

CITY OF ARCATA

**2003
HOUSING ELEMENT**

**ADOPTED
MARCH 17, 2004**

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CITY OF ARCATA

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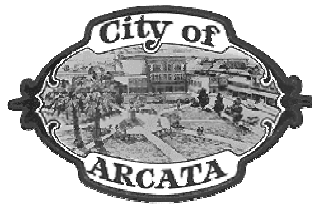
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HOUSING ELEMENT

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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 increase, 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 has mandated a Housing Element within every General Plan since 1969. This Housing Element (2003-2008) 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 March 17, 2004.

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 households 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.

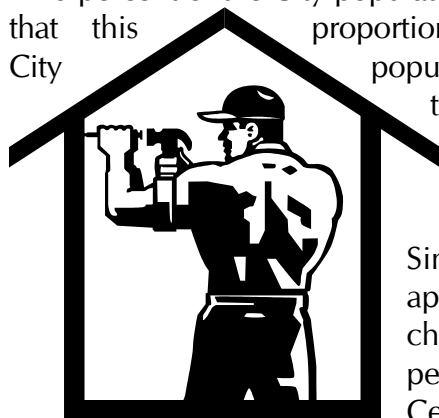
Relationship to Other Elements. State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of the October 2000 update of the Arcata General Plan: 2020. All elements of the Arcata General Plan have been reviewed for consistency in coordination with the update to the Housing Element.

3.2. SUMMARY OF FUTURE HOUSING NEEDS

The City of Arcata is currently growing at annual rate of 0.7 percent. Between 2000 and 2010, the City is anticipated to increase in population by 6.8 percent. The growth in the education, tourism, light manufacturing, and public administration sectors will likely account for the largest employment gains during this period. The decline of some industries and growth of others will result in a shift within the employment base and the transfer of many heavy industrial and manufacturing workers to education, tourism, light manufacturing, and public administration. The City of Arcata had an annual average unemployment rate of 6.7 percent in 2001. Assuming the employed persons per population proportion remains the same from the 2000 Census through the year 2010, the City will need an additional 579 jobs, an approximate 6.9 percent increase over the current total to keep pace with its growing population.

The population of household groups with special needs (i.e., disabled persons, female headed households, seniors, etc.) will continue to increase. Based on the 2000 Census information, 12.0 percent of the City population ages five and over have some type of disability. Assuming that this proportion remains the same and projecting it over the 2008 estimated City population, disabled persons need the greatest amount of housing through 2008, requiring an additional 133 new households or an average of nearly 17 per year from 2000 to 2008, assuming one disabled person per household.



Single-parent households will increase by 45 through 2008 or approximately five per year. Single-parent households with children 18 years old or younger living at home made up 9.2 percent of all households in the City of Arcata according to Census 2000 data. Included in the single-parent household total, female-headed households are estimated to need 35 additional units (76.9 percent of the total future single-parent households) or approximately five per year through the year 2008.

The need for senior (age 65 and over) housing will also increase, with approximately 54 additional units needed through 2008. The number of farmworkers is expected to decrease in Arcata, which will lessen the need for housing for this sector. However, farms outside the City are expected to continue to employ persons residing in Arcata. It is projected that no new housing units will be required to sufficiently house Arcata's agricultural workforce through 2008.

Single-family home prices in Humboldt County have shown a sharp increase of approximately 94.3 percent from 2000 to June 2003. As of June 2003, the median single family home price was \$289,500. However, there has not been job growth in Humboldt County in higher paying positions or an increase in the median income commensurate with the increase in housing prices. Since 1990, much of the new employment growth has been in the lower paying jobs. For example 803.2 percent of the employment growth since the 1990 Census has been in the arts, entertainment, recreation, accommodation and food services sector. This sector has one of the lowest median income ranges of the workforce sector, from \$7.87 to \$14.77 per hour median wage. This, in combination with the increasing home prices, suggests that the need for affordable housing in Arcata will continue into the coming years.

With a median purchase price of \$289,500, a household would have to earn approximately \$84,000 annually (assuming a 5 percent downpayment and 6 percent interest rate). Only 739 households, 10.5 percent, in 2000 made \$84,000 annually.

3.3. REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the HCAOG, and allocates to cities and the unincorporated county their "fair share" or Regional Housing Needs Allocation (RHNA) of the regions projected housing needs. The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction. Table HE-1a lists the RHNA for the Humboldt County area.

TABLE HE-1a REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Arcata	170	100	130	243	643
Blue Lake	3	9	3	14	29
Eureka	139	92	92	281	604
Ferndale	2	4	2	9	17
Fortuna	132	80	88	173	173
Rio Dell	21	22	21	48	112
Trinidad	0	2	2	5	9
Unincorporated Co.	581	378	484	645	2,088
Total	1,033	676	795	1,471	3,975

Source: HCAOG, Regional Housing Needs Plan for Humboldt County

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 assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-1b** provides the RHNA target for the planning period 2001 to 2008 (also referred to as “basic construction needs”) for each of the four household income groups for the City of Arcata.

**TABLE HE-1b
ARCATA AREA REGIONAL HOUSING NEEDS ALLOCATION FOR 2001-2008**

Income Group	Basic Construction Need		Built, Permitted, or Under Construction		Remaining Need
	Number	Percent	Number	Percent	
Very Low	161	25%	121	36.5%	143
Low	103	16%			
Moderate	109	17%	211	63.5%	168
Above Moderate	270	42%			
TOTAL	643	100%	332	100.0%	311

Source: HCAOG, Regional Housing Needs Plan for Humboldt County; City of Arcata.

Based on the above projections, the City of Arcata will need to accommodate 161 housing units affordable to very low and 103 housing units affordable to low income households, representing 25 and 16 percent, respectively, of all new housing units required to comply with HCAOG’s RHNP allocation targets. In addition, the City will have to accommodate 109 housing units available to moderate and 270 housing units for above moderate income households. A total of 643 new housing units have been allocated by HCAOG for the City of Arcata from 2001 through 2008.

As of January 2003, the City had 115 housing units affordable to very low and low income households and 211 market rate housing units built, permitted, under construction or proposed since January 2001. See, **Table HE-50** (Technical Appendix), for a specific break down of the individual projects. As a result of the building production and planned units since 2001, the City will need an additional 317 housing units to meet their RHNA by 2008.

The City of Arcata currently has 65.6 acres zoned solely for multi-family residential development. The acreage would have capacity for 715 units available for multi-family development based on the mid-point of the designations density range, and considering site constraints.

The City has 175.3 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned Residential Very Low density (RVL), which permits two units per acre. There are approximately 153.2 vacant acres in the RVL zone allocating a maximum of 151 units. The Residential Low density (RL) zone (2 to 7.25 units per acre) has approximately 22.1 vacant acres, which if developed, considering site constraints and mid-point density designations, would contribute 99 dwellings to the City's housing stock.

3.4. HOUSING GOALS, POLICIES AND IMPLEMENTATION MEASURES

The purpose of this chapter is to present 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..."

In May 2000, the State published the State of California 2000-2005 Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- 1) Meet the housing needs of low-income renter households, including providing homeownership opportunities for first-time homebuyers.

- 2) Meet the housing needs of low-income homeowner households.
- 3) Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness.
- 4) Remove impediments to fair housing.

In addition, the State identified activities to assist in accomplishing the objectives. These were:

- 1) Activities, which will be undertaken to meet the needs of low-income renter households, include major and moderate housing rehabilitation, minor repairs, acquisition, acquisition with rehabilitation, and new construction of both rental and ownership housing. Because a suitable neighborhood environment is important in meeting renters' needs, activities will also include support for infrastructure, including a healthy water supply and sanitary facilities. Expansion of infrastructure also provides opportunities for construction of needed new housing.
- 2) HOME funds will be used for rehabilitation of both owner and rental housing depending on the merits of the applications received. DOE programs will be used to fund weatherization and homeowner repairs for low-income owners. HOPWA funds will be used to assist homeowners by providing time-limited emergency assistance with housing costs. RHS will be used for owner rehabilitation funds. The reuse of historical properties through the Historical Building Code, state-received federal moneys, and the Historical Tax Credit is also a viable means to promote an adequate supply of housing, particularly in rural areas.
- 3) Continue to assist homeless persons by funding and coordinating the activities of service and housing providers at all levels of government and among nonprofit and community organizations. The underlying State goal is to promote self-sufficiency and provide transitional and permanent housing.
- 4) Enforce State and federal fair housing laws. Publish and disseminate fair housing educational materials. Encourage CDBG, HOME, ESG, and HOPWA grantees to support education and outreach activities available to encourage people to report allegations of housing discrimination and fair housing enforcement efforts by local government. In underserved areas of the State, promote the formation of private, non-profit fair housing groups that conduct testing, investigation and provide referral services to HUD, FHAP or private legal counsel. Encourage CDBG, HOME, ESG, and HOPWA grantees to support education programs offered to the housing, lending, insurance providers to help them comply with federal, state and local fair housing laws. Investigate complaints of discriminatory lending practices. Monitor and provide technical assistance to local jurisdictions participating in federally funded

programs. Promote equal access to homeowners' insurance. HCD will consult with the Department of Insurance to evaluate the extent of the problem in rural areas by September 2000. Increase cooperation among State fair housing enforcement agencies. Encourage city and county planning departments to implement land use policies which encourage fair housing and the construction of affordable housing through the administration of State housing element law. Provide technical assistance on State planning laws promoting siting of and zoning for a variety of housing types including multifamily housing, emergency shelters, residential care facilities, and accessible housing. Promote the development of handicapped accessible housing through the administration of Title 24. Collect and disseminate information on resources to combat NIMBY; regulatory barriers and other land use impediments to fair housing. Continue to promote affordable housing development, reduce regulatory barriers. Require Local Jurisdictions and CHDOs who are funded under the HOME program to adopt affirmative marketing procedures.

Regional Housing Policies. The Humboldt County Association of Governments (HCAOG) is responsible for the development of regional housing policies for Humboldt County and the cities within the County. The Draft Regional Housing Needs Plan (RHNP) was issued by HCAOG in 2002. The purpose of the RHNP is to allocate to the cities and county their "fair share" of the Humboldt County's projected housing need by household income group over the seven and a half year (2001-2008) planning period covered by the plan. This "fair share" allocation is called the Regional Housing Needs Allocation (RHNA). See **Table HE-1a** for the City of Arcata's RHNA for 2001-2008.

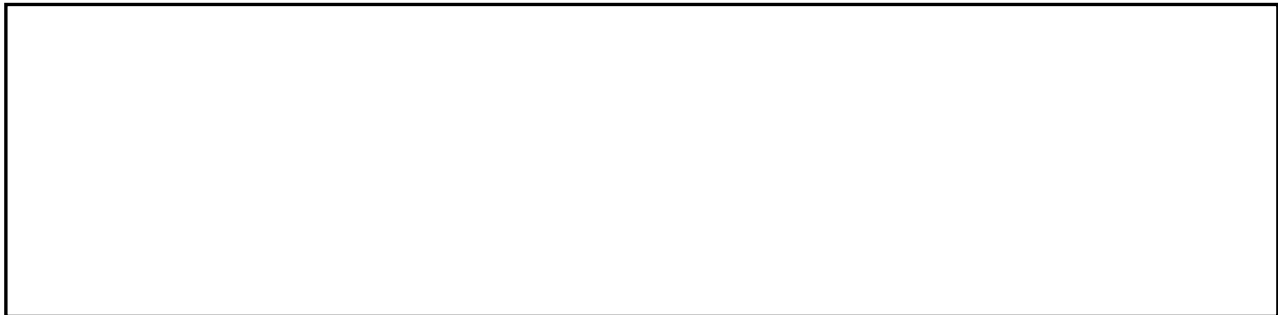
CITY OF ARCATA HOUSING PROGRAM

The purpose of this chapter is to provide 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 General Plan 2020, which pertain to housing:

- B. Allow for a range of housing choices 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.



Goals, Objectives, Policies 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-23, HE-24, HE-26, HE-33, HE-36, HE-38, and HE-39)*
- Policy HE-1b Regularly review and update the City General Plan, Housing Element and City 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, HE-7, and HE-8)*
- 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, and HE-17)*
- 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-8, HE-38, and HE-39)*
- Policy HE-1e Continue to encourage and support public involvement in decisions concerning housing. *(Reference Implementation Measures: HE-3, HE-5, HE-6, HE-10, HE-22, HE-24, and HE-38)*

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 which 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-9, HE-18, HE-22, HE-23, HE-24 and HE-26)*
- Policy HE-2b Provide opportunities for in-fill 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-11, HE-13, and HE-16)*
- Policy HE-2c Encourage a wide range of public and private investment to help meet the City's Housing Goal. *(Reference Implementation Measures: HE-17, HE-19, HE-20, HE-23, HE-24, HE-26 and HE-27)*
- Policy HE-2d Eliminate unnecessary discretionary review procedures and delays in the housing development process. *(Reference Implementation Measures: HE-6, HE-8, HE-14, and HE-34)*
- Policy HE-2e Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. *(Reference Implementation Measures: HE-1, HE-6, HE-8, , HE-11, HE-12, HE-13, HE-14, HE-15, HE-17, HE-18, HE-21, HE-23, HE-26, HE-35, HE-36, HE-39, and HE-40)*
- 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-11, HE-12, and HE-13)*
- Policy HE-2g Encourage the development of second units around the University, Downtown, Residential Medium (RM), and Residential High (RH) zones to provide new housing opportunities around high use areas. *(Reference Implementation Measure: HE-13)*

Policy HE-2h Encourage higher densities near the Intermodal Transit Facility and near bus stops. *(Reference Implementation Measures: HE-12, HE-13 and HE-16)*

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-23 and HE-27)*
- Policy HE-3b Preserve assisted housing identified in this document as reserved for lower-income households. *(Reference Implementation Measures: HE-17)*
- Policy HE-3c Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, mentally and developmentally disabled, farmworkers, those in need of temporary shelter, single-parent families and large families. *(Reference Implementation Measures: HE-5, HE-12, HE-13, HE-15, HE-16, HE-17, HE-18, HE-19, HE-20, HE-21, HE-23, HE-26, HE-27, HE-29, HE-30, HE-33, HE-34, HE-35, and HE-40)*
- 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-18, HE-19, HE-20, HE-21, HE-23, HE-24, HE-26, HE-27, HE-28, HE-29, HE-30, HE-33 and HE-36)*
- Policy HE-3e Implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals; assure 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-11, HE-12, HE-13, HE-15, HE-19, and HE-23)*
- 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-13, HE-16, HE-17, HE-18, HE-19, HE-20, HE-21, HE-23, and HE-26)*

GOAL HE-4: EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Arcata to assure 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-34)*
- Policy HE-4b Support state and federal mandates for fair housing practices in both public and private housing developments. *(Reference Implementation Measure: HE-33 and HE-34)*
- 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-29, HE-30, HE-35, HE-36, HE-37, and HE-40)*

GOAL HE-5: NATURAL RESOURCES AND ENERGY CONSERVATION

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.

- 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-38 and HE-39)*
- Policy HE-5b Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility cost in new development. *(Reference Implementation Measures: HE-38 and HE-39)*
- 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 Measures: HE-39)*
- Policy HE-5d Continue to require of all new development adequate provision of bicycle and pedestrian access, thereby facilitating the reduction of automobile impacts to the area. *(Reference Implementation Measure: HE-8)*

TABLE HE-2: IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-1	<p>Design Manuals</p> <p>Develop a Design Manual to explain the City review processes and design goals.</p>	<p>The City will make available a Design Manual and procedure outline to the public and developers, describing the City's requirements for the production of quality housing in the City; the Design Manual should be a compilation of hand-outs.</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. A new Design Manual 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>	General Fund.	Community Development Department, Building Division, Design Review Committee, Planning Commission, and City Council.	Ongoing. Alternative building methods design manual will be completed in 2005.	Providing 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.
HE-2	<p>Housing Condition Survey</p> <p>Identification of housing in need of rehabilitation.</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.	CDBG, HOME, Agency HPP, Earthquake Retrofit Program, etc.	Community Development Department, RCAA, HBHDC, and Environmental Services	Ongoing. Survey information incorporated into GIS in 2005. New housing condition survey by 2008	Identification of areas of the City in need of rehabilitation and documentation for funding agencies.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-3	<p>Housing Inspection and Code Enforcement Program</p> <p>Building Department inspections of rental housing to provide safe and decent rental housing in Arcata.</p>	The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to housing code complaints initiated by Arcata tenants, which will be determined at the time of the order to repair.	General Fund.	Building Division.	2007	Implement a program to complete an inspection of rental units in Arcata..
HE-4	<p>Housing Rehabilitation Program</p> <p>Provide financial assistance to owner-occupied and renter-occupied lower-income households for housing rehabilitation.</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.	CDBG Program, HOME, Agency HPP, Earthquake Retrofit Program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF).	Community Development Department.	Ongoing, Citywide (2003-2008). Target Census Tract 10 in FY 2004-2005.	Rehabilitation of 30 housing units.
HE-5	<p>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 development of a design manual 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	CDBG Program, HOME, and LMIHF.	Community Development Department.	City will work with developers and persons with disabilities throughout 2004-2008. Design manual will be completed in 2007.	Production of housing units accessible to persons with disabilities.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		<p>for low income units.</p> <p>The City shall work with persons with MCS to develop and implement an acquisition and rehabilitation program that addresses the needs and requirements of persons with MCS, utilizing the existing housing rehabilitation, First-Time Homebuyer, Community Land Trust and Multifamily New Construction programs. The City will continue to consult with MCS information programs and persons with this disability in order to remain current on the new and evolving aspects of the disability. This will assist in the development of a proper living environment for persons involved in this program.</p>				
HE-6	<p>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>Revise the General Plan for consistency between the Rural Residential zone and the Residential Very Low General Plan designation.</p>	General Fund.	Community Development Department, Planning Commission, and City Council.	Annually 2004-2008.	Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.
HE-7	<p>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.	General Fund.	Building Division, Planning Commission, and City Council.	Annually 2004-2008.	Annual evaluation of the adequacy of the City's Building and Housing Codes.
HE-8	<p>Comprehensive Land Use Code Adoption</p> <p>Replace the Land Use and Development Guide (LUDG).</p>	The Land Use and Development Guide was last up-dated and adopted by the City Council in December 1994. Many new state zoning regulations have occurred since that time. A complete review of the Guide is necessary to ensure its compliance with new state zoning regulations.	General Fund.	Community Development Department, Planning Commission, and City	2004.	A complete update of the Land Use and Development Guide of the City.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		<p>The LUDG shall be updated and replaced with a new Land Use Code (Code). The Code shall include the components identified in Implementation Measures as well as the classifying of specific special use dwellings such as farmworker housing, and emergency and transitional shelters:</p> <ul style="list-style-type: none"> • HE-11 Infill Development Program • HE-12 Mixed Use • HE-13 Second Units • HE-15 Additional Living Space in the R-R, F-H, and R-L Zones • HE-16 Small Lots, Small Unit Sizes and Reduced Parking Requirements • HE-22 Replacement of Low and Moderate-Income Housing within the Coastal Zone • HE-23 Inclusionary Requirements for Affordable Housing Development • HE-32 Density Bonus Ordinance Update • HE-38 Energy Conservation and Solar Access Requirements • HE-39 Green and Alternative Building Guidelines <p>The City shall complete a comprehensive review of the Land Use and Development Guide and amend the Guide where necessary to ensure its compliance with state zoning guidelines and with the Arcata General Plan: 2020.</p>		Council.		
HE-9	<p>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>	General Fund, LMIHF.	Community Development Department.	2005	A Residential Site Development database available for public use to assist in the development of

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		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.				housing in the City.
HE-10	<p>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>	General Fund.	Community Development Department.	Information will be updated and posted quarterly.	To make available to the public this information, public participation in housing development throughout the City may be enhanced.
HE-11	<p>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 small individual lots in the City for the development of housing.</p> <p>The City will encourage the use of infill for the development of housing, and will encourage the development of condominiums on infill lots.</p> <p>In such cases, the City may resolve conflicts between density requirements and constraints related to setbacks, open space, and parking , by relaxing or removing those constraints for both single family and multifamily dwellings.</p>	General Fund, LMIHF.	Community Development Department, Building Division and City Council.	Ongoing; setbacks, open space and parking requirements will be incorporated into Code 2004 through HE-8 .	The development of additional residential units.
HE-12	<p>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>This will be incorporated into the Comprehensive Land Use Code developed under Implementation Measure HE-</p>	General Fund.	Community Development Department, Building Division, Redevelopment Agency, Planning Commission	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional housing in the commercial areas and CBD.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		9.		and City Council.		
HE-13	<p>Second Units</p> <p>Encourage the production of second units.</p>	<p>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 provide educational materials regarding second units. 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 require new single family developments, on lots of over 5,500 square feet, to submit site plans that document where the site could accommodate a second unit. The City will remove any discretionary review processes in the Code’s design review standards for second units, including Section 4-0210.1 (b)(4) that are out of compliance with AB 1866.</p>	General Fund	Community Development Department and Building Division.	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional residential units.
HE-14	<p>Development Processing System Review Program</p> <p>Reduction in processing time for residential development.</p>	<p>Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the City. This reduction in time will reduce the cost to developers and may increase the housing production in the City.</p>	General Fund	Community Development Department.	The monitoring of plan review is an ongoing process. First attempt to reduce plan review time will occur in 2006.	The reduction of plan review time needed by City staff and housing developers.
HE-15	<p>Additional Living Space in the R-R, F-H, and R-L Zones</p> <p>Providing additional dwelling units in the R-R, F-H and R-L zones.</p>	<p>The City recognizes the high demand for additional housing, as well as the environmental and economic constraints on designating additional land for development beyond the urban core. Therefore, the Comprehensive Land Use Code shall continue to allow for the construction or conversion of existing living space to allow up to two units in the R-R, F-H and R-L zones.</p>	General Fund	Community Development Department, Building Division, Redevelopment Agency, Planning	Ongoing, incorporate into Code in 2004 through HE-8.	The development of additional living units, in conjunction with Implementation Measure HE-

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		The City will require new single family developments in the R-R, F-H and R-L zones to submit site plans that document where the site will accommodate a second unit.		Commission and City Council.		13.
HE-16	<p>Small Lots, Small Unit Sizes and Reduced Parking Requirements</p> <p>Smaller lots accommodating smaller dwelling units is one alternative to providing more housing in the City.</p>	<p>The City will investigate the feasibility of reducing the minimum lot size in the R-L and R-M zones to allow for smaller housing units. If the reduction in size appears feasible, the update to the Code under Implementation Measure HE-9 will include standards for smaller lot and dwelling unit sizes.</p> <p>The City will also analyze the feasibility of reducing parking requirements or removing parking requirements for all residential development. Reduced requirements will be for fewer on-site parking spaces. The reduced parking requirement can be used in conjunction with the standards for smaller units, to provide additional incentive to develop smaller homes. Reduced parking requirements shall be included in the update to the Code under Implementation Measure HE-9.</p>	General Fund	Community Development Department, Building Division, Redevelopment Agency, Planning Commission and City Council.	Incorporate into Code in 2004 through HE-8.	The development of smaller housing units to assist in the need for additional housing units and serve households desiring smaller lots with reduced parking standards.
HE-17	<p>Affordable Housing Preservation</p> <p>Establishment of a program to preserve affordable housing at-risk of converting to market-rate.</p>	<p>The Community Development Department will develop a program with the intent to identify funding sources for the preservation of at-risk affordable housing. The program will include notification to owners and tenants and participation in federal, state and local preservation programs. The City will assist in the preservation of any at-risk affordable housing by reserving financial assistance for these projects, if necessary. Possible programs to assist in the preservation of at-risk units are described below by unit type.</p> <p><u>Preservation of Existing Multifamily Affordable Housing</u></p> <ul style="list-style-type: none"> • Housing Rehabilitation Program, • Federal, State, local and private preservation programs, • Residential Relocation and Anti-Displacement Program, 	General Fund, LMIHF, CDBG	Community Development Department	2005	A program to assist in the preservation of at-risk housing units.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		<ul style="list-style-type: none"> • 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. 				
HE-18	<p>Land Acquisition for Housing Acquisition of vacant, under-utilized, and/or blighted properties for future development as affordable housing.</p>	<ul style="list-style-type: none"> • Monitor major and minor subdivisions and ensure that inclusionary zoning requirements are implemented; • Monitor vacant, under-utilized, and/or blighted properties 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; 	HOME, CDBG, and LMIHF.	Community Development Department	Ongoing, 2004-2008	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 2004-2008

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		<ul style="list-style-type: none"> • 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 				planning period.
HE-19	<p>Development and Acquisition of 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>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 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. 	HOME, CDBG, and LMIHF	Community Development Department	Ongoing. Condominium conversion program - 2005, Mortgage Tax Credit program -2006.	Providing 25 first-time homebuyers with downpayment assistance.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-20	<p>Development and Acquisition of Affordable Multifamily Housing</p> <p>Provide programs to develop and acquire multifamily housing to assist in the home buying opportunities for very-low, low- and moderate-income households.</p>	<p>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 for future development of multifamily affordable housing; • Planning and technical assistance to private and non-profit developers of affordable multifamily housing. 	HOME, CDBG, and LMIHF	Community Development Department	Ongoing.	Result in the production of 100 multifamily units affordable to very low and low income households.
HE-21	<p>State and Federal Grant Seeking</p> <p>Encourage and connect developers with the most feasible and appropriate available housing programs 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 for. A complete list of possible state and federal funding sources is located in the technical appendix of the Housing Element.</p>	All available federal, state and local sources.	Community Development Department and Redevelopment Agency.	Ongoing. The various funding programs will be applied for as the due dates require.	The supply of information to developers for possible funding sources.
HE-22	<p>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</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>Update the City Zoning Ordinance to include the requirement of low and moderate-income housing as</p>	General Fund	Community Development Department, Redevelopment Agency, Planning Commission and City Council.	Ongoing, incorporate into Code in 2004 through HE-8	The replacement of low and moderate-income housing due to coastal development.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	Coastal Zones.	stipulated in Article 10.7 and include a mechanism for the replacement and/or financing the replacement of housing by developers of the project.				
HE-23	<p>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 develop inclusionary zoning standards as part of the update to the Code (Implementation Measure HE-9), identifying the Inclusionary housing requirement and incentives to provide the inclusionary units. The following items will be identified in the inclusionary standards:</p> <ul style="list-style-type: none"> • Percentage of affordable units required in each development (identify minimum percentage of very low, low, and moderate income units); • Options to providing the inclusionary units on-site in the development, • Minimum threshold size of development; • Timing for construction of affordable units (e.g., prior to completion of market-rate units or prior to occupancy of market-rate units); • Period of affordability; • Exceptions to the inclusionary standards; and • Incentives to provide affordable units, further described below. <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; 	General Fund, LMIHF, CDBG, and HOME funds.	Community Development Department, Redevelopment Agency, Planning Commission and City Council.	Add the Inclusionary zoning standards to the Code in 2004 through HE-8.	The production of low and moderate-income housing in new residential development.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		<ul style="list-style-type: none"> Inclusionary zoning standards. <p>Deed restrictions or other means shall be provided to assure 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>				
HE-24	<p>Limited-Equity Cooperatives</p> <p>Encourage the development of limited-equity cooperatives as a means of providing affordable housing.</p>	<p>Continuation of City policy in the production of affordable housing by encouraging limited-equity cooperatives in Arcata. Under such an agreement, ownership is retained by a cooperative housing corporation which holds title to the housing units.</p>	General Fund	Community Development Department, Redevelopment Agency, Planning Commission and City Council.	Ongoing; will implement through affordable housing projects as appropriate.	The use of alternative methods for the production of low and moderate-income housing.
HE-25	<p>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>	General Fund, LMIHF, CDBG and HOME.	Community Development Department, Redevelopment Agency.	Ongoing; data will be included in annual report to Planning Commission and City Council.	The need for additional funding for housing assistance programs.
HE-26	<p>Community Land Trust</p> <p>Development and resale of restricted affordable housing units to low and very-low income households.</p>	<ul style="list-style-type: none"> Provide financial, planning and technical assistance to HBHDC to construct the first Community Land Trust (CLT) homes in the Windsong subdivision; 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 homes which anticipates a three-year development period; Continue to use HOME, CDBG, and/or the Low and Moderate Income Housing Fund for this purpose. 	HOME, CDBG, and LMIHF	Community Development Department, HBHDC, RCAA, Habitat for Humanity.	Ongoing, 2004-2008	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

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
						2004-2008 planning period.
HE-27	<p>Affordable Housing Trust Fund</p> <p>Development of an Affordable Housing Trust Fund.</p>	<p>The City will 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>General Fund, in-lieu fees, Local Housing Trust Fund Matching Grant Program</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p>	<p>Develop program by 2006. 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>
HE-28	<p>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 will investigate the possibility of implementing a Mobile Home Ground Lease Control Program and a Mobile Home Park Resident Ownership Program. The City will investigate the benefits and detriments of mobile home rent control that would regulate rents and/or ground leases. 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>General Fund</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p>	<p>Investigation to be completed by 2005. Ordinance to be developed by 2006, if feasible.</p>	<p>Control the rent for mobile homes and add to the supply of affordable housing in Arcata.</p>
HE-29	<p>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>General Fund, CDBG, HOME, LMIHF</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p>	<p>Ongoing.</p>	<p>The development of eight three or four bedroom units available to low income households.</p>

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-30	<p>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>	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.	General Fund. CDBG, HOME, LMIHF	Redevelopment Agency, Community Development Department, Planning Commission, City Council.	Ongoing.	The development of ten units set aside of senior households.
HE-31	<p>Promotion of Owner-Occupied Units.</p> <p>Currently only 37.5 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>	The City will investigate methods to increase owner-occupancy in the City. The City will discuss with other university towns, real estate agents, affordable housing providers, HCD, and others to identify the ways to increase owner-occupied units in the City. Options such as deed restrictions, increasing the downpayment assistance to the First-time Homebuyers Program, covenants, and restrictions (CC&Rs), assisting persons who do not qualify for the first-time homebuyers program, lease to own programs, sweat-equity programs, first right of refusal for purchase of any housing receiving City assistance, and others will be investigated.	General Fund. CDBG, HOME, LMIHF	Redevelopment Agency, Community Development Department.	Complete investigation by 2005. Implement any new programs by 2006.	Increase the proportion of owner-occupied units in the City.
HE-32	<p>Density Bonus Ordinance Update</p> <p>The City's current Density Bonus Ordinance is not in compliance with state Density Bonus law. The City will update the</p>	<p>State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices that are affordable to low-income households or 10% of the dwelling units in a project at rents/prices that are affordable to very low-income households, the local jurisdiction must permit a 25% density bonus.</p> <p>The City will update the Density Bonus Ordinance to comply with state Density Bonus law.</p>	General Fund	Community Development Department, Planning Commission, City Council.	Incorporate into Code through HE-8 in 2004.	Bring the City's Density Bonus Ordinance in compliance with state law.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	Density Bonus Ordinance to current state standards. Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to lower-income households.					
HE-33	<p>Residential Relocation and Anti-Displacement Program</p> <p>Provide financial assistance to low income households of rental occupied units who are displaced as a result of the City acquiring a property and permanently displacing the occupants or providing financial assistance to property owners who are undertaking repairs which require occupants to be temporarily relocated.</p>	<ul style="list-style-type: none"> • Implement the existing Residential Anti-Displacement and Relocation Assistance Plan that was adopted in June 19, 2002 through Resolution N0. 012-86; • Amend the Plan to include procedures for permanent displacement; and • Amend the Plan to be consistent with the State Redevelopment law concerning relocation assistance. 	CDBG, HOME, Agency HPP, Earthquake Retrofit Program, LMHIF,	Redevelopment Agency, Community Development Department, Planning Commission, City Council.	Ongoing, amend the Plan by 2005	Providing financial assistance for relocation to low income households
HE-34	<p>Housing Discrimination and Housing Equal Opportunity</p> <p>Prevent housing discrimination and promote equal housing</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	General Fund	Community Development Department.	Ongoing.	Adherence with the City's policy of fair housing practices.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
	opportunities.	<p>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 Arcata Endeavor, Redwood Community Action Agency, Arcata Counseling Services, and Northcoast Children’s Services for distribution.</p> <p>In addition, the City will continue to coordinate with the appropriate agencies, HBHDC, RCAA, Humboldt County Housing Authority, to assist and refer persons at risk of losing their housing or in need housing to these agencies.</p>				
HE-35	<p>Removal of Housing Constraints for Persons with Disabilities</p> <p>Identify and remove of possible governmental constraints to the development of housing for persons with disabilities is the intention of the City.</p>	<p>Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Arcata housing policies and practices. 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 development. The use of universal design standards will assist in the converting of housing units to accessible to persons with disabilities.</p>	General Fund	Community Development Department, Planning Commission, City Council.	The City will conduct an evaluation by January 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.	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.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-36	<p>Initiate Efforts to Address the Shelter and Other Needs of the Homeless Population</p> <p>Identify the needs of the homeless population and take actions to meet those needs.</p>	<p>The City shall develop a Homeless Shelter and Services Plan (Plan) that identifies the homeless needs of Arcata. The Plan should be designed to meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. The Plan shall quantify the shelter needs, including emergency, transitional, and permanent shelter, and shall also identify service needs, such as employment training, mental health counseling, and chemical dependency treatment, of the homeless population as well as specific actions that the City will undertake to meet those needs. The City will coordinate with organizations providing services to the homeless in the development of the Homeless Services Plan.</p> <p>The Homeless Services Plan may include 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. • Incorporate changes to the Code that would define emergency shelters; define transitional housing; define supportive housing; and identify the zoning requirements for these land uses. • 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. 	<p>General Fund, LMIHF, EHAP, HOME Tenant Based Rental Assistance, and other state/federal funds as available.</p>	<p>Community Development Department, Redevelopment Agency, Environmental Services, Planning Commission, City Council.</p>	<p>Incorporate Code text changes in 2004 and complete the Plan in 2006. Apply for EHAP funding in 2004.</p>	<p>Development of a range of emergency shelters will provide seasonal choices for the homeless. Development of transitional housing will provide extended shelter for the homeless.</p>

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
HE-37	Maintain and Preserve Existing Homeless Facilities	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.	General Fund, LMIHF, EHAP, and other state/federal funds as available.	Community Development Department, Redevelopment Agency.	Ongoing.	Continuation of existing homeless facilities and services.
HE-38	Energy Conservation and Solar Access Requirements The City shall continue to support comprehensive energy conservation and maintain conservation standards and the Solar Access requirements of the Comprehensive Land Use Code.	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.	General Fund	Community Development Department, Building Division and Environmental Services.	Ongoing, will be incorporated into Code in 2004 through HE-8.	The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.
HE-39	Green and Alternative Building Guidelines Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative building methods and materials.	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. The City will establish guidelines for new construction, and remodeling in order to promote energy efficiency and reduce building costs and promote the use of renewable energy technologies in residential and mixed use buildings and projects (e.g., solar, biomass, wind and geothermal).	General Fund	Community Development Department and Building Division.	Evaluation to be completed in 2004. Guidelines to be established in 2005.	The promotion of environmentally friendly building techniques.

#	IMPLEMENTATION MEASURES	SPECIFIC ACTION REQUIRED	FUNDING SOURCE	RESPONSIBLE PARTY	TIME FRAME	EXPECTED RESULTS
		These methods will be promoted by the City through information provided through brochures and placement on the City's web site.				
HE-40	<p>Handicapped Access Appeals Board Evaluation</p> <p>An evaluation of the Handicapped Access Appeals Board process and its effectiveness.</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.	General Fund	Community Development Department, Planning Commission, City Council.	Evaluate process by January 2005 and amend process by June 2005.	An effective and formal reasonable accommodation process and improved housing opportunities for persons with disabilities.

Quantified Objectives Summary. Based on the above objectives and past monitoring reports, the City should be able to facilitate the construction of 643 new units, assist with the rehabilitation of 30 units, and preserve 135 units between 2003 and 2008.

QUANTIFIED OBJECTIVES SUMMARY (2003-2008)

Income Group	Rehabilitation	Preservation	New Construction	TOTAL
Very-low	15	135	161	429
Low	15		103	
Moderate	0	0	109	109
Above-moderate	0	0	270	270
TOTAL	30	135	643	808

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