

CITY OF ARCATA HOUSING ELEMENT

DECEMBER 2009



TECHNICAL ASSISTANCE BY:

PMC

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CITY OF ARCATA HOUSING ELEMENT

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3.1 INTRODUCTION

Meeting the housing needs of Arcata residents as well as the City's share of regional housing needs is 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) 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 November 24, 2009.

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



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

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

- an analysis of opportunities for energy conservation, and
- an analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

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

3.2 RELATIONSHIP TO OTHER ELEMENTS (GENERAL PLAN CONSISTENCY)

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. All elements of the Arcata General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain General Plan Consistency.

3.3 SUMMARY OF FUTURE HOUSING NEEDS

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

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

Jurisdiction	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Arcata	95	95	131	143	347	811
Blue Lake	1	5	3	3	8	20
Eureka	71	214	138	153	375	880
Ferndale	1	13	9	9	21	53
Fortuna	75	147	93	101	245	586
Rio Dell	11	34	22	24	58	139
Trinidad	1	3	2	2	4	11
Unincorporated	330	567	364	390	928	2,249

Source: HCAOG, Draft Regional Housing Needs Plan for Humboldt County, 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 the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides opportunity for a mix

of housing affordable to all economic segments of its population. The RHNP process requires local jurisdictions to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that sufficient appropriately designated land and opportunities for housing development address population growth and job generation. Based on the HCAOG's draft allocation, the City of Arcata is planning for a total of 811 residential units to meet the projected housing need for the 2007 to 2014 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 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 May 2009, the City has produced and/or approved 249 units to meet the City's RHNA allocation (**Table HE-2**). The City produced and/or approved 12 very low-income units, 68 low-income units, 14 moderate-income units and 155 above moderate-income units. As a result of the building production since 2007, the City will need an additional 538 housing units to meet their remaining RHNA by 2014.

To meet the remaining RHNA allocation the City of Arcata currently has 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 19.02 acres of underutilized land zoned RM 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 a total of 152.35 acres of vacant land available for single-family development. The City has an additional 153.71 acres of underutilized land zoned both RVL and RL, the City is not relying on any underutilized RVL or RL zoned land to meet its regional housing 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 120.69 acres of vacant land available in the RVL zone allocating a maximum of 38 units. The Residential Low density (RL) zone has approximately 31.66 acres of vacant land available, which if developed, considering site constraints and mid-point density designations, would contribute 173 dwellings to the City's housing stock.

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

Income Group	Total RHNA	Progress since January 2007	Remaining RHNA
Extremely Low	95	0	95
Very Low	95	12 ^{1,2}	83
Low	131	68 ^{1,2}	63
Moderate	143	14 ^{1,2}	129
Above Moderate	347	155 ²	192
Total	811	249	562

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

3.5 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. 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 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.

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-1a 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, and HE-33*)

Policy HE-1b 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: HE-6, and HE-7)*
- Policy HE-1c Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. *(Reference Implementation Measures: HE-2, HE-3, HE-4, HE-14, and HE-24)*
- Policy HE-1d 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, and HE-33)*
- Policy HE-1e Continue to encourage and support public involvement in decisions concerning housing. *(Reference Implementation Measures: HE-3, HE-5, HE-8, HE-9, HE-18, HE-32, and HE-33)*

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-2a 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: HE-8, HE-13, HE-15, HE-19, HE-20, and HE-22)*
- Policy HE-2b Provide opportunities for infill development of vacant and 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, 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: HE-1, HE-10, HE-11, and HE-13)*
- Policy HE-2c Encourage a wide range of public and private investment to help meet the City's Housing Goals. *(Reference Implementation Measures: HE-14, HE-15, HE-16, HE-17, HE-20, HE-22, HE-23, HE-25, HE-26, HE-28, and HE-31)*

- Policy HE-2d 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: HE-12, and HE-29)*
- Policy HE-2e Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. *(Reference Implementation Measures: HE-1, HE-4, HE-6, HE-10, HE-11, HE-12, HE-13, HE-14, HE-15, HE-18, HE-20, HE-22, HE-25, HE-26, HE-30, HE-31, and HE-33)*
- Policy HE-2f 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: HE-10, and HE-1)*
- Policy HE-2g Encourage higher densities near the Intermodal Transit Facility and near bus stops. *(Reference Implementation Measures: HE-10, and HE-1)*
- Policy HE-2h Encourage provision of adequate and appropriate housing opportunities for Humboldt State University Students. *(Reference Implementation Measures HE-35.)*

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-3a Assure that new housing developments provide a fair share of housing for persons of very low, low and moderate incomes. *(Reference Implementation Measures: HE-20 and HE-23)*
- Policy HE-3b Preserve assisted housing identified in this document as reserved for lower-income households. *(Reference Implementation Measure: HE-14)*
- Policy HE-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: HE-5, HE-10, HE-11, HE-12, HE-13, 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, HE-29, HE-30, and HE-3)*

- Policy HE-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: 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, and HE-31)*
- Policy HE-3e Implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals; ensure that housing for persons with lower incomes is included in residential developments in all areas of the City through a variety of methods, thereby avoiding the segregation of certain economic groups into specific neighborhoods. *(Reference Implementation Measures: HE-10, HE-11, HE-13, HE-16, HE-19, and HE-20)*
- Policy HE-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: HE-2 and HE-4)*
- Policy HE-3g Give priority to meeting the needs of low income households, since they represent the most significant area of unmet need. *(Reference: Implementation Measures: HE-14, HE-15, HE-16, HE-17, HE-18, HE-19, HE-20, HE-22, and HE-28)*
- Policy HE-3h Encourage the development of second units. *(Reference Implementation Measure: HE-10, HE-11, and HE-20)*
- Policy HE-3i Encourage the use of density bonuses to incorporate affordable housing units into projects. *(Reference Implementation Measure: HE-10, HE-11, and HE-20)*
- Policy HE-3j Assist in determining the Regional Housing Needs Allocation Methodology for 2007 – 2014. *(Reference Implementation Measure: HE-36)*

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-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: HE-29*)

Policy HE-4b Support state and federal mandates for fair housing practices in both public and private housing developments. (*Reference Implementation Measure: HE-28 and HE-29*)

Policy HE-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: HE-5, HE-25, HE-26, HE-28, HE-29, and HE-31*)

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-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: HE-32 and HE-33*)

Policy HE-5b Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility costs. (*Reference Implementation Measures: HE-32 and HE-33*)

Policy HE-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: HE-33*)

Policy HE-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: HE-32 and HE-33*)

TABLE HE-3: IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>HE-1 Design Manuals</p> <p>Develop handouts to explain the City review processes and design goals.</p>	<p>The City will develop handouts that explain the City's design review process and procedure. The handouts will describe the City's requirements for the production of quality housing in the City;</p> <p>The City will investigate alternative building techniques and materials that may be appropriate for development in the City. Alternative building techniques and materials will be reviewed to determine whether they satisfy City building requirements and conform to the design guidelines. Design handouts will be drafted identifying alternative building materials and methods that are allowed in the City and providing design requirements specific to the materials, where appropriate.</p>	<p>Community Development Department, Building Division, Historic Design Review Commission, Planning Commission, and City Council.</p>	<p>General Fund</p>	<p>Develop handouts by June 2010. Alternative building methods will be updated annually</p>	<p>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>HE-2 Housing Condition Survey</p> <p>Identification of housing in need of rehabilitation.</p>	<p>The Community Development Department shall use the housing condition survey conducted as a part of this Housing Element update in order to identify the housing in the City in need of rehabilitation. The Survey information will be incorporated into the City's GIS database in order to identify target areas for rehabilitation. An annual review of the 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>Community Development Department, RCAA, HBHDC, and Environmental Services</p>	<p>General Fund</p>	<p>Ongoing. Survey information incorporated into GIS in 2010. New housing condition survey by 2014.</p>	<p>Identification of areas of the City in need of rehabilitation and documentation for funding agencies.</p>
<p>HE-3 Housing Inspection and Code Enforcement Program</p>	<p>The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the</p>	<p>Building Division.</p>	<p>General Fund</p>	<p>Ongoing</p>	<p>The Building Division reported approximately 77 cases ranging from</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Building Department inspections of rental housing to provide safe and decent rental housing in Arcata.	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.				illegal camping, to unpermitted conversion of living space.
<p>HE-4 Housing Rehabilitation Program</p> <p>Provide financial assistance to owner-occupied and renter-occupied lower-income households for housing rehabilitation.</p>	<p>Continuation of existing Arcata Housing Rehabilitation Program. Continue to apply for Community Development Block Grant (CDBG) and HOME funding for this program and allocate a portion of the Low and Moderate Housing Fund for housing rehabilitation.</p> <p>Consider new funding sources for renewable energy and energy efficiency upgrades.</p>	Community Development Department.	CDBG Program, HOME, Agency HPP, Earthquake Retrofit Program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF)	Ongoing, Citywide (2009-2014).	The Housing Rehabilitation Program is designed to provide low-interest and partially deferred payment loans to improve the City's existing housing stock by assisting below moderate income households to eliminate health or safety deficiencies, renovate and/or restore older homes, and eliminate blight.
<p>HE-5 Persons with Disabilities Access</p> <p>Provide housing units accessible to persons with disabilities.</p>	The City shall continue to cooperate with developers in the production of dwelling units accessible to persons with disabilities. The City shall encourage developers to consider incorporating minimal changes in a percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability. The City will take an educational approach through the	Community Development Department.	CDBG Program, HOME, and LMIHF	City will work with developers and persons with disabilities throughout	Ensure compliance with Title 24 access requirements through its building division permit process. Provide ramp grants to low-income

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	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.			2007 – 2014 timeframe	households.
<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>	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.	Community Development Department, Planning Commission, and City Council.	General Fund	Annually 2009-2014.	Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.
<p>HE-7 Uniform Building Code and Uniform Housing Code Review</p> <p>Review the California Building Code and Uniform Housing Code.</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.	Building Division, Planning Commission, and City Council.	General Fund	Annually 2009-2014.	Annual evaluation of the adequacy of the City's Building and Housing Codes.
<p>HE-8 Residential</p>	The supply of developable land with adequate infrastructure	Community	General Fund,	2010	A Residential Site

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Site Development Program</p> <p>Identification of vacant and under-utilized land suitable for residential development.</p>	<p>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>Development Department.</p>	<p>LMIHF</p>		<p>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 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,</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 the City.</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>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>HE-11 Mixed Use</p> <p>Mixed-use is the practice of combining commercial and retail uses with living units, such as allowing living units on second floors above retail shopping.</p>	<p>Residential development is allowed in the General Commercial and Central Business Districts. The City will encourage the use of mixed-use development by reducing or waiving development standards, such as parking standards, and density requirements for all residential mixed-use development.</p>	<p>Community Development Department, Building Division, Redevelopment Agency, Planning Commission and City Council.</p>	<p>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>Reduction in processing time for residential</p>	<p>Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p>	<p>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, depending on the type of project.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
development.	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>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>	Community Development Department, Building Division, Redevelopment Agency, Planning Commission and City Council.	General Fund	Ongoing, The City will develop second unit design templates by October 2011.	The development of additional living units.
<p>HE-14 Affordable Housing Preservation</p>	The Community Development Department will develop a program with the intent to identify funding sources for the preservation of at-risk affordable housing. The program will	Community Development Department	General Fund, LMIHF, CDBG	Ongoing	This program will assist in the preservation of at-risk

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Establishment of a program to preserve affordable housing at-risk of converting to market-rate.</p>	<p>include notification to owners and tenants and participation in federal, state and local preservation programs. The City will assist in the preservation of any at-risk affordable housing by reserving financial assistance for these projects, if necessary. Possible programs to assist in the preservation of at-risk units are described below by unit type.</p> <p><u>Preservation of Existing Multifamily Affordable Housing:</u></p> <ul style="list-style-type: none"> • 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 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>housing units.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>HE-15 Land Acquisition for Housing</p> <p>Acquisition of vacant, under-utilized, and/or blighted properties for future development as affordable housing.</p>	<p>The City will continue to implement the following measures using its Housing Set-Aside funds, grant sources, and other funding mechanisms, including public-private partnerships aimed at the development of affordable housing. The City shall continue to provide or seek funding through the following actions:</p> <ul style="list-style-type: none"> • Monitor major and minor subdivisions and ensure that inclusionary requirements are implemented; • Monitor vacant, underutilized, and/or blighted properties, including small sites for sale; • Work with non-profit and for-profit housing organizations such as Humboldt Bay Housing Development Corporation (HBHDC), Redwood Community Action Agency (RCAA), and Habitat for Humanity to facilitate development of these sites; • Where feasible, land bank properties for future affordable housing development; • To the extent practicable, facilitate development of affordable housing on small lots and facilitate the consolidation of small lots to provide for affordable housing development; • Coordinate development of acquired land with the First-Time Homebuyers Program; • Continue to use HOME, CDBG, and the Low and Moderate Income Housing Fund for this purpose; and • Seek state and federal resources for this purpose. <p>Where feasible and practical, the City will concentrate its efforts on small lots.</p>	Community Development Department	HOME, CDBG, and LMIHF	Ongoing, 2009-2014 as projects are processed through the Planning Department.	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.
<p>HE- 16 Development and Acquisition of</p>	Continue to use HOME, CDBG, Redevelopment Agency Low and Moderate Income Housing Fund, as well as available Federal, State, and local funding to provide the First-time	Community Development Department	HOME, CDBG, and LMIHF	Ongoing. Condominium conversion	Providing 25 first-time homebuyers with down payment

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

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
the home buying opportunities for very-low, low- and moderate-income households.	<p>development of multifamily affordable housing;</p> <ul style="list-style-type: none"> • Planning and technical assistance to private and non-profit developers of affordable multifamily housing. 				
<p>HE-18 State and Federal Grant Seeking</p> <p>Encourage and connect developers with the most feasible and appropriate housing programs available provided by the state and federal government.</p>	<p>Coordinate with county, state and federal resources to seek any available sources of funding for the development of affordable housing units. This activity will be updated annually. All funding programs that are considered beneficial for the City and residents of Arcata will be applied with a special emphasis on applying for funding for extremely low-income housing units. A complete list of possible state and federal funding sources is located in the technical appendix of the Housing Element.</p>	<p>Community Development Department and Redevelopment Agency.</p>	<p>All available federal, state and local sources</p>	<p>Ongoing. The various funding programs will be applied for as the due dates require.</p>	<p>The supply of information to developers for possible funding sources.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>HE-19 Replacement of Low and Moderate-Income Housing within the Coastal Zone</p> <p>Adhere to the requirement of replacement housing for low and moderate income housing in Coastal Zones.</p>	<p>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 housing lost as a result of their development. 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>Ongoing,</p>	<p>The replacement of low and moderate-income housing 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 incentives in conjunction with inclusionary standards.</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; • 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 	<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>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> <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>HE-21 Housing Market Monitoring</p> <p>Monitor the local housing market to evaluate the effectiveness of housing assistance.</p>	<p>The Community Development Department shall collect data on housing cost, rents, vacancy rates and other necessary items in order to determine the current housing cost and availability. By collecting data from landlords and tenants and determining units provided through local programs, greater efforts shall be made to monitor the rent structure and vacancy rates of local multifamily housing. This data will be used to determine the effectiveness of the existing housing assistance and determine whether additional assistance is necessary.</p>	<p>Community Development Department, Redevelopment Agency.</p>	<p>General Fund, LMIHF, CDBG and HOME</p>	<p>Ongoing; data will be included in annual report to Planning Commission and City Council.</p>	<p>Determine the need for additional funding for housing assistance programs.</p>
<p>HE-22 Community Land Trust</p> <p>Development and resale of restricted affordable housing units to low and</p>	<ul style="list-style-type: none"> Annually monitor the CLT program to identify needed adjustments to the program in areas such as financial assistance and management; Work with HBHDC to facilitate a "project pipeline" of affordable new owner occupied homes which anticipates a three-year development period; Continue to use HOME, CDBG, and/or the Low and 	<p>Community Development Department, HBHDC, RCAA, Habitat for Humanity.</p>	<p>HOME, CDBG, and LMIHF</p>	<p>Ongoing, 2009-2014</p>	<p>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</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
very-low income households.	Moderate Income Housing Fund for this purpose.				year during the 2009-2014 planning period.
<p>HE-23 Affordable Housing Trust Fund</p> <p>Development of an Affordable Housing Trust Fund.</p>	<p>The City will assist HBHDC to develop an Affordable Housing Trust Fund. The Affordable Housing Trust Fund will be used for the development of affordable housing in the City. As part of the development of the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through HCD.</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p>	<p>General Fund, in-lieu fees, Local Housing Trust Fund Matching Grant Program</p>	<p>Develop program by 2011. Apply for matching funds from the Local Housing Trust Fund as soon as feasible.</p>	<p>Assist in the development of affordable housing projects.</p>
<p>HE-24 Mobile Home Park Preservation</p> <p>Mobile homes are considered a valuable source of affordable housing because the rents for these housing units are usually less than that of other housing units.</p>	<p>The City has worked with the non-profit Resident Owned Parks (ROP) to establish two Resident Ownership Parks in Arcata. The rents at these two Parks are controlled by Regulatory Agreements. The City will continue to work with ROP to complete the work on these two parks.</p> <p>In addition, the City will also investigate HCD's Mobile Home Park Resident Ownership Program to see whether such a program would benefit mobile home park residents.</p> <p>The City will continue to support the renovation of the two ROP parks through HOME, CDBG, and Redevelopment 20% Set Aside funds. The City will continue to offer the City's Home Ownership Program to residents of eligible Mobile Home Parks.</p> <p>The City will review the Senior Mobile Home Program for effectiveness and continue the Program if viable. The City will</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>Renovation of the two Parks to be completed by 2010. Resident participation in the City's HOP is ongoing.</p>	<p>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
	investigate other Parks for future resident ownership.				
<p>HE-25 Rental Housing for Large Households</p> <p>Multifamily rental housing does not typically provide dwelling units for large families, so the City must encourage the creation of large housing units to accommodate large families.</p>	<p>To encourage multifamily projects to include units of three and four bedrooms affordable to lower income households, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units.</p> <p>Financial assistance from the City will be documented in a Regulatory Agreement that will outline the number of affordable units and term of affordability.</p> <p>The City will work to incorporate other Planned Development amenities into affordable rental developments, including but not limited to child care facilities.</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p>	<p>General Fund, CDBG, HOME, LMIHF</p>	<p>Ongoing.</p>	<p>The development of twenty-five three or four bedroom units available to low income households, during the 2009 – 2014 period.</p>
<p>HE-26 Housing Development for Seniors</p> <p>Seniors often have trouble obtaining housing due to a fixed or limited income. The City will encourage housing development identified for lower income senior households.</p>	<p>To encourage affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, reduce parking standards and lot sizes, and waive fees for low-income dwelling units.</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p>	<p>General Fund, CDBG, HOME, LMIHF</p>	<p>Ongoing</p>	<p>The development of ten units set aside of senior households over the 2009 – 2014 period.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>HE-27 Promotion of Owner-Occupied Units.</p> <p>Currently only 37.3 percent of the housing in Arcata is owner-occupied. The City would like to increase the proportion of owner-occupied units in Arcata by increasing the number of homeowners living in the City and reducing the number of absentee homeowners.</p>	<p>The City will continue to operate the First Time Homebuyer Program, and support HBHDC’s Community Land Trust Program. The City will continue to operate the Moderate Income Home Ownership Program, and investigate the possibility of providing increased assistance to moderate income households. The City will investigate other sources of assistance including but not limited to the BEGIN Program.</p> <p>The City will develop programs and policies to discourage the conversion of single family units to student rental units, and will work with HSU to find appropriate and affordable on- and off-campus options for student housing (See also HE-35)</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council</p>	<p>General Fund, CDBG, HOME, LMIHF</p>	<p>Ongoing, as funding is available.</p>	<p>Increase the proportion of owner-occupied units in the City.</p>
<p>HE-28 Residential Relocation and Anti-Displacement Program</p> <p>Provide financial assistance to low income households of rental occupied</p>	<ul style="list-style-type: none"> Continue to implement the existing Residential and Business Anti-Displacement and Relocation Assistance Plan that was adopted August 4, 2004 through Resolution NO. 045-12; Annually Review the Plan to ensure current compliance with relocation and fair housing law, and amend the Plan as needed to ensure compliance. 	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p>	<p>CDBG, HOME, Agency HPP, Earthquake Retrofit Program, LMHIF</p>	<p>Ongoing, amend the Plan as needed</p>	<p>Providing financial assistance for relocation to low income households.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>units who are displaced as a result of the City acquiring a property and permanently displacing the occupants or providing financial assistance to property owners who are undertaking repairs which require occupants to be temporarily relocated.</p>					
<p>HE-29 Housing Discrimination and Housing Equal Opportunity</p> <p>Prevent housing discrimination and promote equal housing opportunities.</p>	<p>Continue to coordinate and refer interested persons to the appropriate agencies. The City will act as an independent third-party to discrimination complaints and shall continue to maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. Anyone making such allegations will be provided with information on how to contact the appropriate state and federal offices to file complaints. The City will support housing equal opportunity programs by continuing to provide informational fair housing brochures, including information about tenant’s rights, available to the public at City Hall, library, Arcata Transit Center, and Arcata Community Center, and will also be provided to local service providers, such as North Coast Resource Center, Redwood Community Action Agency, Arcata Counseling Services, and Northcoast Children’s Services for distribution.</p>	<p>Community Development Department.</p>	<p>General Fund</p>	<p>Ongoing.</p>	<p>Adherence with the City’s policy of fair housing practices.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>In addition, the City will continue to coordinate with the appropriate agencies, HBHDC, RCAA, Humboldt County Housing Authority, to assist and refer persons at risk of losing their housing or in need housing to these agencies.</p>				
<p>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>Persons with disabilities have been identified by the State as a special housing needs group, and actions must be taken to ensure that housing for these persons is not inhibited due to Arcata housing policies and practices.</p> <p>Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>Additionally, the City will consider the adoption of universal design standards incorporating ADA standards for all housing developments. The use of universal design standards will assist in the converting of housing units to accessible to persons with disabilities.</p>	<p>Community Development Department, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>The City will annually review the land use controls to determine if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.</p>	<p>A complete evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.</p>
<p>HE-31 Initiate Efforts to Address the Shelter and Other Needs of the Homeless Population</p>	<p>Implement the City's Homeless Services Plan (adopted in 2007) that includes the following actions:</p> <ul style="list-style-type: none"> • Participate in the County Continuum of Care efforts. • Inventory suitable sites for emergency, transitional, and supportive housing. 	<p>Community Development Department, Redevelopment Agency, Environmental Services,</p>	<p>General Fund, LMIHF, EHAP, HOME Tenant Based Rental Assistance, and other state/ federal funds as</p>	<p>Incorporate Code text changes by 2010. Apply for EHAP funding annually.</p>	<p>Development of a range of emergency shelters will provide seasonal choices for the homeless. Development of transitional housing</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>Identify the needs of the homeless population and take actions to meet those needs.</p>	<ul style="list-style-type: none"> Implement the City’s Land Use Code, which allows for the development of emergency shelters by right in the Housing for Homeless (:HH) Combining Zone. The City has also defined the use of transitional and supportive housing as well as Single Room Occupancy (SRO) development as permitted in these zones. Apply, or coordinate with other agencies to apply, for the Emergency Housing and Assistance Program (EHAP) annually in order to assist in the development of homeless and transitional shelters in the City. The City will continue to preserve and maintain its homeless facilities and services for those persons who are homeless or at risk of becoming homeless. 	<p>Planning Commission, City Council.</p>	<p>available</p>		<p>will provide extended shelter for the homeless. Provide SROs for extremely low-income households.</p>
<p>HE-32 Energy Conservation and Solar Access Requirements</p> <p>The City shall continue to support comprehensive energy conservation and maintain conservation standards and the Solar Access requirements of the Land Use Code.</p>	<p>The City will continue to implement the Solar Access requirements of the Code to all new development in the City, where applicable. The City shall continue to support other energy-conservation agencies and groups by coordinating their efforts in Arcata and providing the public with information on resources available. City will monitor and aggressively pursue existing and new grant sources for energy conservation construction and rehabilitation assistance.</p>	<p>Community Development Department, Building Division and Environmental Services.</p>	<p>General Fund</p>	<p>Ongoing,</p>	<p>The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>HE-33 Green and Alternative Building Guidelines</p> <p>Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative building methods and materials.</p>	<p>The Community Development Department and the Building Division will evaluate the feasibility of using alternative building methods and materials, taking compliance with state building codes and Arcata's climate into account. The City will revise the Building Code to allow use of alternative building methods deemed feasible and appropriate, beyond the minimum requirements of Title 24.</p>	<p>Community Development Department and Building Division.</p>	<p>General Fund</p>	<p>Ongoing</p>	<p>The promotion of environmentally friendly building techniques.</p>
<p>HE-34 Handicapped Access Appeals Board Evaluation and Reasonable Accommodations</p> <p>An evaluation of the Handicapped Access Appeals Board process and procedures for Reasonable accommodations and the effectiveness.</p>	<p>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 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</p>	<p>Community Development Department, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>Evaluate process annually. Develop a general process for reasonable accommodation requests by August 2010.</p>	<p>Facilitate and promote accommodations and housing opportunities for persons with disabilities.</p>

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	pamphlets at the City and on the City's website.				
<p>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 work with HSU to ensure an adequate supply of student housing is being developed to meet the student population growth experienced over the planning period and in to future planning periods. Since an adequate supply of student housing is critical to both HSU's operation and the housing stock in the City, the City will be proactive seeking partnership meeting these dual goals. Options for both on- and off-campus housing should be aggressively pursued.</p>	<p>Community Development Department, HSU, Planning Commission, City Council.</p>	<p>General Fund</p>	<p>2010; Ongoing – Evaluate regularly</p>	<p>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 methodology for the Regional Housing Needs Allocation for Humboldt County.</p>	<p>The City will coordinate with HCAOG by setting up monthly meetings to discuss the methodology and allocation of the County's regional housing 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>

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, policies 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}	155 ²	249
New Construction	95	83	63	130	191	562
Rehabilitation ³	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.