zoned Residential Medium (RM) and 13 acres of vacant land zoned Residential High (RH) for multifamily residential development. The City has an additional about 5 acres of underutilized land zoned RH and about 1919.02 acres of underutilized land zoned RM. The underutilized parcels provide for 226 units and 4.16 acres of underutilized land zoned RH. ~~The City is not relying on any of its underutilized land to meet its regional housing need. These totals exclude acreage in subdivisions that are zoned RH or RM but have approved development plans that include single family dwellings. The City's vacant acreage would have capacity for 417 units based on the mid-point of the zone's density range with consideration for site constraints.~~

The City has about 117a total of 152.35 acres of vacant land available for single-family development. The City has about an additional 138153.71 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 RVL or RL zoned land to meet its regional housing need (Table A-46, Appendix A and Appendix B).~~needs.~~ 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 89120.69 acres of vacant land available in the RVL zone allocating a maximum of 3238 units. The Residential Low density (RL) zone has approximately 2831.66 acres of vacant land available, which if developed, considering site constraints and mid-point density designations, would contribute 154173 dwellings to the City's housing stock.

**TABLE HE-2
DRAFT ARCATA REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014**

Table 2. Arcata Regional Housing Needs Allocation 2014-2019

Income Group	Total RHNA	Progress since January 2014*2007	Remaining RHNA
Extremely Low	95	0	95
Very Low	8595	012 ^{1,2}	8583
Low	57131	068 ^{1,2}	5763
Moderate	62143	114 ^{1,2}	61129
Above Moderate	159347	0155 ²	159192
Total	363811	0249	362562

Source: City of Arcata, 20142009; HCAOG, Regional Housing Needs Plan * Building Permits issued

¹ Courtyard Phase II, included: 36 units (8 very low and 28 low-income units, funded with LIHTC and RDA funds.

Courtyard Phase III, included: 18 units (8 low and 10 above-moderate-income units), funded with LIHTC and RDA funds.

² See Table A-44 in Appendix A for new residential construction issued, additional credits and affordability of units

QUANTIFIED OBJECTIVES SUMMARY

3.5 HOUSING GOALS, POLICIES, AND IMPLEMENTATION MEASURES

~~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.~~

~~**State Housing Strategy and Policies.** In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. 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, polices 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	Very Low	Low	Moderate	Above	

	<u>Low</u>				<u>Moderate</u>	
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

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."

3.6 — CITY OF ARCATA HOUSING PROGRAM

~~This chapter describes a housing program that~~ 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 Guiding Principles and Goals.** The City's housing program was developed to be consistent with and implement the following guiding principles and goals identified in the Land Use Element of the General Plan 2020, which pertain to housing:~~

- ~~B. Allow for a range that includes affordable dwellings for community residents, accommodates families as well as individuals and groups, and varies in size and type to reflect the diverse character of the community.~~
- ~~G. Encourage infill development of vacant, brownfield, and underutilized land designated for development as a way of meeting housing and employment needs without major extensions of infrastructure and services.~~
- ~~I. Promote mixed use by encouraging residential units on upper floors in commercial areas.~~

The Housing Element includes the following goals:

~~HE-1 Housing Quality~~

~~HE-2 Housing Quantity~~

~~HE-3 Affordable Housing~~

~~HE-4 Equal Housing Opportunity~~

~~HE-5 Natural Resources, Energy Conservation, and Sustainable Living~~

GOALS, OBJECTIVES, POLICES AND IMPLEMENTATION MEASURES

GOAL HE-1: 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-~~11a~~ 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: ~~HE-1, HE-20, HE-22, HE-32, 12, 14, 20,~~ and ~~20HE-33~~)

Policy HE-~~21b~~ 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: 1HE-6, and 19HE-7)
- Policy HE-31e Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. (Reference Implementation Measures: 5, 17, 5, 6HE-2, HE-3, HE-4, HE-14, and 16HE-24)
- Policy HE-41d Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. (Reference Implementation Measures: HE-1, HE-9, HE-32, 34, 20, and 20HE-33)
- Policy HE-51e Continue to encourage and support public involvement in decisions concerning housing. (Reference Implementation Measures: 17, HE-3, HE-5, HE-8, HE-9, HE-18, 33, 34, 10, 20HE-32, and 20HE-33)
- Policy HE-6 Take appropriate engineering, site design, and construction techniques, consistent with the Public Safety Element of the General Plan and the Building Code, to minimize health and safety impacts to an acceptable level that may be associated with developing housing in fault zone/surface rupture; Alquist Priolo Special Studies Zone; tsunami run up; tidal flooding inundation; Matthews Dam inundation; slope stability hazard; liquefaction; FEMA floodplain; wildland fire hazard; contaminated soil and water and other natural and/or human hazard areas. Continue to prioritize housing development that avoids the most serious natural and human hazard areas. (Reference Implementation Measures: 33, and 34)

B. GOAL HE-2: 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-72a 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, 12HE-8, HE-13, HE-15, HE-19, HE-20, and 14HE-22)
- Policy HE-82b Provide opportunities for infill development of vacant and ~~re-developable~~redevelopable 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, ~~and adequate off-street parking that is well screened can help to minimize effects of increasing densities in established neighborhoods.~~ (Reference Implementation Measures: 32, 22, 23HE-1, HE-10, HE-11, and 24HE-13)

- Policy HE-~~92c~~ 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, HE-14, HE-15, HE-16, HE-17, HE-20, HE-22, HE-23, HE-25, HE-26, HE-28, 29, 25, and 30HE-31)
- Policy HE-~~102d~~ 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: 35HE-12, and 26HE-29)
- Policy HE-~~112e~~ Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. (Reference Implementation Measures: 32, 5, HE-1, 22, 23, 35, 24, HE-4, HE-6, 7, HE-10, HE-11, HE-12, HE-13, HE-14, 28, 29, 27, HE-15, HE-18, HE-20, HE-22, HE-25, HE-26, HE-30, HE-31, and 20HE-33)
- Policy HE-~~122f~~ 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: 22HE-10, and 32HE-1)
- Policy HE-~~132g~~ Encourage higher densities near the Intermodal Transit Facility and near bus stops. (Reference Implementation Measures: 22HE-10, and 32HE-1)
- Policy HE-~~142h~~ Encourage Humboldt State University to develop additional on campus housing and to work with the City and private developers to ensure that there are provision of 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)35.)

C.GOAL HE-3: 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~~3a~~ Assure that new housing affordable to extremely developments provide a fair share of housing for persons of very-low, very-low and low income households. moderate incomes. (Reference Implementation Measures: 12HE-20 and 15HE-23)

- Policy HE-~~17~~^{3b} Preserve assisted housing identified in this document as reserved for lower-income households. (Reference Implementation Measure: ~~6~~^{HE-14})
- Policy HE-~~18~~^{3c} 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, HE-5, HE-10, HE-11, HE-12, HE-13, HE-14, HE-15, HE-16, 28, 29, HE-17, HE-18, HE-19, HE-20, HE-22, HE-23, HE-24, HE-25, HE-26, 27, HE-28, HE-29, HE-30, and 17~~^{HE-3})
- Policy HE-~~19~~^{3d} 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, HE-4, HE-14, HE-15, HE-16, HE-17, HE-18, HE-19, HE-20, HE-22, HE-23, HE-24, HE-25, HE-26, HE-28, 29, 25, and 30~~^{HE-31})
- Policy HE-~~20~~ ~~Provide~~^{3e} ~~Implement inclusionary zoning and provide~~ incentives to developers to include low and moderate income housing units in their proposals; ~~and support~~^{ensure that} housing for persons with lower incomes ~~is included~~ in residential developments in all areas of the City through a variety of methods ~~to ensure neighborhood diversity, thereby avoiding the segregation of certain economic groups into specific neighborhoods.~~ (Reference Implementation Measures: ~~22, 23, 24, 8, HE-10, HE-11, HE-13, HE-16, HE-19, and 12~~^{HE-20})
- Policy HE-~~21~~^{3f} 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~~^{HE-2 and HE-4})
- Policy HE-~~22~~ ~~Prioritize~~^{3g} ~~Give priority to~~ 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-14, HE-15, HE-16, HE-17, HE-18, 11, 12, 14, HE-19, HE-20, HE-22, and 25~~^{HE-28})
- Policy HE-~~23~~^{3h} Encourage the development of second units. (Reference Implementation Measure: ~~22, 23~~^{HE-10, HE-11, and 12}~~HE-20~~)
- Policy HE-~~24~~³ⁱ Encourage the use of density bonuses to incorporate affordable housing units into projects. (Reference Implementation Measure: ~~22, 23~~^{HE-10, HE-11, and 12}~~HE-20~~)
- Policy HE-~~25~~^{3j} Assist in determining the Regional Housing Needs Allocation Methodology for ~~future planning cycles~~^{2007 – 2014}. (Reference Implementation Measure: ~~3~~^{HE-36})

D. GOAL HE-4: 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~~4a 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~~HE-29)
- Policy HE-~~27~~4b Support state and federal mandates for fair housing practices in both public and private housing developments. (Reference Implementation Measure: ~~25~~HE-28 and ~~26~~HE-29)
- Policy HE-~~28~~4c 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, HE-5, HE-25, HE-26, HE-28, HE-29,~~ and ~~30~~HE-31)

E. ~~Natural Resources, Energy Conservation~~ GOAL HE-5: ~~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~~5a 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~~HE-~~32~~ and ~~20~~HE-33)
- Policy HE-~~30~~5b Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility costs. (Reference Implementation Measures: ~~20~~HE-32 and ~~20~~HE-33)
- Policy HE-~~31~~5c 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~~HE-33)
- Policy HE-~~32~~5d 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~~HE-32 and HE-33)

Table 4. Table HE-3: Implementation Measures

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>1 Periodic Review of General Plan HE-1 Design Manuals</p> <p>Develop handouts to explain the City review processes and Housing Element</p> <p>Ensure that Arcata's General Plan, including its Housing Element, reflects current data, Land Use Codes, and effective housing design goals, policies, and programs.</p>	<p>The City will review and update develop handouts that explain the <u>General Plan and Housing Element (Element), incorporating applicable amendments when the Local Coastal Program is certified and/or during our periodic City's design review process, and procedure.</u> The <u>City handouts will provide annual reports to describe the City's requirements for the Arcata Planning Commission and Arcata City Council as to effectiveness production of quality housing in the Element. The City will also submit the State Housing Element reports annually.</u> 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</p> <p>Building Division, Historic Design Review Commission, Planning Commission</p> <p>and City Council</p>	<p>General Fund</p>	<p><u>2014 and ongoing</u> Develop handouts by June 2010. Alternative building methods will be updated annually</p>	<p><u>Annual evaluation of effectiveness of the General plan, including Housing Element Goals, Policies and Programs</u> Provides easy-to-read housing development information to the public. Identification of alternative building methods and materials that may be allowed in the City, as well as efficient layouts, shared parking techniques, and streamlined planning applications.</p>
<p>2 Promotion HE-2 Housing Condition Survey</p> <p>Identification of</p>	<p>The City will continue to develop programs and policies that discourage the conversion of single family units to student rental units, working with Humboldt State University (HSU) to provide other on- and off-campus student housing. (See 31 "Student Housing.")</p> <p>The City will continue to operate the First Time Homebuyer</p>	<p>Community Development Department, RCAA, HBHDC, and Environmental</p>	<p>General Fund CDBG HOME</p>	<p><u>2014 and ongoing</u> Ongoing. Survey information incorporated into GIS in</p>	<p><u>A quantifiable increase in owner occupied housing in Arcata.</u> Identification of areas of the City in need of rehabilitation</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Owner-Occupied Units Increase proportion of owner-occupied units in Arcata by increasing the number of homeowners living in the City and reducing the number of absentee homeowners rehabilitation.</p>	<p>Program and the Moderate Income Home Ownership Program, while investigating additional sources of ownership assistance for potential resident homeowners. The City will further continue to support Humboldt Bay Housing Development Corporation's (HBHDC) Community Land Trust Program. 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 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>Services Planning Commission City Council</p>		<p>2010. New housing condition survey by 2014.</p>	<p>and documentation for funding agencies.</p>
<p>HE-3 Regional Housing Need Process Coordinate inspection and communicate with HCAOG to ensure that Arcata has a fair share of the Regional Housing Needs Allocation Code Enforcement Program Building</p>	<p>The City will continue to meet regularly with the Humboldt County Association of Governments (HCAOG) and its Housing Committee to discuss regional housing needs. Participation helps ensure that the City is not over-allocated on the total number of housing units it must plan for, and gives us a better understanding of the housing issues confronting our region. 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>Community Development Department Planning Commission City Council HCAOG Building Division.</p>	<p>General Fund</p>	<p>2014 and ongoing</p>	<p>Housing units are appropriately distributed county-wide. The Building Division reported approximately 77 cases ranging from illegal camping to unpermitted conversion of living space.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Department inspections of rental housing to provide safe and decent rental housing in Arcata.</p>					
<p>HE-4 Housing Review and Rehabilitation Program <u>Update the Housing Condition Survey to identify</u> Provide financial assistance to owner-occupied and renter-occupied homes requiring rehabilitation, then offer financial assistance to lower-income households for housing rehabilitation.</p>	<p>The City will continue to annually use the Continuation of existing Arcata Housing Rehabilitation Program. Continue to apply for Community Development Block Grant (CDBG) Housing Condition Survey format to identify housing in need of preservation or replacement, and to provide information about its Housing Rehabilitation Program to people living in housing units in need of rehabilitation, and community agencies that can help identify such housing.</p> <p>The City will continue to apply for CDBG and HOME funding for this program, and to seek new funding sources for its existing Arcata Housing Rehabilitation Program, allocating a portion of the Low and Moderate Housing Fund for housing funding for rehabilitation.</p> <p>Staff will work to obtain a place on the State CDBG and HOME Advisory Committees in order to effectively relay local, regional, and statewide programmatic issues of concern with State program administrators, with the goal of improving access to funds and improving services.</p> <p>Consider new funding sources for renewable energy and energy efficiency upgrades.</p>	<p>Community Development Department- <u>Redwood Community Action Agency (RCAA)</u> <u>HBHDC</u> <u>Environmental Services</u></p>	<p>CDBG Program, HOME Agency HPP, Earthquake Retrofit Program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF)</p>	<p>Ongoing, Citywide (2009-2014 and ongoing).</p>	<p>Improvement in The Housing Rehabilitation Program is designed to provide low-interest and partially deferred payment loans to improve the City's existing housing stock by eliminating assisting below moderate income households to eliminate health and safety deficiencies, renovate and restoring/or restore older homes, and removing/eliminate blight.</p>
<p>HE-5 Persons with Disabilities Access Provide housing</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,</p>	<p>Community Development Department.</p>	<p>CDBG Program, HOME, and LMIHF</p>	<p>City will work with developers and persons</p>	<p>Ensure compliance with Title 24 access requirements through its building division</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result	
<p>units accessible to persons with disabilities.</p>	<p>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>with disabilities throughout 2007-2014 timeframe</p>	<p>permit process. Provide ramp grants to low income households.</p>	
<p>HE-6 General Plan and Housing Element Periodic Review and Update</p> <p>Maintain the General Plan, including the Housing Element, with current data and effective housing goals, policies, and programs</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 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>General Fund</p>	<p>Annually 2009-2014.</p>	<p>Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.</p>	
<p>HE-7 Uniform Building Code and Uniform Housing Code Review</p> <p>Review the California Building</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>General Fund</p>	<p>Annually 2009-2014.</p>	<p>Annual evaluation of the adequacy of the City's Building and Housing Codes.</p>	

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Code and Uniform Housing Code.					
<p>HE-8 Residential Site Development Program</p> <p>Identification of vacant and under-utilized land suitable for residential development.</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 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>Community Development Department.</p>	<p>General Fund, LMIHF</p>	<p>2010</p>	<p>A Residential Site Development database available for public use to assist in the development of housing in the City.</p>
<p>HE-9 Residential Development Information Program</p> <p>Public participation in residential development.</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 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>	<p>Community Development Department.</p>	<p>General Fund</p>	<p>Information will be updated and posted quarterly.</p>	<p>To make available to the public this information, public participation in housing development throughout the City may be enhanced.</p>
<p>HE-10 Infill Development Program</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 the use of infill for the development of all types of housing.</p> <p>The City will codify this program by amending the Land Use</p>	<p>Community Development Department, Building Division and City Council.</p>	<p>General Fund, LMIHF</p>	<p>2011; Ongoing; including periodic updates of the urban vacant land available for infill projects within</p>	<p>The development of additional residential units maximizing density in existing built out sites, thereby relieving development pressure from the outlying areas of the City</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result	
	<p>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, upzoning, 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 as the incentives and concessions they offer. Densities will be maximized on identified sites through the combination of the following measures: offering concessions, upzoning, rezoning, encouraging developer to use the Density Bonus and with additional incentives that will be developed through the final Infill Development Program.</p>			<p>the City.</p>		
<p>HE-11 Mixed Use 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>General Fund</p>	<p>Ongoing, incorporate into Code in 2008 through HE-9.</p>	<p>The development of additional housing in the commercial areas and CBD.</p>	
<p>HE-12 Development Processing System Review Program</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</p>	<p>Community Development Department.</p>	<p>General Fund</p>	<p>The monitoring of plan review is an ongoing process.</p>	<p>The Building and Planning review time for project processing varied between 3 months to 8 months,</p>	

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Reduction in processing time for residential development.</p>	<p>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>depending on the type of project.</p>
<p>HE-13 Additional Living Space in the RVL and RL Zones</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 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 2nd unit development, including developing a set of pre-approved designs for development of second units (This will be in conjunction with HE-1 to develop residential design manuals).</p> <p>The City will encourage the production of second units 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 uses areas. The City will also increase density in C_ & IL in Targeted Downtown Infill Program area</p>	<p>Community Development Department, Building Division, Redevelopment Agency, Planning Commission and City Council.</p>	<p>General Fund</p>	<p>Ongoing, The City will develop second unit design templates by October 2011.</p>	<p>The development of additional living units.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p><u>5</u> HE-14 Affordable Housing Preservation <u>Continue</u> Establishment of a program to develop programs which preserve affordable housing at risk of converting to market rate.</p>	<p>The CityCommunity Development Department will continuedevelop a program with the intent to identify funding sources for the preservation of at-risk affordable housing, and. The program will notify housing include notification to owners and tenants about viableand participation in federal, state and local preservation programs.</p> <p>The City will build on its successful Mobile Home Park Program, while exploring program and funding options at local, state and federal levels, including grantsassist 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. The City will continue to monitor affordable housing projects and identify ways to extend affordability terms.</p> <p><u>Preservation of Existing Multifamily Affordable Housing:</u></p> <ul style="list-style-type: none"> ● Housing Rehabilitation Program, ● Federal, State, local and private preservation programs, ● Residential Relocation and Anti-Displacement Program, ● Planning and technical assistance to non-profit preservation resources, ● Affordable Multifamily Housing Compliance Monitoring Program, ● Replacement Housing Program, ● Tenant Based Rental Assistance, and Condominium Conversions. <p><u>Preservation of Existing Single Family Affordable Housing:</u></p> <ul style="list-style-type: none"> ● Single Family/Owner Occupied Housing Rehabilitation Program, ● Recapture of First Time Homebuyer Program Properties 	<p>Community Development Department</p>	<p>General Fund LMIHF, CDBG</p>	<p>2014 and ongoingOngoing</p>	<p>Retain affordability restrictions onThis program will assist in the preservation of at-risk housing units, whether stick built or in mobile home parks.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<ul style="list-style-type: none"> through Exercising First Right of Refusal Clause, • Recapture of Community Land Trust Properties through Exercising Ground Lease Recapture Clause, • Recapture of Cooperative Housing Properties through Exercising Recapture Clause, • Planning and technical assistance non-profit preservation resources, • Affordable Single-Family Housing Compliance Monitoring Program, • Replacement Housing Program. 				
<p>6</p> <p>HE-15 Land Acquisition for Housing</p> <p><u>Acquire</u> vacant, <u>underutilized</u>, and/or <u>underutilized</u>, and/or blighted properties for future development as affordable housing.</p>	<p><u>The City will use the acquired assets of the former Redevelopment Agency to obtain discretionary approvals for housing development, and to work with potential purchasers to promote low- and extremely low-income housing.</u></p> <p>The City will continue to <u>use existing</u> implement the following measures using its <u>Housing Set-Aside funds, grant sources, and other</u> funding mechanisms, including public-private partnerships <u>for</u> aimed at the development of affordable housing <u>development.</u></p> <p>The City will <u>shall</u> continue to <u>further affordable housing goals</u> provide or seek funding through the following <u>measures, concentrating efforts on small lots when practical</u> actions:</p> <ul style="list-style-type: none"> <u>Seek new state and federal resources for future affordable housing development;</u> • Track <u>Monitor</u> major and minor subdivisions and ensure that <u>inclusionary requirements are implemented;</u> • Monitor <u>Monitor</u> vacant, underutilized, and/or blighted properties, including small sites for sale; • Work with non-profit and for-profit housing organizations such as <u>the Humboldt Bay Housing Development</u> 	<p>Community Development Department</p>	<p>HOME CDBG, and LMIHF</p>	<p><u>2014 and ongoing</u> Ongoing, 2009-2014 as projects are processed through the Planning Department.</p>	<p><u>Acquisition of otherwise underused or blighted property for affordable housing development, concentrating on small lots when practical, as funding is available.</u> <u>Provide a stable source of properties to ensure that 4 to 7 (20 to 35 total) low and very-low income new single family homes are secured each year during the 2009-2014 planning period.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>Corporation (HBHDC), Redwood Community Action Agency (RCAA), and Habitat for Humanity to facilitate development of <u>appropriate</u> these sites;</p> <ul style="list-style-type: none"> • <u>Land</u> Where feasible, land bank properties for future affordable housing development <u>when feasible</u>; • <u>Facilitate</u> To the extent practicable, facilitate development of affordable housing on small lots, and <u>facilitate the</u> consolidation of small lots to provide for affordable housing development; • <u>Coordinate</u> development of acquired land with the First-Time Homebuyers Program <u>when feasible</u>; and; • <u>Continue</u> to use HOME, CDBG, and the Low and Moderate Income Housing Fund, <u>for this purpose</u>; and • <u>Seek</u> state and federal resources for this purpose. <u>Where feasible and practical, the City will concentrate its efforts on small lots.</u> 				
<p>9 HE-16</p> <p>Development and Acquisition of Affordable Single Family Housing</p> <p>Provide programs <u>for development to develop and acquisition of</u> acquire single-family</p>	<p><u>The City will focus on assisting potential homebuyers with acquisition of the existing stock of homes until the cost of acquisition and construction of home declines to a level that makes the latter feasible.</u></p> <p><u>The City will continue sale of affordable units in the Sandpiper Mobile Home Park project.</u></p> <p><u>The City will continue</u> Continue to use HOME, CDBG, HOME, and other programs to fund Redevelopment Agency Low and 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 Arcata, including these the City. The City shall provide or seek funding for the following programs:</p>	<p>Community Development Department</p>	<p>HOME , CDBG, and LMIHF</p>	<p><u>2014 and ongoing</u> Ongoing. Condominium conversion program, Mortgage Tax Credit program</p>	<p><u>Provide financial</u> Providing 25 first-time homebuyers with down payment assistance <u>to low income households to purchase housing.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>housing to assist potential in the home buying opportunities for very low low and moderate-income <u>homebuyers in purchasing a home</u> households.</p>	<p>Continue First Time Homebuyer <u>Programs:</u></p> <ul style="list-style-type: none"> • Down Payment Assistance <u>program;</u> • Continue First Time Homebuyer 2nd Mortgage Assistance <u>program;</u> • Continue First Time Homebuyer Community Land Trust Assistance; <u>and program;</u> • Continue First Time Homebuyer Cooperative Housing Program. <u>program;</u> • The City will further use <u>Develop condominium conversion housing program;</u> • Develop Mortgage Tax Credit <u>program;</u> <p>Federal, State, local and private programs to <u>develop:</u></p> <ul style="list-style-type: none"> • <u>Mortgage tax credits;</u> • <u>Condominium conversions</u> assist with affordable homeownership; • Incentives for <u>affordable housing</u> development; <u>and of affordable single family housing;</u> • Land acquisition for future development of single family affordable housing; • Planning and technical assistance for private and non-profit developers of affordable single family housing. 				
<p>10 HE-17 Development and Acquisition of Affordable Multifamily Housing Provide programs <u>for</u></p>	<p>The City will continue <u>Continue</u> to use HOME, CDBG, Redevelopment Agency, Low and Moderate Income Housing Fund, as well as available Federal, State, and local <u>programs and</u> funding to provide <u>affordable</u> multifamily housing affordable to very low low low and moderate-income households in the City. <u>The City will develop new opportunities using shall provide or seek funding for the following programs:</u></p>	<p>Community Development Department</p>	<p>HOME CDBG, and LMIHF</p>	<p><u>2014 and ongoing</u></p>	<p><u>Assist non-profit and other developers to acquire and develop affordable multifamily housing. Result in the production of 283 Very Low and Low income units for low income</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>development of to develop and acquire multifamily housing to assist in the home buying opportunities for very low, low, and moderate-income tenants. households.</p>	<ul style="list-style-type: none"> • Develop Mortgage Tax Credit program; • Federal, State, local, and private programs to <u>develop assist with affordable multifamily development;</u> • <u>Mortgage tax credit projects</u> • Land acquisition, including infill and small lots for future development of multifamily affordable housing; • Planning and technical assistance for private and non-profit developers of affordable <u>single family multifamily</u> housing. 				<p>households.</p>
<p>11 HE-18 State and Federal Grants and Loans Grant Seeking <u>Identify, advocate, sponsor,</u> Encourage and connect developers with <u>the most feasible and appropriate housing programs available provided by the state and federal housing programs, grants, and loans government.</u></p>	<p>The City will work<u>Coordinate</u> with Federal, State, County<u>county, state and other local</u> federal resources to <u>identify seek any available</u> sources of funding for the development of affordable housing units, <u>updating such information. This activity will be updated annually and as it becomes available.</u></p> <p>The City will apply for.<u>All</u> funding programs <u>where appropriate and that are considered</u> beneficial for <u>Arcata</u> the City and residents, <u>emphasizing of Arcata will be applied with a special emphasis on applying for</u> funding for extremely low-income households.</p> <p><u>The City will also work with developers to connect them with appropriate programs and housing units. A complete list of possible state and federal funding sources of funding is located in the technical appendix of the Housing Element.</u></p>	<p>Community Development Department and Redevelopment Agency.</p>	<p>General Fund<u>All</u> available federal, state and local sources</p>	<p><u>2014 and ongoing</u> Ongoing. The various funding programs will be applied for as the due dates require.</p>	<p>Award<u>The supply of state and federal information to developers for possible funding to support affordable housing development sources.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>10 HE-19 Replacement of Low- and Moderate-Income Housing Within the Coastal Zone</p> <p>Adhere to <u>Article 10.7 Planning the requirement of replacement housing for low and Zoning Law of the California Government Code moderate income housing in Coastal Zones.</u></p>	<p>The City will continue Article 10.7 Planning and Zoning Law of the California Government Code requires 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-income housing lost as a result of their development in the Coastal Zone. -This replacement will be done according to the guidelines stipulated in Article 10.7.</p>	<p>Community Development Department Redevelopment Agency, Planning Commission and City Council.</p>	<p>General Fund</p>	<p>2014 and ongoing Ongoing</p>	<p>Replacement The replacement of low- and moderate-income housing located in the Coastal Zone when lost through due to coastal development.</p>
<p>HE-20 Inclusionary Requirements for Affordable Housing Development</p> <p>Promote the production of affordable housing by offering development</p>	<p>The City will continually review the inclusionary zoning standards as part of the Inclusionary housing requirement and continue to provide incentives.</p> <p>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"> • Density bonuses; • Flexible zoning requirements through the utilization of planned development and other innovative standards; 	<p>General Fund, LMIHF, CDBG, and HOME funds.</p>	<p>Community Development Department, Redevelopment Agency, Planning Commission and City Council.</p>	<p>Ongoing.</p>	<p>The production of low and moderate-income housing in new residential development.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result	
<p>incentives in conjunction with inclusionary standards.</p>	<ul style="list-style-type: none"> • Assistance with local, state or federal public housing programs; • Mortgage subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available; • Inclusionary zoning standards. • 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. <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>11 HE-21 Housing Market Monitoring</p> <p>Monitor the local housing market to evaluate the effectiveness of housing assistance.</p>	<p>The <u>City's</u> Community Development Department shall collect data <u>from landlords and tenants regarding</u> an housing <u>costs</u>cost, rents, vacancy rates, and other <u>pertinent information</u>necessary items in order to determine the current housing <u>costs</u>cost and availability.</p> <p><u>The Community Development Department will also increase coordination with the Humboldt Association of Realtors to assist in making information more readily available to the public, private developers, By collecting data from landlords and tenants and housing advocates.</u></p> <p>The<u>determining</u> units provided through local programs, greater efforts shall be made to monitor the rent structure</p>	<p>Community Development Department Redevelopment Agency.</p>	<p>General Fund , LMIHF, CDBG and HOME</p>	<p><u>Coordination in 2014</u> <u>Ongoing monitoring</u> <u>ong; data will be included in annual report to Planning Commission and City Council.</u></p>	<p><u>Improved coordination with</u> <u>Determine the Humboldt Associate of Realtors will assist monitoring efforts.</u></p> <p><u>Use monitoring data to determine whether existing programs are effective and where</u> <u>needed for additional effort and funding should be</u></p>	

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>and vacancy rates of local multifamily housing. This data will be used to monitor rent structures and vacancy rates, and to assist in determining the effectiveness of the existing housing assistance, and where to target further determine whether additional assistance is necessary.</p>				<p>focused for housing assistance programs.</p>
<p>12 HE-22 Community Land Trust Coordinating with the Community Land Trust to develop Development and resale of restricted affordable housing units to very low-, low-, and moderate-very low income households.</p>	<ul style="list-style-type: none"> The City will continue to work with and Annually monitor Humboldt Bay Housing and Development Corporation's (HBHDC) the Community Land Trust the CLT program to identify <u>whether support needed adjustments to the program</u> in areas such as financial assistance and management <u>are needed.</u>; The City will also continue to work Work with the HBHDC to facilitate <u>and maintain</u> a "project pipeline" of affordable new owner occupied homes, which anticipates a three-year development period; The City will also coordinate with RCAA and Habitat for Humanity <u>to ensure that available resources and information are shared.</u> The City will continue to use CDBG and HOME to assist with Community Land Trust developments. <u>Continue to use HOME, CDBG, and/or the Low and Moderate Income Housing Fund for this purpose.</u> 	<p>Community Development Department HBHDC RCAA Habitat for Humanity.</p>	<p>HOME CDBG, and LMIF</p>	<p>Ongoing, 2009-2014 and ongoing</p>	<p><u>Community land trust properties will continue and new units will be added. Development of "land banked" properties to ensure that 4 to 7 (20 to 25 total) low and very-low income new single family homes are developed each year during the 2009-2014 planning period.</u></p>
<p>13 HE-23 Affordable Housing Trust Fund Development of an Affordable Housing</p>	<p>The City will assist HBHDC to develop an Affordable Housing Trust Fund, to. The Affordable Housing Trust Fund will be used for the development of affordable housing in the City.</p> <p>In developing As part of the development of the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. <u>The Additionally,</u></p>	<p>Redevelopment Agency, Community Development Department <u>Humboldt County;</u></p>	<p>General Fund <u>In-Lieu Fees</u> in-lieu fees, Local Housing Trust Fund Matching Grant</p>	<p>2014 and ongoing <u>Develop</u> p program by 2011. Apply for matching funds from the Local</p>	<p><u>Opportunities for Assist in the development of affordable housing projects will be expanded by assisting through a new and stable funding</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Trust Fund.	<p>the City will <u>also</u> apply for matching funds from the Local Housing Trust Fund Matching Grant Program through <u>the California Department of Housing and Community Development (HCD)</u>.</p>	<p>Community Services</p> <ul style="list-style-type: none"> Planning Commission City Council 	Program	<p>Housing Trust Fund as soon as feasible.</p>	<p><u>mechanism.</u></p>
<p>14</p> <p>HE-24 Mobile Home Park Preservation</p> <p><u>Develop programs to preserve mobile home parks with</u></p> <p>Mobile homes are considered a valuable source of affordable housing because the rents that are typically lower for these housing units are usually less than that of other housing units.</p>	<p>The City <u>will continue to work</u>has worked with the non-profit Resident Owned Parks (ROP) to establish ROPs<u>two Resident Ownership Parks</u> in Arcata, with<u>The</u> rents at these two Parks are controlled by <u>regulatory agreements.</u></p> <p>Regulatory Agreements. The City will continue to <u>assist ROPs through CDBG and HOME funding, and focus work with ROP to complete the work on retention of existing mobile home these</u> two parks and discourage conversion to other uses.</p> <p><u>The</u></p> <p>In addition, the City will also investigate:</p> <ul style="list-style-type: none"> • HCD’s Mobile Home Park Resident Ownership Program; to see whether such a program would benefit mobile home park residents. <p><u>The</u></p> <p>The City will continue to support the 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> <ul style="list-style-type: none"> <u>• The City will review the Senior Mobile Home Program; and</u> <u>• Other parks which may be appropriate for effectiveness and</u> 	<p>Redevelopment Agency,</p> <p>Community Development Department</p> <p><u>Humboldt County;</u></p> <p>Community Services</p> <ul style="list-style-type: none"> Planning Commission City Council 	General Fund	<p><u>2014 and ongoing</u>Renovation of the two Parks to be completed by 2010. Resident participation in the City’s HOP is ongoing.</p>	<p><u>Housing with typically lower rents in mobile home parks will continue to be available as the City focuses on preserving mobile home parks and discouraging their conversion to other uses.</u> Control the rent for mobile homes in specific Parks and stabilize this supply of affordable housing in Arcata.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>continue the Program if viable. The City will investigate other Parks for future resident ownership.</p>				
<p>15 Housing Inspection and Code Enforcement Program</p> <p>City Building Department inspections to ensure safe and decent rental housing in Arcata.</p>	<p>The City will continue with established processes for prompt responses by its Building Department to complaints of housing code violations, and making educational materials for tenants accessible (“A Guide for Renters – Substandard Housing,” and “Getting Repairs Corrected in Rentals”).</p> <p>The City will focus on the following areas to ensure safe and decent housing:</p> <ul style="list-style-type: none"> • Education; • Tenant Rights; • Voluntary Inspections; • Flexible regulatory compliance to correct health and safety violations; • Recorded notices of nuisance for non-compliance; and • Abatement of violations on a case-by-case basis under the process outlined in the Arcata Municipal Code. 	<p>Community Development Department, Building Division</p>	<p>General Fund</p>	<p>2014 and ongoing</p>	<p>The Building Official will promptly respond to complaints of substandard housing conditions and initiate code enforcement as necessary.</p>
<p>16 Access for Persons with Disabilities</p> <p>Provide housing units accessible to persons with disabilities.HE-25 Rental Housing for Large Households</p> <p>Multifamily rental</p>	<p>The City will continue to encourage developers to produce dwelling units accessible to persons with disabilities. These efforts will include the following measures:</p> <ul style="list-style-type: none"> • Education and promoting “Universal Design” concepts that more easily allow for unit changes in occupant age, ability, and other special needs in housing projects; • Developing other building design concepts in cooperation with appropriate service agencies; and • Encouraging nominal changes to development plans that would not affect marketability, but would make them more usable by persons with disabilities. <p>The City will continue to provide grants up to \$1,000 through its Housing Rehabilitation Program for materials and installation of</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p>	<p>General Fund, CDBG, HOME, LMIHF</p>	<p>2014 and ongoing</p>	<p>Additional housing will be developed that can accommodate persons with disabilities. The development of twenty-five three or four bedroom units available to low income households, during the 2009 – 2014 period.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>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>handicap-accessible ramps for low-income units. 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>17 <u>Uniform Building Code, California Residential Code, and Uniform Housing Code Review</u> Review the California Building Code, California Residential Code, and Uniform Housing Code to update local codes and further</p>	<p><u>The City will continue to review the California Building Code, California Residential Code, and Uniform Housing Code on an ongoing ad hoc, and scheduled tri-annual basis, indentifying and adopting necessary revisions to the City’s Building and Housing Codes.</u></p> <p><u>These reviews will allow trained City staff to stay current and amend local code as necessary, with a focus on:</u></p> <ul style="list-style-type: none"> <u>• Furthering General Plan and Housing Element Goals;</u> <u>• Furthering local development objectives; and</u> <u>• Implementing new State Building Codes and Fire Codes.</u> 	<p><u>Community Development Department, Building Division</u> <u>Planning Commission</u> <u>City Council</u></p>	<p><u>General Fund</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>Bi-annual review of the building codes and adoption of amendments as necessary.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p><u>development objectives.</u></p>					
<p>18 <u>Green and Alternative Building Guidelines</u> <u>Promote energy-efficient, environmentally sensitive, and sustainable design and building methods.</u></p>	<p><u>The City will continue to encourage the use of “Green” and alternative building methods and materials through discussion, handouts, and design guidelines, requiring that funded projects exceed the State’s Title 24 standards at a minimum.</u></p> <p><u>The City will continue to evaluate alternative building method and materials, revising its Building Code to allow use of them if feasible and appropriate, beyond the minimum requirements of Title 24.</u></p> <p><u>The City will also monitor and aggressively pursue existing and new grant sources for energy conservation and rehabilitation assistance.</u></p> <p><u>The City will continue to implement its Land Use Code Solar Access requirements in all new developments.</u></p> <p><u>The City will continue to support energy conservation by coordinating efforts with other agencies and groups in Arcata, locally, and Statewide; providing the public with information about available resources.</u></p>	<p><u>Community Development Department</u></p> <p><u>Community Development Department, Building Division</u></p> <p><u>Environmental Services</u></p>	<p><u>General Fund</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>New development design, and rehabilitation design for existing properties, will incorporate energy efficient components. The City will remain abreast of emerging concepts and design through its activities with energy conservation groups and agencies, evaluating them for inclusion in local code.</u></p>
<p>19 <u>Handicapped Access Appeals Board Evaluation and Reasonable Accommodations</u> <u>Continue the City’s Handicap Access Appeals Board (HAAB) process and</u></p>	<p><u>The City continues to evaluate and improve its HAAB process:</u></p> <ul style="list-style-type: none"> <u>• The City’s Building Inspector is in the process of becoming a Certified Accessible Specialist (CASP);</u> <u>• Information on reasonable accommodations is publicly available; and</u> <u>• HCD-funded projects require accessibility compliance.</u> <p><u>The City will continue to use guidelines from HCD regarding reasonable accommodation policies, practices, and procedures, and will continues to post the information locally and on the City website, and in pamphlets.</u></p>	<p><u>Community Development Department</u></p> <p><u>Planning Commission</u></p> <p><u>City Council</u></p>	<p><u>General Fund</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>The City will be responsive to the HAAB and will continue to ensure information is readily available to the public. The City’s Building Inspector will become certified as a CASP. The City will hold HAAB as requested in order to provide</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p><u>procedures for reasonable accommodations.</u></p>					<p><u>reasonable accommodations.</u></p>
<p>20 Infill HE-26 Housing Development Program for Seniors <u>Meet Arcata's housing needs through infill development as opposed to development in the City's green belt. 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.</u></p>	<p><u>The City will continue to encourage developers to use infill development and small lots for housing development.</u></p> <p><u>The City will evaluate recent amendments to its Land Use Code, which removed density limitations and certain parking constraints.</u></p> <p><u>Density will be maximized through the combination of the following measures:</u></p> <ul style="list-style-type: none"> <u>• Offering concessions;</u> <u>• Up-zoning;</u> <u>• Rezoning; and</u> <p><u>Encouraging use of the Density Bonus and other incentives. 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.</u></p> <ul style="list-style-type: none"> <u>•</u> 	<p><u>Redevelopment Agency, Community Development Department, Planning Commission, Community Development Department, Building Division</u> City Council-</p>	<p><u>General Fund- CDBG, HOME, LMIHF</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>The City will see an increase in infill development and use of small lots for housing. The City will be able to evaluate the effectiveness of recent amendments of Land Use Code in meeting housing needs. The development of ten units set aside of senior households over the 2009-2014 period.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>21 Mixed Use Meet housing needs by combining commercial and retail uses with residential units.</p>	<p>The City will continue to encourage mixed use development, such as allowing living units on a floor above retail shopping, by reducing or waiving development standards such as parking standards, and through density requirements.</p> <p>The City’s LUC currently includes a Commercial Mixed (CM) zoning district and contains standards for “Live/Work” and “Mixed Use” to maintain a predominantly commercial use while also providing housing units. The City will review the lack of mixed use in the CM zoning district to determine if there are other factors that account for the lack of mixed use development.</p>	<p>Community Development Department Community Development Department, Building Division Planning Commission City Council</p>		<p>2014 and ongoing</p>	<p>Evaluation of existing land use standards in CM zoning will provide an opportunity, if appropriate, for amendments to the LUC and General Plan in order to increase residential uses in Mixed Use zones.</p>
<p>22 Development HE-27 Promotion of Additional Living Owner-Occupied Units. Currently only 37.3 percent of the housing in Residential Zones Provide opportunities for construction or conversion of existing living space into additional residential units. Arcata is owner-</p>	<p>The City recognizes a high demand for additional housing that contrasts with the environmental and economic constraints to designating additional land for development beyond the urban core. Zoning amendments have removed barriers to secondary unit development, and the City continues to encourage second unit housing, and to require new single family developments to submit site plans that document where a second unit could be located.</p> <p>The City will continue to encourage production of second unit housing by the following methods:</p> <ul style="list-style-type: none"> • Providing educational materials regarding secondary units at City Hall; • Targeting Humboldt State University, Downtown, and R-R, F-H, and R-L zones for secondary unit development; <p>Increasing density in C and IL zones, and through the infill development program. 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</p>	<p>Redevelopment Agency, Community Development Department Community Development Department, Building Division Planning Commission City Council</p>	<p>General Fund- CDBG, HOME, LMIHF</p>	<p>2014 and ongoing Ongoing, as funding is available.</p>	<p>The public will have ready access to information about second unit opportunities, and new single family developments will include documentation of space for a secondary unit. Developers will take advantage of new zoning amendments to encourage second unit development where appropriate. Increase the proportion of owner-occupied units in the City.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>occupied. The City would like to increase the proportion of owner-occupied units in Arcata by increasing the number of homeowners living in the City and reducing the number of absentee homeowners.</p>	<p>investigate other sources of assistance including but not limited to the BEGIN Program.</p> <ul style="list-style-type: none"> 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 and affordable on- and off-campus options for student housing (See also HE-35) 				
<p>23 HE-28 Residential Relocation and Anti-Displacement Program</p> <p>Provide financial assistance to those low-income households of rental-occupied units who are displaced by a result of the City acquiring a property acquisition and</p>	<ul style="list-style-type: none"> The City will continue Continue to implement its the existing Residential and Business Anti-Displacement and Relocation Assistance Plan (Plan) (that was adopted 08-04-04 by August 4, 2004 through Resolution No 045-12), which provides financial assistance to low-income households of rental-occupied units who are permanently displaced when the City acquires a property, and to property owners who undertake <u>repairs that require occupants to be temporarily relocated.</u> The City will periodically review Annually Review the Plan to ensure ongoing current compliance with relocation and fair housing law, amending and amend the Plan as necessary needed to ensure compliance. 	<p>Redevelopment Agency; Community Development Department</p> <p>Planning Commission</p> <p>City Council.</p>	<p>CDBG</p> <p>HOME</p> <p>Agency HPP,</p> <p>Earthquake Retrofit Program,</p> <p>LMHIF</p>	<p>2014 and ongoing</p> <p>amend the Plan as needed</p>	<p>The public will be aware of available assistance under the Plan, and the City will continue to review the Plan to ensure ongoing effectiveness and compliance with applicable regulations. Providing financial assistance for relocation to low income households.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>permanently displacing the occupants or renovation providing financial assistance to property owners who are undertaking repairs which require occupants to be temporarily relocated.</p>					
<p>24 HE-29 Housing Discrimination and Housing Equal Opportunity</p> <p>Prevent housing <u>and</u> discrimination, and promote equal housing opportunities.</p>	<p>Continue to coordinate and refer interested persons to the appropriate agencies. The City will continue to act as an independent third-party into 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, <u>coordinating and referring interested persons to appropriate agencies.</u> Anyone making such allegations will be provided with information on how to contact the appropriate state and federal offices to file complaints. The City will <u>continue to maintain a file, recording information about alleged violations.</u></p> <p><u>The City will continue to support housing equal opportunity programs by providing information, continuing to provide informational fair housing brochures, including Fair Housing and tenant information about tenant's rights brochures, which will be available to the public at the following locations:</u></p> <ul style="list-style-type: none"> • <u>Arcata City Hall;</u> • <u>Arcata Library;</u> • <u>library, Arcata Transit Center;</u> and 	<p>Community Development Department.</p>	<p>General Fund</p>	<p><u>2014 and ongoing</u> Ongoing.</p>	<p><u>The public will be aware that the City is a resource for those experiencing housing discrimination or violation of tenant rights. The City will continue to record violations and refer those in need to appropriate agencies. Adherence with the City's policy of fair housing practices.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<ul style="list-style-type: none"> • ___ Arcata Community Center; and given will also be provided to the following local service providers for distribution: • ___ such as North Coast Resource Center, • ___ RCAA; • ___ Redwood Community Action Agency, Arcata Counseling Services; and • ___ Northcoast Children’s Services for distribution. <p>TheIn addition, the City will also continue to coordinate with the appropriate agencies, HBHDC, RCAA, Humboldt County Housing Authority, to assist and refer those persons at risk of losing their housing, or in need of housing, to: HBHDC; RCAA; and Humboldt County Housing Authority. these agencies.</p>				
<p>25</p> <p>HE-30 Removal of Housing Constraints for Persons with Disabilities</p> <p>Identify and remove possible governmental constraints to the development of housing for persons with disabilities.</p>	<p>The City will continuePersons with disabilities have been identified by the State as a special housing needs group, and actions must be taken to ensure that <u>its policies and regulations ensure that</u> housing for <u>disabled</u>these persons is not inhibited. <u>Together with Implementation Measure 18, this Measure ensures that ADA compliance is part of all building permits. due to Arcata housing policies and practices.</u></p> <p><u>The City will continue to promote Universal Design standards with developers to facilitate building or conversion of housing units to make them accessible to people with disabilities.</u></p> <p><u>The City will annually</u> Annually evaluate whether there are constraints on the development, maintenance, or and improvement of housing intended for persons with disabilities, to. The analysis will include a monitoring of existing land use controls, permit and</p>	<p>Community Development Department</p> <p>Planning Commission</p> <p>City Council.</p>	<p>General Fund</p>	<p><u>2014 and ongoing</u>The City will <u>annually</u> review the <u>land-use controls</u> to determine if any <u>constraints are found</u>, the City will take <u>subsequent actions</u> within <u>six months of</u></p>	<p><u>City</u>A complete evaluation of the <u>City’s</u> policies and regulations <u>will be regularly evaluated</u>, to <u>identify</u> <u>barriers</u>determine if any constraints to the development of <u>disabled</u> housing as a result of those policies and <u>ensure compliance with ADA standards.</u> <u>Universal Design standards become</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>processing procedures, and building codes. If any constraints are identified<u>found in these areas</u>, the City will take action<u>initiate actions</u> to address the constraint<u>these constraints</u>, including removal of<u>removing</u> the constraint<u>constraints</u> 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>the completion of the evaluation.</p>	<p>better known<u>regulations exist and its value understood by developers</u>removal of such constraints if they do exist.</p>
<p><u>26</u> <u>Rental Housing for Large Households</u> <u>Encourage creation of housing units that accommodate large families in residential developments.</u></p>	<p><u>The City will continue to encourage creation of housing units for larger households in housing developments, through the use of:</u></p> <ul style="list-style-type: none"> <u>• Density bonuses;</u> <u>• Reduction in parking requirements;</u> <u>• Assistance with applying for advantageous government financing or subsidies;</u> <u>• Assistance with acquisition of government land suitable for multifamily development;</u> <p><u>The City will document all financial assistance in a Regulatory Agreement which describes the number of required affordable units, their size, and their affordability.</u></p> <p><u>The City will also work to incorporate other Planned Development amenities, such as child care facilities, into affordable rental developments.</u></p>	<p><u>Community Development Department</u> <u>Planning Commission</u> <u>City Council</u></p>	<p><u>General Fund</u> <u>CDBG</u> <u>HOME</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>A larger number of housing units that can accommodate larger families will become available through the City's use of incentives with developers.</u></p>
<p><u>27</u> <u>Housing Development for Seniors</u></p>	<p><u>The City will continue to encourage senior housing projects through the following measures:</u></p> <ul style="list-style-type: none"> <u>• Density bonuses;</u> <u>• Reduction in parking requirements;</u> 	<p><u>Community Development Department</u> <u>Planning</u></p>	<p><u>General Funds</u> <u>CDBG</u> <u>HOME</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>A larger number of housing units designed for seniors will become available through the</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p><u>Encourage development of housing identified for senior households.</u></p>	<ul style="list-style-type: none"> <u>Reduction in lot sizes;</u> <u>Assistance with applying for advantageous government financing or subsidies;</u> <u>Assistance with acquisition of government land suitable for multifamily development;</u> 	<p><u>Commission</u> <u>City Council</u></p>			<p><u>City's use of incentives with developers.</u></p>
<p>28 HE-31 Initiate Efforts to Address the Shelter and Other Needs of the Homeless Population <u>Continue to identify</u> <u>Identify the needs of the homeless population and encourage the development of housing for the homeless on the parcels preapproved for Emergency Housing and transitional housing in other areas zoned multifamily.</u> <u>take actions to meet those needs.</u></p>	<p><u>The City will continue to implement</u>Implement the City's Homeless Services Plan (adopted in 2007) , which that includes the following actions:</p> <ul style="list-style-type: none"> <u>Participation</u>Participate in the County Continuum of Care efforts; <u>Maintain inventory of</u> Inventory suitable sites for emergency, transitional, and supportive housing; <u>and</u>; Implement the City's <u>LU</u>Land Use Code, which allows for the development of emergency shelters by right in the Housing for Homeless (:HH) Combining Zone, <u>and treats</u>; The City has also defined the use of transitional <u>and</u> supportive housing like all multifamily housing, as well as Single Room Occupancy (SRO) development as permitted in these zones. <p><u>The City will continue to assist in the development of a 40-unit transitional shelter, and assist the Arcata House Agency where possible, as they provide initial intake, assessment, and counseling services to the homeless population.</u></p> <ul style="list-style-type: none"> <u>The City will apply</u>Apply, or coordinate with other agencies to apply, for the Emergency Housing and Assistance Program (EHAP) annually in order to assist <u>within the</u> 	<p>Community Development Department <u>Redevelopment Agency</u>, Environmental Services Planning Commission City Council.</p>	<p>General Fund LMIHF, EHAP HOME Tenant- Based Rental Assistance <u>Other State or Federal</u> and other state/ federal funds as available</p>	<p><u>2014 and ongoing</u>Incorp orate Code text changes <u>by 2010.</u> <u>Apply for EHAP funding annually.</u></p>	<p><u>Existing Housing for the homeless will be maintained and new housing will be developed.</u> <u>Development of a range of emergency shelters will provide seasonal choices for the homeless.</u> <u>Development of transitional housing will provide extended shelter for the homeless. Provide SROs for extremely low-income households.</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>development of homeless and transitional shelters in the City.</p> <ul style="list-style-type: none"> The City will <u>also</u> continue to preserve and maintain its homeless facilities and services for those <u>persons</u> who are homeless, or at risk of becoming homeless. 				
<p>29 Humboldt State University Master Planning <u>Communicate and coordinate with HSU to ensure the needs of the University and the City are being met.</u></p>	<p><u>The City will continue to meet regularly with HSU administrators to work cooperatively with housing for the student population, without undue impact to the City’s non-student population.</u></p> <p><u>The City continues to proactively pursue both on- and off-campus housing.</u></p>	<p><u>Community Development Department</u></p> <p><u>Humboldt State University</u></p> <p><u>Planning Commission</u></p> <p><u>City Council</u></p>	<p><u>General Fund</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>New student housing will be planned on campus and new student housing will be developed off campus.</u></p>
<p>30 Design Energy Conservation and Planning Handouts Solar Access Requirements <u>The City will develop handouts which explain design goals and review processes.</u></p>	<p><u>The City will continue to add to its existing handouts and checklists that explain processes and procedures for making permit applications, with implement the goal Solar Access requirements of having information available to the public for the Code to all forms of permits and processes, and making new development in the permit application process more user friendly.</u></p> <p><u>The City recently updated the Local Coastal Plan and intends to include more graphics and tables to simplify regulatory standards, where applicable. The City shall continue to support other energy conservation agencies and groups by coordinating their efforts in Arcata and providing the public with information on resources available. City will explore the possibility of professional design monitor and aggressively pursue existing and new grant sources for energy</u></p>	<p><u>Community Development Department</u></p> <p><u>Community Development Department, Building Division</u></p> <p><u>Historic and Design Review Commission</u></p> <p><u>Environmental Services</u></p> <p><u>Planning Commission</u></p>	<p><u>General Fund</u></p>	<p><u>2014 and ongoing</u></p>	<p><u>The public will have ready access to useful information about the City’s design and planning processes and forms that are easy to use, making applying for permits clear-cut and uncomplicated. The checking of all building plans for compliance with state energy conservation requirements. The increase in energy</u></p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>continue to support comprehensive energy conservation and maintain conservation standards and the Solar Access requirements of the Land Use Code.</p>	<p>conservation construction and rehabilitation assistance to improve effectiveness of its handouts and checklists.</p>	<p><u>City Council</u></p>			<p>efficiency will save energy and natural resources.</p>
<p>31 Residential Site Development Program <u>Identification of vacant and under-utilized land suitable for residential development.</u> HE-33 Green and Alternative Building Guidelines Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative building</p>	<p><u>The City will continue to seek out options to replace lost former Redevelopment Agency opportunities, including working with developers on projects that have received all discretionary approvals but are stalled.</u></p> <p><u>The City has assumed the real property assets of the former Redevelopment Agency and is actively obtaining discretionary approvals to make these vacant residential properties ready for development and disposition.</u></p> <p><u>The Community Development Department continues to maintain a database identifying vacant and under-utilized residential land and constraints to the development of that land.</u> 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>General Fund <u>LMIHF</u></p>	<p><u>2014 and ongoing</u> Ongoing</p>	<p><u>Identification and monitoring of land suitable for residential development will assist in removing barriers to stalled projects and developing and disposing of housing assets held by the City. (see 34 "Residential Development Information Program").</u> The promotion of environmentally friendly building techniques.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>methods and materials.</p>					
<p>32 Residential Development Information Program Engage the public HE-34 Handicapped Access Appeals Board Evaluation and housing development community Reasonable Accommodations An evaluation of approved residential development the Handicapped Access Appeals Board process and procedures for Reasonable accommodations and the availability of vacant</p>	<p>The City will continue its practice of engaging the public and housing development community about the availability of approved residential development and vacant land, particularly as the economy continues to improve, in order to promote residential development and increase public participation in the process.</p> <p>The Community Development Department will continue to provide information through postings in the Planning Division and on the City's website.</p> <p>The City will initially focus on communication and coordination with potential investors in regards to existing, stalled pre-approved housing developments (see 33, Residential Site Development Program). The City will evaluate and revise its Handicapped Access Appeals Board 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 process and monitor its effectiveness.</p> <p>In addition to the Handicap 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</p>	<p>Community Development Department, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>2014 and ongoing Evaluate process annually. Develop a general process for reasonable accommodation requests by August 2010.</p>	<p>In coordination with 33 "Residential Site Development Program," the public and those involved in residential development will be informed of residential housing opportunities, and aware of the City's readiness to work with stalled projects. Facilitate and promote accommodations and housing opportunities for persons with disabilities.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
land effectiveness.	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>33 Development Processing Review</p> <p>Reduce processing time for residential development. HE-35 HSU Master Planning</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 continue to work to streamline permit review procedures to minimize processing time and reduce developing costs. 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</p> <p>Community Development Department, Building Division, HSU, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>2014 and ongoing 2010; Ongoing— Evaluate regularly</p>	<p>The effectiveness of recent LUC amendments will be evaluated as pertaining to simplifying the development process. Improved applications and process information (see 32 "Design and Planning Handouts") will also be evaluated. Ensuring adequate housing for students based on projected growth; relieve rental pressure from single family housing market</p>
<p>HE-36 Regional Housing Need Process</p> <p>Coordination and communication with HCAOG to discuss</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 need 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>General Fund</p>	<p>2007-2014, through Completion of the RHNA methodology process.</p>	<p>An adopted methodology for the regional housing needs allocation.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
methodology for the Regional Housing Needs Allocation for Humboldt County.					

~~3.7 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. 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, polices and implementation measures outlined above, the City has established the following quantified objectives (Table HE-3). Over the next planning period, the City anticipates new construction of 562 new units, assistance with the rehabilitation of 175 units, few of which will be substantial rehabilitations, and preservation of 27 units.~~

~~TABLE HE-4
QUANTIFIED OBJECTIVES SUMMARY~~

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	95	95	131	144	346	811
Residential Permits Issued 1/07—8/09	0	12^{1,2}	68^{1,2}	14^{1,2}	155²	249
New Construction	95	83	63	130	191	562
Rehabilitation³	0	0	175	0	0	175
Preservation	0	9	27	0	0	27
Total	95	92	265	130	191	764

~~Source: City of Arcata, 2009; HCAOG, Regional Housing Needs Plan~~

~~¹ Courtyard Phase II, included: 36 units (8 very low and 28 low-income units, funded with LIHTC and RDA funds.~~

~~Courtyard Phase III, included: 18 units (8 low and 10 above moderate-income units), funded with LIHTC and RDA funds.~~

~~² See Table A-44 in Appendix A for additional credits and affordability of units~~

~~³ The 175 units to potentially need preservation are 135 Section 8 units at Humboldt Plaza and 40 Section 8 units from River Community Homes.~~