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**Subject:** Can New Housing Mitigate Displacement and Exclusion  
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Dear City Council Members and Planning Commission Members,

Please consider this article in conjunction with General Plan 2045 and the GAP Element:

<https://www.tandfonline.com/doi/full/10.1080/01944363.2024.2319293?scroll=top&needAccess=true>

Although Arcata is not L.A. or S.F., the area of buildable land is constricted by forested hillsides we're trying to protect for carbon sequestration/recreation and flat land threatened over the next 40 years by baked in sea level rise. In the block of Arcata where I live, I street between 16th and 17th, since 2007 I have observed both displacement and exclusion. The house across the street was a long-term rental with two units. The converted garage was usually rented by students or local workers and the main house was rented by a retired professional. When this property was sold displacing the retired professional, both units became short stay units providing increased profit for the owner. The house on the NW corner of 16th and I streets was a single story home affordable for working families. It was sold and remodeled into a 2 story with high end features and is no longer affordable for working families earning less than at least \$250,000-\$300,000/yr. This excludes single parent teachers, as I used to be, and many more working families.

Thanks for giving this article serious consideration.

Diane Ryerson, [REDACTED], Arcata, CA  
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