

City of Arcata Housing Element Technical Appendices



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APPENDIX A
HOUSING ELEMENT TECHNICAL APPENDIX

APPENDICES TABLE OF CONTENTS

APPENDIX A: HOUSING ELEMENT TECHNICAL APPENDIX

1.0	PUBLIC PARTICIPATION.....	1
2.0	REVIEW OF PREVIOUS ELEMENT.....	2
3.0	HOUSING NEEDS ASSESSMENT.....	36
4.0	ADEQUATE SITES.....	87
5.0	HOUSING CONSTRAINTS.....	96

TABLES

TABLE A-1	2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS	3
TABLE A-2	POPULATION.....	37
TABLE A-3	POPULATION BY AGE – CITY OF ARCATA.....	38
TABLE A-5	POPULATION BY RACE/ETHNICITY – CITY OF ARCATA	39
TABLE A-6	POPULATION BY RACE/ETHNICITY – HUMBOLDT COUNTY.....	39
TABLE A-7.1	EMPLOYMENT BY INDUSTRY	41
TABLE A-7.2	EMPLOYMENT BY OCCUPATION – CITY OF ARCATA	41
TABLE A-7.3	EMPLOYMENT BY OCCUPATION - CITY OF ARCATA	42
TABLE A-8	OCCUPATIONAL WAGES 2013 – NORTH COAST REGION	43
TABLE A-9	ANNUAL AVERAGE UNEMPLOYMENT IN ARCATA.....	44
TABLE A-10	JOBS/HOUSING BALANCE INDICATORS - 2014	45
TABLE A-11	HOUSEHOLDS	45
TABLE A-12	HOUSEHOLD SIZE – CITY OF ARCATA.....	46
TABLE A-13	HOUSEHOLD CHARACTERISTICS – CITY OF ARCATA.....	47
TABLE A-14	HOUSEHOLD TENURE	48
TABLE A-15	OVERCROWDED HOUSEHOLDS	48
TABLE A-16	HOUSING UNITS BY TYPE.....	49
TABLE A-17	HOUSING UNITS BY YEAR BUILT	50
TABLE A-18.1	HOUSING CONDITIONS - 2013.....	52
TABLE A-18.2	HOUSING CONDITIONS - 2013.....	53
TABLE A-18.3	HOUSING CONDITIONS.....	53
TABLE A-19	HOUSEHOLD INCOME – CITY OF ARCATA.....	54
TABLE A-20	MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE (Humboldt County) 2013	55
TABLE A-21	MEDIAN RENTAL COSTS BY HOUSING TYPE – 2013	55
TABLE A-22.1	HUMBOLDT COUNTY HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS.....	56
TABLE A-22.2	CITY OF ARCATA HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS.....	56
TABLE A-23	AFFORDABLE HOUSING COSTS - 2013.....	57
TABLE A-24	HOUSING UNIT VACANCY STATUS - 2010	59
TABLE A-25	SENIOR POPULATION TRENDS.....	60
TABLE A-26	SENIOR POPULATION BY AGE - 2013.....	60
TABLE A-27	SENIOR HOUSEHOLDERS BY TENURE (2007 - 2011 ESTIMATE).....	61
TABLE A-28	PERCENT OF SENIOR INCOME BELOW POVERTY LEVEL	61
TABLE A-29	SERVICES FOR THE ELDERLY AND/OR DISABLED - 2013	62

TABLE A-30.1 DISABILITY STATUS PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE.....	64
TABLE A-30.2 AGE AND TYPE OF SERVICES DISTRIBUTION OF DEVELOPMENTAL DISABILITY CLIENTS	65
TABLE A-30.3 AGE DISTRIBUTION OF DEVELOPMENTAL DISABILITY CLIENTS.....	66
TABLE A-30.4 TYPES OF SERVICES FOR DISABLED PERSONS.....	66
TABLE A-30.5 PERSONS WITH PHYSICAL DISABILITY BY EMPLOYMENT STATUS.....	67
TABLE A-31 SIZE OF HOUSEHOLDS.....	68
TABLE A-31.1 HOUSEHOLD SIZE BY TENURE.....	68
TABLE A-31.2 FEMALE HEADED HOUSEHOLDS.....	70
TABLE A-32.1 HUMBOLDT COUNTY POINT IN TIME HOMELESS COUNT.....	71
TABLE A-32.2 SERVICES FOR HOMELESS PERSONS - 2013.....	72
TABLE A-33 ENROLLMENT HISTORY AT HUMBOLDT STATE UNIVERSITY	74
TABLE A-34 FALL HEADCOUNTS BY STUDENT ENROLLMENT BY YEAR.....	75
TABLE A-35 STUDENT PROFILE AT HUMBOLDT STATE	75
TABLE A-36 GEOGRAPHIC ORIGIN OF CURRENT STUDENTS.....	75
TABLE A-37 SUMMARY OF CONSTRUCTION FOR THE CAMPUS MASTER PLAN	76
TABLE A-38 ASSISTED HOUSING - 2014	77
TABLE A-39 AT-RISK PROJECTS IN THE CITY OF ARCATA.....	79
TABLE A-40 PROPOSED HOUSING PROGRAM AND PREDISSOLUTION ESTIMATED EXPENDITURES	86
TABLE A-41 TOTAL VACANT RESIDENTIAL SITES CHARACTERISTICS - 2013.....	87
TABLE A-42 UNDERUTILIZED PROJECT EXAMPLES - 2013.....	91
TABLE A-43 VACANT MULTIFAMILY ZONED PARCELS WITH SITES LESS THAN ONE ACRE - 2013	93
TABLE A-44 COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES - 2014.....	94
TABLE A-45 APPROVED RESIDENTIAL DEVELOPMENTS - 2013.....	95
TABLE A-46 SUMMARY OF ADEQUATE SITES INVENTORY.....	95
TABLE A-47 LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME - 2014	98
TABLE A-48 GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS AND ALLOWABLE USES - 2013.....	99
TABLE A-49 ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES - 2013	100
TABLE A-50 RESIDENTIAL LAND USE ZONES AND DENSITIES - 2013.....	101
TABLE A-51 GENERAL PLAN RESIDENTIAL DEVELOPMENT STANDARDS	102
TABLE A-52 LAND USE CODE RESIDENTIAL DEVELOPMENT STANDARDS	103
TABLE A-53 HOUSING TYPES PERMITTED BY ZONING DISTRICT.....	109
TABLE A-54 GEOLOGIC HAZARD LAND USE MATRIX.....	113
TABLE A-55 PROPORTION OF FEE IN OVERALL DEVELOPMENT	117
TABLE A-56 TYPICAL RESIDENTIAL DEVELOPMENT FEES	117
TABLE A-57 CITY DEVELOPMENT FEES – 2014	118

APPENDIX B: ADEQUATE SITES DATA

APPENDIX C: HIGH AND MEDIUM DENSITY SITE INVENTORY MAP

APPENDIX D: LOW DENSITY SITE INVENTORY MAP

APPENDIX E: PUBLIC COMMENTS

APPENDIX F: STAKEHOLDER CONTACTS

APPENDIX G: SB 244 ANALYSIS

1.0 PUBLIC PARTICIPATION

STAKEHOLDER MEETINGS AND PLANNING COMMISSION MEETINGS

The City of Arcata solicited public participation during the formulation of the 2014-2019 Housing Element. The City conducted several stakeholder meetings to obtain input and recommendations for affordable housing development in the City. The stakeholder meetings included members from affordable and market rate housing organizations such as the Housing Humboldt, Redwood Community Action Agency, private housing developers, Area 1 Agency on Aging, Arcata House, and the local builders exchange. Regular e-mails were sent to solicit input to a broad group of housing and special needs groups, agencies and service providers. The City held four meetings with the Planning Commission that were policy focused. Based on concerns from the development community, the City Council directed staff to review the Affordable Housing (inclusionary zoning) regulations of the City's Land Use Code. Several meetings were focused on this topic. Generally the public comments were supportive of Arcata's on-going efforts to provide affordable housing. Two areas the public suggested additional policies for the City to consider were related to senior and student housing.

The public meetings during the draft stages of the Housing Element were advertised through the City website, the local newspaper, flyers, and e-mails distributed throughout the City in an attempt to reach all residents in the City. Unfortunately, these meetings did not result in a high number of public attendees and comments.

A public review draft of the Housing Element was made available on the City's website and hard copies were available for review in the Planning Department from February 7, 2014 to adoption date. Effort was made to notify all residents of the draft Housing Element's availability for review through notices in the local newspaper, postings at government offices and public libraries, and on the City's website.

PUBLIC HEARINGS

Public hearings were held to allow for public input throughout the update process. A total of ten public meetings were held before the Planning Commission and City Council on the draft document prior to its submittal to the California Department of Housing and Community Development (HCD) and at least one more public meetings will be held prior to the adoption of the Housing Element. Notice of the public hearings and the public review draft was sent to stakeholders (Appendix F).

2.0 REVIEW OF PREVIOUS ELEMENT

State law requires the City of Arcata to review its Housing Element to evaluate:

The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.

The progress of the city, county, or city and county in implementation of the Housing Element.

Appropriateness. Attainment of the City's share of the state's housing goal is met through the development and the effectiveness of the City's housing program (i.e., housing goals, policies, and programs) to assist in the development of housing for all income groups in Arcata. The effectiveness directs the City to continue the housing program and develop new or discontinue inappropriate/ineffective goals, policies, and programs.

Effectiveness. The Housing Element's effectiveness is measured here by the degree to which the program was implemented, the timeliness with which it was implemented, the impact implementation had on the stated goal of the program, and whether the program continues to be relevant with respect to satisfying state and local housing goals (Table A-1). However, many factors influence the Housing Element's effectiveness, such as market recessions, available funding programs, available lenders, available developers, and the political climate. The City has experienced many of the same economic uncertainties that the state and nation have experienced over the 2009-2014 Planning Cycle. In addition, the City's Affordable Housing Programs relied heavily on the 20% set-aside funds of its Redevelopment Agency. The City must place added emphasis on its programs and approaches to affordable housing programs in the 2014 period.

TABLE A-1 2009 HOUSING ELEMENT IMPLEMENTATION MEASURES AND ACCOMPLISHMENTS

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
HE-1 Design Manuals Develop handouts to explain the City review processes and design goals.	<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, Design Review Committee, Planning Commission, and City Council.</p> <p>Timeframe: Develop handouts by June 2010. Alternative building methods will be updated annually.</p>	<p>Progress: The City developed 27 handouts and checklists that explain the process and procedures for design review and other permits. Additional handouts are needed for plot plans, low impact development, solar access, site layout, historic preservation and other design elements. The City is currently updating the Local Coastal Plan and the City intends to include more graphics and tables to simplify the regulatory standards.</p> <p>Effectiveness: The design review handouts effectively convey the process and procedures. Staff has been producing handouts with in-house staff as time allows. For more detailed and effective handouts which illustrate the complex regulations, professional design assistance would improve the effectiveness.</p>	<p>Modify: Continue to develop additional handouts with an emphasis on graphics over text.</p> <p>Merge: Delete and merge the alternative building handout with HE-33 "Green & Alternative Building Guidelines" because there are many other examples of alternative building techniques on the web, and City resources would be better served developing handouts that address our local regulations. This area is constantly changing and the new Green Building Code has made many alternative techniques permissible.</p>
HE-2 Housing Condition Survey Identification of housing in need of	<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</p>	<p>Community Development Department, RCAA, HBHDC, and Environmental</p>	<p>Progress: Survey data was incorporated into the City's GIS database. Since 2011, an annual review of the target areas has assisted the City to identify areas of housing rehabilitation. The City</p>	<p>Modify: Modify by merging with Policy HE-4 "Housing Rehabilitation Program."</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
rehabilitation.	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.	Services. Timeframe: Ongoing. Survey information incorporated into GIS in 2010. New housing condition survey by 2014.	utilizes the CDBG Housing Condition Survey format to focus on preserving housing in need of preservation or replacement. The City provides information and assistance to persons living in the housing units in need of rehabilitation about the City's Housing Rehabilitation Program. The loss of City's Redevelopment Agency and its associated Staffing has greatly decreased the City's ability to fully implement this program. Effectiveness: As all of the surveyed units are privately owned, identification of the units is only the initial step and does not necessarily lead to direct repair and maintenance of the units.	
HE-3 Housing Inspection and Code Enforcement Program Building Department inspections of rental housing to	The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to complaints initiated by Arcata residents of housing code violations, which will be	Building Division. Timeframe: Ongoing	Progress: The City investigated and developed a draft program to require a mandatory annual inspection of all multifamily apartments with more than 4 units. The Council determined this mandatory proactive approach was not feasible because of the cost of the program, and because it was considered punitive to the majority of property owners who properly maintain their units. Based on	Modify: Retain the implementation measure but redraft to focus on 1) education; 2) tenant rights; 3) voluntary inspections; 4) flexible regulatory compliance to correct health and safety violations; 5) recorded notices of nuisance for non compliance; and 6)

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
provide safe and decent rental housing in Arcata	determined at the time of the order to repair.		<p>Council direction, the Building Official prepared "A Guide for Renters – Substandard Housing," and "Getting Repairs Corrected in Rentals" to provide information to tenants. The information is available as a handout and on the City's website, as well as HSU's Housing website. The Building Official continues to respond to housing code violations in a timely manner based on a complaint driven system.</p> <p>Effectiveness: The City's handouts and response to housing code violations have been very successful in providing safe and decent housing in Arcata. Continued training and commitment of staff resources are required to continue with the success of the code enforcement program.</p>	<p>abatement of violations on a case by case basis under the process outlined in the Municipal Code.</p> <p>Remove reference to the systematic inspection approach.</p>
<p>HE-4 Housing Rehabilitation Program</p> <p>Provide financial assistance to owner-occupied and renter-occupied lower-income households for housing</p>	<p>Continuation of existing Arcata Housing Rehabilitation Program. Continue to apply for Community Development Block Grants (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>	<p>Community Development Department.</p> <p>Timeframe: Ongoing, Citywide (2009 – 2014).</p>	<p>Progress: The City continues to seek and reallocate funding for the existing Housing Rehabilitation Program. The City was successful in obtaining HOME grant funding under the combined First Time Homebuyer/Housing Rehabilitation allocation. The City has not received direct assistance for renewable energy or energy efficiency upgrades.</p>	<p>Modify: Work to get a City staff member on the State HOME and CDBG Advisory Committees so that the City can effectively relay local, regional, and statewide programmatic issues of concern with the State program administrators, with the</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
rehabilitation.			<p>Effectiveness: This has historically been one of the most successful programs for improving the quality of housing for lower income groups. However, the loss of City's Redevelopment Agency and its associated Staffing has greatly decreased the City's ability to fully implement this program. In addition, although the City was awarded HOME grant funds, the City has thus far been unable to obtain the approval of the HOME program to utilize these important grant funds. The ever changing implementation of this program by the HOME program Staff continues to make this program less effective than it should be.</p>	<p>goal of improving access to funds and improving services to those in need.</p> <p>Add HE-2 "Housing Condition Survey" policy.</p>
<p>HE-5 Persons with Disabilities Access</p> <p>Provide housing units accessible to persons with disabilities.</p>	<p>The City shall continue to cooperate with developers in the production of dwelling units accessible to persons with disabilities. The City shall encourage developers to consider incorporating minimal changes in a percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability. The City will take an educational approach through the development of a design concepts produced in cooperation with agencies</p>	<p>Community Development Department.</p> <p>Timeframe: City will work with developers and persons with disabilities throughout 2007 – 2014 timeframe.</p>	<p>Progress: The City continues to educate and encourage housing developers to incorporate housing units accessible to persons with disabilities beyond what is required by other Federal and State requirements. The City also continues to provide financial assistance for the installation of accessible ramps for low income households.</p> <p>Effectiveness: Private development</p>	<p>Modify: Add a component to educate and encourage private developers to include "Universal Design" concepts into their housing project.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	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.		projects rarely include additional accessible housing units beyond what is required by the Building Code. Developers typically try to make units as flexible as possible to accommodate future changes/remodel. By utilizing "Universal Design" concepts, housing units are better able to change with the age, ability, and other special needs of the occupant.	
HE-6 General Plan and Housing Element Periodic Review and Update Maintain the General Plan, including the Housing Element, with current data and effective housing goals, policies, and programs.	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 to the Arcata Planning Commission and City Council as to the effectiveness of the Housing Element.	Community Development Department, Planning Commission, and City Council. Timeframe: Annually 2009 – 2014.	Progress: The City routinely reviews the General Plan and Housing Element for efficacy in achieving effective housing goals, policies and programs. The Planning Commission and City Council receive annual reports on the effectiveness of these documents. The City is currently in the process of updating its Local Coastal Program and the Planning Commission will be reevaluating and recommending amendments to the corresponding General Plan Elements during over the next two years Effectiveness: The periodic review is critical to keep the plan current and to correct problems with implementation that arise during project evaluation. The downturn in	Modify: Add review and update of the General Plan and Housing Element, and incorporated amendments upon certification of the Local Coastal Program.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
			the economy and the loss of City's Redevelopment Agency over the last Housing Element Cycle has made this reevaluation even more important.	
<p>HE-7 Uniform Building Code and Uniform Housing Code Review</p> <p>Review the California Building Code and Uniform Housing Code.</p>	<p>Annually, the City shall review the California Building Code and the Uniform Housing Code and adopt the necessary revisions to the City's Building and Housing Codes so as to further local development objectives.</p>	<p>Building Division, Planning Commission, and City Council.</p> <p>Timeframe: Annually 2009 – 2014.</p>	<p>Progress: The City reviews, and updates as necessary, the Building Code and other codes that affect housing development to further General Plan and Housing Element goals and to implement new State Building and Fire Codes. The City Council receives regular reports on the effectiveness of these documents.</p> <p>Effectiveness: Periodic review is critical to keep pace with the ever changing regulatory requirements. Over the planning period there have been numerous revisions to the building and fire codes. City Staff have attended training and it is an ongoing priority to stay current and amend the code as necessary.</p>	<p>Modify : Rename code reference to "California Building Code, California Residential Code and Uniform Housing Code." The codes are updated every three years instead of the annual update as currently drafted.</p>
<p>HE-8 Residential Site Development Program</p> <p>Identification of</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</p>	<p>Community Development Department.</p> <p>Timeframe: 2010</p>	<p>Progress: As a result of the downturn in the economy, the loss of redevelopment assistance to support the City's Inclusionary zoning requirements and other factors, the City identified that we had six</p>	<p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
vacant and under-utilized land suitable for residential development.	<p>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>subdivisions (Trillium, Mad River Parkway, Q, O, 27th, and 30th Streets, as well as the Campbell Creek apartments) that had received all discretionary approvals but were stalled. The City proactively requested that Staff meet with developers to see what could be done to either amend the conditions of approval or modifying the timing of collection of fees in order to get these residential projects under construction. Partially based on these efforts the Campbell Creek Apartments (constructed) and Mad River Parkway (improvements installed) are on track. The City continues to work on the remaining subdivisions. The City, acting as the Housing Successor Agency, has also assumed the real property assets of the former Redevelopment Agency and has begun the process of obtaining the discretionary approvals to make these vacant residential properties ready for development and disposition.</p> <p>Effectiveness: The loss of redevelopment assistance completely halted all activities on this goal for approximately two years. The City is</p>	

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
			slowly picking up the pieces; however, it will likely never be able fully bring this back to its pre-redevelopment levels.	
HE-9 Residential Development Information Program Public participation in residential development	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. 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.	Community Development Department. Timeframe: Information will be updated and posted quarterly.	Progress: Although the City implemented this program as drafted, the downturn in the economy and loss of redevelopment assistance have put a damper on investors looking to develop housing in the City. Effectiveness: This program has the potential to be very effective. As the economy continues to improve, coordinating potential investors to the existing stalled pre-approved housing developments outlined in HE-8 "Residential Site Development Program" above will likely prove to be very effective.	Continue: Continue this program as drafted.
HE-10 Infill Development Program Residential infill development.	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. The City will encourage using infill for the development of all types of housing.	Community Development Department, Building Division, and City Council. Timeframe: 2011; Ongoing including periodic updates	Progress: The City has a strong commitment to infill development, and encourages private developers to use infill development and small lots for the development of housing. The City also strongly encourages second units. The City evaluated but did not implement the specific in-fill overlay or combining zones. Instead the City	Continue: Continue this program as drafted.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	<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, and other alternative modes of transportation. The overlay zone will seek to maximize density by addressing limitations related to LUC standards, up zoning, 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, up zoning, rezoning, encouraging developer to use the Density Bonus and with additional incentives that will be developed through the final Infill Development Program.</p>	<p>of the urban vacant land available for infill project within the City.</p>	<p>amended the Land Use Code to remove the density limitations and eliminated parking for 7 or fewer units, and only requiring ½ the required spaces for more than 7 units in the Central Business District and Downtown area.</p> <p>Effectiveness: As these amendments were made within the last 6 months there has not been adequate time to fully evaluate the effectiveness of these changes. During the planning period, a 29-unit affordable senior mixed use project (Plaza Point) and several other smaller mixed use infill developments were completed around the downtown.</p>	
<p>HE-11 Mixed Use</p> <p>Mixed-use is the practice of combining commercial and retail uses with living</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</p>	<p>Community Development Department, Building Division, Redevelopment Agency, Planning Commission, and</p>	<p>Progress: The LUC includes a Commercial Mixed (CM) zoning district that is applied to neighborhood centers throughout the City. The CM district encourages and in some cases requires residential uses with the commercial</p>	<p>Modify: The City should review the lack of mixed use in the CM zoning district to determine if there are other factors that account for the lack of residential development</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
units, such as allowing living units on second floors above retail shopping.	development.	<p>City Council.</p> <p>Timeframe: Ongoing; incorporate into Code in 2004 through HE-9 "Residential Development Information Program."</p>	<p>use. The LUC contains specific land use standards for Live/Work", and "Mixed Use" to maintain a predominantly commercial use of the property while allowing residential uses. Refer to the Evaluation of HE-10 "Infill Development Program" for additional evaluation.</p> <p>Effectiveness: The effectiveness of the mixed use implementation measures vary. It has certainly encouraged and created some successful residential and commercial uses. Some of the more successful mixed use projects over the planning period are the Plaza Point, Lake, and Daggett developments. However, to date no mixed use projects have been developed specifically on the properties within the CM zoning districts. Currently the City has not approved any "Live/Work" developments although some developers have expressed an interest in developing them.</p>	<p>within the CM zoning district. The specific land use standards for "Live/Work", and "Mixed Use" should be reviewed and amendments to the LUC and GP should be approved as necessary to increase residential uses into the Mixed Use zone. Remove reference to Redevelopment Agency.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>HE- 12 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>	<p>Community Development Department.</p> <p>Timeframe: The monitoring of plan review is an ongoing process.</p>	<p>Progress: City staff continues to work to streamline the permit review procedures to minimize processing time and reduce development costs. The City amended the LUC over 18 times during the planning period. Many of these amendments were to specifically reduce regulatory requirements concerning Minor Use and Design Review Permits. These amendments have reduced the permit costs by over \$1,000 and reduced the timeline from 4 to 6 months to 2 to 4 weeks for many projects. The City also reduced processing time for developments which require a permit, but otherwise conform to City development requirements.</p> <p>Effectiveness: Although it is difficult to measure the effectiveness between the various types of projects because some issues are uniquely complex and beyond the control of the City's processing procedures, in general the City has had success in minimizing processing times by identifying the main issues and trying to resolve them before going to the review authority. In cases where there is an impasse, the issues are</p>	<p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
			presented to the review authority to get final action.	
HE-13 Additional	The City recognizes the high demand for additional housing, as well as the	Community Development	Progress: The Land Use Code continues to allow for the	Modify: The title should be revised to include other

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>Living Space in the R-R, F-H, and RL Zones</p> <p>Providing additional dwelling units in the RVL and RL zones.</p>	<p>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 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 “Design Manuals” to develop residential design manuals).</p> <p>The City will encourage the production of second unit 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 use areas. The City will also increase density in C & IL in Targeted Downtown Infill Program</p>	<p>Department, Building Division, Redevelopment Agency, Planning Commission, and City Council.</p> <p>Timeframe: Ongoing, the City will develop second unit design templates by October 2011.</p>	<p>construction or conversion of existing living space to allow up to two units in the RVL and RL zones. Zoning amendments have removed perceived barriers to development of secondary dwelling units. Pre-approved second unit designs were completed, but none were utilized by the public. The pre-approved plans became obsolete with revisions to the Building Code. The City has thus far not required new single family residential (SFR) development to submit site plans that can accommodate a future additional dwelling unit, but did amend the LUC to remove the owner occupancy requirement for second units. The City also revised the LUC to remove single family residential uses in the Industrial Limited (IL) zoning district because of the incompatibility with industrial uses.</p> <p>Effectiveness: The zone amendments were an effective measure to encourage additional dwelling units in the City by reducing permit processing costs and time.</p> <p>The effectiveness of requiring new SFR applications to show how the site can accommodate an additional</p>	<p>zoning districts besides the R-R, F-H and RL zones.</p> <p>Strike reference to encouraging 2nd units in RM and RH zones. Refocus implementation measure to second units in R-R, F-H, and R-L zones only.</p> <p>Remove reference to Redevelopment Agency.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	areas.		<p>housing unit is not measurable because it was never enacted. The pre-approved second unit plans were not successful due to the unique characteristics of each building site and the development standards already in place; i.e. incompatibility with the existing housing unit and neighborhood.</p> <p>The City has always encouraged second units even before AB 1866 and will continue to do so. As noted in HE-11 “Mixed Use” above, the City has been successful in creating additional housing units in commercial zoning districts.</p>	
<p>HE-14 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 of identifying 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>Community Development Department</p> <p>Timeframe: Ongoing.</p>	<p>Progress: The loss of City’s Redevelopment Agency has made this more difficult. However, the City was able to complete the 22 unit Sandpiper Mobile Home Park project. Although there are still several units available for sale, this project is well on its way to becoming a success. In the past the City has used its Housing Rehabilitation program to extend the term of affordability on expiring affordable housing projects. A large affordable housing rental project, which is beyond the original 30 year</p>	<p>Modify: Continue as drafted with the addition of the Mobile Home Park Program.</p> <p>Remove reference to individual programs. Instead, use all appropriate and available programs and financing at local, state, and federal levels, including grants.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	<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; and • 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 to non-profit preservation resources; and • Affordable Single-Family Housing 		<p>affordability period, recently received approval for a new community room/office. The owners are continuing to participate in the Section 8 program and consistently maintain a quality apartment complex. The City annually monitors its affordable projects.</p> <p>Effectiveness: The City's has been successful in preserving affordable housing at-risk of converting to market rate. Preserving existing projects is cost effective and has proven to be beneficial to the City, residents, and property owners.</p>	

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	Compliance Monitoring Program; • Replacement Housing Program.			
HE-15 Land Acquisition for Housing Acquisition of vacant, under-utilized, and/or blighted properties for future development as affordable housing.	The City will continue to implement the following measures for 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: <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; 	Community Development Department Timeframe: Ongoing, 2009 – 2014 as projects are processed through the Planning Department.	Progress: The City's Redevelopment Agency was very active in acquiring real property for affordable housing projects prior to the 2011 dissolution of the Agency by the State. In addition the State HOME program has eliminated the ability to acquire land unless it will be developed within 12 months of acquisition. The acquisition of new properties has been almost eliminated. The City has assumed the housing assets of the former Agency and over the next planning period plans to obtain the discretionary approval for the sites and to dispose them for housing development. The City continues to work with our non profit and for profit affordable housing providers and to extend the term of a purchase and sales agreement on a City owned property to allow development of an extremely low income housing project over the next planning period. Effectiveness: The implementation measure has been successful; however, the demise of the Redevelopment Agency and	Modify: Remove redevelopment as a source of funding and identify new funding sources for the program. Remove reference to inclusionary zoning program.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	<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. <p>When feasible and practical, the City will concentrate its efforts on small lots.</p>		regulatory restrictions by the State HOME Program will impact the community until new funding sources are realized.	
<p>HE-16 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 	<p>Community Development Department</p> <p>Timeframe: Ongoing. Condominium conversion program, Mortgage Tax Credit program</p>	<p>Progress: The City continues to use HOME, and CDBG as well as available Federal, State, and local funding to provide for the First-time Homebuyer Program and other affordable single family housing ownership opportunities in the City. The Redevelopment Agency housing fund has been dissolved according to State law. The City put a great deal of political and financial resources into salvaging the Sandpiper Mobile Home Park project due to the States action.</p> <p>Effectiveness: The program has been effective in the past, however, we have reached the point that it is much more expensive to acquire vacant land and construct new housing than it is to assist borrowers to acquire existing housing stock.</p>	<p>Modify: Remove redevelopment as a source of funding. Focus Implementation measure on assisting low income borrowers to acquire existing housing stock.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	program; <ul style="list-style-type: none"> 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; and Planning and technical assistance to private and non-profit developers of affordable single family housing. 		The City's efforts on the Sandpiper have resulted in the construction phase being completed and 10 of the 16 manufactured homes being sold to individual borrowers. Additional efforts need to continue to sell the remaining 6 manufactured homes.	
HE-17 Development and Acquisition of Affordable Multifamily Housing Provide programs to develop and acquire multifamily housing to assist in the home buying opportunities for very-low, low- and moderate-income households.	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: <ul style="list-style-type: none"> Mortgage Tax Credit program; Federal State, local and private programs to assist with affordable multifamily development; Land acquisition, including infill; Small lots for future development of multifamily affordable housing; and Planning and technical assistance to private and non-profit developers of affordable multifamily housing. 	Community Development Department Timeframe: Ongoing.	Progress: Ongoing: The City will continue to use HOME, and CDBG as well as available Federal, State, and local funding to provide the First-time Homebuyer Program and other affordable multifamily housing ownership opportunities in the City. Effectiveness: This program has been critical towards assisting the City to meet the RHNA number of units. A major accomplishment during this period was the 29-unit Plaza Point mixed use senior housing project in downtown. A significant amount of resources were devoted to this project.	Modify: Remove redevelopment as a source of funding and identify new funding sources for the program.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
HE-18 State and Federal Grant Seeking Encourage and connect developers with the most feasible and appropriate housing programs available provided by the state and federal government.	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.	Community Development Department and Redevelopment Agency. Timeframe: Ongoing. The various funding programs will be applied for as the due dates require.	Progress: The City actively coordinates with county, state and federal resources to seek available sources of funding for affordable housing developments. The City emphasizes applying for funding for extremely low-income housing units. Effectiveness: This program is a cornerstone of the City's affordable housing programs. However the loss of redevelopment has significantly reduced the City's ability to leverage State and federal grant funds.	Modify: Remove reference to Redevelopment Agency. Continue: Continue this program as drafted.
HE-19 Replacement of Low and Moderate-Income Housing within the Coastal Zone Adhere to the requirement of replacement housing for low and moderate income housing in Coastal	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.	Community Development Department, Redevelopment Agency, Planning Commission, and City Council. Timeframe: Ongoing.	Progress: The City continues to require the replacement (or refinance) of low and moderate income housing in the Coastal Zone according to State law. Effectiveness: This implementation measure is an effective method to assist the City in compliance with State law.	Modify: Remove reference to Redevelopment Agency. Continue: Continue program as drafted.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
Zones.				
<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. 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 ensure that units developed for very-low, low and moderate income persons remain available to households in those categories over time in compliance with state law. <p>The City will consider concessions relevant</p>	<p>Community Development Department, Redevelopment Agency, Planning Commission, and City Council,</p> <p>Timeframe: Ongoing.</p>	<p>Progress: With the loss of redevelopment assistance and the downturn in the economy, the City has found it difficult to implement inclusionary zone. The City Council and Planning Commission held a study Session that included this topic and the Planning Commission held additional meetings to evaluate the effectiveness of this program. The Planning Commission is recommending that Policies HE-3a and HE-3e be amended to not require mandatory inclusionary zoning.</p> <p>Effectiveness: For a variety of reasons this program has not achieved the desired outcome and developers are stating that inclusionary zoning is one of the primary reasons why they cannot get the stalled subdivisions identified in HE-8 “Residential Site Development Program” under construction.</p>	<p>Modify: Modify to initiate amendments to the LUC which would significantly modify chapter 9.32 Affordable Housing and remove mandatory inclusionary zoning requirements and instead shift towards a voluntary program with increased incentives.</p> <p>Remove reference to Redevelopment Agency.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	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.			
HE-21 Housing Market Monitoring Monitor the local housing market to evaluate the effectiveness of housing assistance.	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.	Community Development Department, Redevelopment Agency. Timeframe: Ongoing. Data will be included in annual report to Planning Commission and City Council.	Progress: The City continues to monitor housing costs on an ongoing basis. Effectiveness: This implementation measure is generally effective; however, it could be more effective by increasing coordination with the Humboldt County Board of Realtors and making the information more readily accessible to the public, private developers and housing advocates.	Modify: Increase coordination with the Humboldt Association of Realtors and making the information more readily accessible to the public, private developers, and housing advocates. Remove reference to Redevelopment Agency.
HE-22 Community	<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; 	Community Development Department,	Progress: Ongoing. Annually monitor the CLT program to identify needed adjustments to the program	Modify: Remove reference to redevelopment funding.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<p>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"> • Work with HBHDC to facilitate a “project pipeline” of affordable new owner occupied homes which anticipates a three-year development period; and • Continue to use HOME, CDBG, and/or the Low and Moderate Income Housing Fund for this purpose. 	<p>HBHDC, RCAA, Habitat for Humanity.</p> <p>Timeframe: Ongoing, 2009 – 2014</p>	<p>in areas such as financial assistance and management. The City continues to work with local non-profit partners to provide affordable housing units.</p> <p>Effectiveness: This program is an effective program to ensure the long term availability of affordable housing. However, the loss of redevelopment assistance, as well as the State HOME programs decision to not allow resale restricted units to participate in the First Time Homebuyer program will likely result in continuing the trend of allowing homeowners to sell on the open market instead of to income eligible households as the program requires.</p>	
<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>Timeframe: Develop program by 2011. Apply for matching</p>	<p>Progress: Not started. The City has been reluctant to add additional fees to the cost of development in the City in light of the poor economic conditions.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
		funds from the Local Housing Trust Fund as soon as feasible.		
<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 investigate other Parks for future resident ownership.</p>	<p>Redevelopment Agency, Community Development Department, Community Services, Planning Commission, City Council.</p> <p>Timeframe: Renovation of the two Parks to be completed by 2010. Resident participation in the City's HOP is ongoing.</p>	<p>Progress: 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 Arcata Mobile Home Park is fully occupied and the Sandpiper currently has 10 vacant spaces.</p> <p>Effectiveness: Generally the program has been effective because it upgraded an existing MH Park with new manufactured housing units. However, several circumstances caused delays in development which ultimately increased the costs. One major obstacle with the implementation of this program was the loss of Redevelopment Agency funding and the State's requirement of payment of funds already allocated to the project.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Modify to focus on retaining existing mobile home parks and discourage conversion to other uses.</p> <p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
<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>Timeframe: Ongoing.</p>	<p>Progress: The City has encouraged the development of housing units for larger households through density bonuses, reduction in parking requirements and government financing.</p> <p>Effectiveness: Most multifamily developments are constructed with two bedrooms. As Arcata is a college town we are increasingly seeing a trend towards constructing more studio/efficiency units. The Tea Gardens project constructed 3 bedroom apartments, however they were ultimately marketed and rented to individual students as fully furnished group living. This program has had mixed success. The Windsong, Janes Creek Meadow, and Plum Village projects are successful project for producing housing units for large households. However, many housing developers are focusing on development of rental units intended for non-family households. These units are generally intended as student rentals.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Continue: Continue this program as drafted.</p>

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<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>Timeframe: Ongoing.</p>	<p>Progress: The City provided financial and technical assistance to a private developer to construct 29 units of senior housing in a mixed use project across the street from a grocery store in downtown. The City is also working with a local hospital do include senior care housing as part of their hospital master plan</p> <p>Effectiveness: This program is successful because 29 affordable housing units for seniors were developed during the 2009-2014 Planning Cycle.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Continue: Continue this program as drafted.</p>
<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</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</p>	<p>Redevelopment Agency, Community Development Department, Planning Commission, City Council.</p> <p>Timeframe: Ongoing, as funding is available.</p>	<p>Progress: The City continues to promote owner occupied units. As Arcata is a college town many individuals see the financial benefit of renting their homes to students instead of selling them on the open market. The City continues to work with Humboldt State University to develop more housing on Campus and private developers to construct more apartments near campus as a strategy to increase the opportunity for more owner occupied housing units in the City.</p> <p>Effectiveness: It is unclear if the</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Delete: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
homeowners living in the City and reducing the number of absentee homeowners.	and affordable on- and off-campus options for student housing (see also HE-35 "HSU Master Planning").		City's policies have had any effect on the City owner occupancy rate.	
<p>HE-28 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</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>Timeframe: Ongoing, as funding is available.</p>	<p>Progress: The City has implemented the adopted Relocation Plan to assist displaced low income households. Over the planning period we have provided relocation assistance to occupants of the Sandpiper Mobile Home Park and provided replacement housing for other units lost as a result of City action.</p> <p>Effectiveness: The program was of great assistance to those displaced. Without this program, these individuals would have experienced great hardship.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
temporarily relocated.				
<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 appropriate agencies. The City will act as an independent third party in 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.</p> <p>The City will support housing equal opportunity programs by continuing to provide informational fair housing brochures, including tenant's rights. These will be available to the public at Arcata City Hall, Library, Arcata Transit Center and Arcata Community Center, and will also be given to local service providers such as the North Coast Resource Center, 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,</p>	<p>Community Development Department.</p> <p>Timeframe: Ongoing.</p>	<p>Progress: The City continues to coordinate and refer interested persons to the appropriate agencies regarding discrimination complaints and alleged violations of state or federal fair housing requirements. The City continues to support housing equal opportunity programs by providing informational brochures on fair housing, and tenant's rights at local public facilities and to local service providers. The City's Code Enforcement Program also provides education to individuals living in substandard housing.</p>	<p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	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-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</p>	<p>Community Development Department, Planning Commission, City Council.</p> <p>Timeframe: The City will annually review 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>Progress: The City regularly reviews its policies and regulations to ensure housing for disabled persons is not inhibited. The City has not adopted mandatory universal design standards but encourages homeowners and private developers to incorporate universal design in the remodel and new construction. All building permits are evaluated for compliance with ADA.</p> <p>Effectiveness: No specific governmental constraints regarding housing for disabled person were identified during the Planning Cycle. The evaluation of all building permits for ADA compliance is an effective tool.</p>	<p>Modify: Cross reference with HE-5 “Persons With Disability Access.”</p> <p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	to persons with disabilities.			
<p>HE-31 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>Implement the City's Homeless Services Plan (adopted in 2007) that includes the following actions:</p> <ul style="list-style-type: none"> • Participation in the County Continuum of Care efforts; • Inventory suitable sites for emergency, transitional, and supportive housing; and • 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 support 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 	<p>Community Development Department, Redevelopment Agency, Environmental Services, Planning Commission, City Council.</p> <p>Timeframe: Incorporate Code text changes by 2010. Apply for EHAP funding annually.</p>	<p>Progress: The City continues to implement the City's Homeless Services Plan. The City has adopted Land Use Code regulations which principally permits Emergency Housing in specific overlay zones and treats transitional housing like all multifamily housing. The City assisted the Arcata House partnership to lease a City owned building to do initial intake, assessment, counseling services to Homeless. In addition, the City continues to assist in the development of a 40-unit transitional shelter at the City's Arcata Bay Crossing site.</p> <p>Effectiveness: Although the transitional housing development is not complete, the City has continued to proceed with the project after the loss of redevelopment funding. The City was successful in adopting zoning regulations in compliance with State law and leasing space to the Arcata House Partnership. The City was unsuccessful in receiving CDBG funding to assist with operational funding for Arcata House.</p>	<p>Modify: Remove reference to Redevelopment Agency.</p> <p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	homeless or at risk of becoming homeless.			
<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, Environmental Services.</p> <p>Timeframe: Ongoing.</p>	<p>Progress: The City has been successful in implementing the Solar Access regulation, as well as other state regulations for energy conservation. Land Use Code regulations are in place to remove design review requirements for solar projects, thus removing a government constraint.</p> <p>Effectiveness: The implementation measure is successful and the City continues to encourage energy conservation. Projects. The City's Energy Committee continues to educate and encourage energy efficiency on private and public development projects.</p>	<p>Delete: Delete and merge with HE-33 "Green and Alternative Building Guidelines."</p>
<p>HE-33 Green and Alternative Building Guidelines</p> <p>Evaluate the use of "green" (energy-efficient and environmentally sensitive) alternative</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>Timeframe: Ongoing.</p>	<p>Progress: Although the City encourages Alternative Building methods and materials, there has not been any significant adoption of land use or building codes other than as mandated by the State.</p> <p>Effectiveness: Although the City encourages building methods that limit energy inputs and are socially responsible, the adoption of building</p>	<p>Modify: Incorporate HE-1 "Design Manuals" and HE-32 "Energy Conservation and Solar Access Requirements."</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
building methods and materials.			codes contrary to the standards and codes of the building trades organizations have been difficult to implement. The City does require City funded projects to exceed the Title 24 minimum standards.	
<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 HAAB 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 Handicapped 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</p>	<p>Community Development Department, HSU, Planning Commission, City Council.</p> <p>Timeframe: 2010; Ongoing – evaluate regularly.</p>	<p>Progress: The City continues to evaluate and revise its Handicapped Access Appeals Board (HAAB) process to ensure persons with disabilities have access to housing with reasonable accommodations. The City's Building Inspector is in the process of becoming a Certified Accessible Specialist. The City provides information on reasonable accommodations and ensures compliance to accessible requirements for its HCD funded projects.</p> <p>Effectiveness: The City's HAAB provides the public an effective program for achieving accessibility through reasonable accommodations. The City facilities and programs are also effective in addressing the needs of persons with disabilities. Having a Certified Accessible Specialist on staff will further the goal of streamlining the</p>	<p>Continue: Continue this program as drafted.</p>

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
	Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.		process for additional accessible housing opportunities.	
HE-35 HSU Master Planning Coordination and communication with HSU to ensure the needs of both the School and the City are being met.	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.	Community Development Department, HSU, Planning Commission, City Council. Timeframe: 2010; Ongoing – Evaluate regularly.	Progress: The City regularly meets with HSU administrators to work cooperatively in providing housing opportunities to the student population without undue impacts to the non-student population of the City. Effectiveness: This program is very successful because the City and HSU administrators meet to discuss housing issues, as well as other project inherently common with both entities. The City and HSU are both working on long term solutions to perceived impacts to residential neighborhoods. HSU recently completed a Student Housing Marketing Study which they shared with the City.	Continue: Continue this program as drafted.
HE- 36 Regional Housing Need Process Coordination and communication with	The City will coordinate with HCAOG by setting up monthly meetings to discuss the methodology and allocation of the County's regional housing needs and assist with the adoption of the 2007-2014 regional housing need allocation	Community Development Department, Planning Commission, City Council, HCAOG.	Progress: The City participated in assisting HCOAG with the methodology and allocation for the Regional Housing Needs Allocation. HCOAG formed a Housing Committee over the planning period and the	Continue: Continue this program as drafted.

Implementation Measures	Specific Action Required	Responsible Party	Evaluation	Continue, Modify, or Delete
HCAOG to discuss methodology for the Regional Housing Needs Allocation for Humboldt County	methodology.	Timeframe: 2007-2014, through Completion of the RHNA methodology process.	Community Development Deputy Director was the Chair for the methodology subcommittee. Effectiveness: This was a very successful implementation measure for the City as it is a way to ensure that the City is not over allocated on the total number of housing units it must plan for. In addition, actively participating with our regional partners gives us a better understanding of the housing issues confronting our region.	

3.0 HOUSING NEEDS ASSESSMENT

COMMUNITY PROFILE

The City of Arcata is located on the Northern California coast, in the west-central portion of Humboldt County, 6 miles north of the City of Eureka, the county seat. Arcata is located on U.S. Highway 101, which connects to Eureka and the San Francisco Bay Area to the south and to Crescent City and the Oregon Coast to the north. Arcata is at the western terminus of State Highway 299, which connects Arcata and the north coast to Redding and the upper Sacramento Valley to the east. Arcata is a city comprising several distinct neighborhoods and recognized community areas. While the downtown plaza is the commercial, cultural, social, and civic center of activity, residential neighborhoods and employment centers offer unique living, working, shopping, learning, recreation, and community opportunities and facilities.

Through the implementation of the General Plan, the majority of the City's growth has been, and is planned to be, located within the present city boundary and concentrated around the downtown area, existing neighborhood commercial centers, and Humboldt State University. Growth is directed to these areas because they have existing urban services and infrastructure and for the protection of agriculture, open space, and forested hillsides. In addition, the City is being proactive by preparing for potential impacts from naturally occurring sea level rise or a catastrophic tsunami event. Although the City's population is increasing slower than anticipated, the student enrollment at Humboldt State University (HSU) continues to increase steadily. Currently there are 8,293 students enrolled at HSU, with maximum enrollment limited to 8,500 (full-time equivalent) students. The enrollment increase will continue to be a factor in housing opportunities in the City.

INTRODUCTION

The Housing Needs Assessment provides a demographic profile of the City of Arcata by analyzing population and housing characteristics and identified special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

The data used in preparing the Housing Needs Assessment was taken from several sources. Although a U.S. Census was conducted in 2010, much of the data for rural areas and small communities have not been fully analyzed and/or processed. Therefore, in some cases the 2000 Census data is the bases for some of the estimates and projections. The 2000 and 2010 Census data is more accurate than the 2008 and 2013 projections. The California Department Housing and Community Development (HCD) provided "data packages" for Humboldt County, including the City of Arcata. These data packages were primarily used, however, other sources such as: 2010 U.S. Census, 2013 Nielsen Report, Employment Development Department, California Department of Housing and Community Development, California Department of Finance, HSU were used to supplement the analysis. It is important to note the data packages were based on the American Community Survey projections, which have error ranges, as well. A full citation list of sources used is included in the bibliography.

POPULATION CHARACTERISTICS

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of our community is important in determining its housing needs.

Between the 2000 and 2010 U.S. Census, Arcata's population increased by only 1.03%, or by 580 persons. This population growth is slightly lower than Humboldt County's (1.06%) between the same census periods. In comparison, the previous Planning Cycle (2009-2014) had estimated a 5.4% population increase for the City between 2000 and 2008 (0.7% annually). Arcata's population growth between 2000 and 2010 was lower than anticipated. However, the City's estimated population for 2013 is up by 605 persons since 2010 (**Table A-2**).

TABLE A-2 POPULATION

Year	Population	Change	% Change	Annual % Change
City of Arcata				
1990	15,197			
2000	16,651	1,454	9.60%	1.00%
2008	17,558	896	5.40%	0.70%
2010	17,231	-327	-1.86%	-0.93%
2013	17,836	605	3.51%	1.17%
2020	18,529	693	3.89%	0.56%
Humboldt County				
1990	119,118			
2000	126,518	7,400	6.20%	0.60%
2008	132,821	6,303	5.00%	0.60%
2010	134,623	1,802	1.36%	0.68%
2013	135,209	586	0.44%	0.15%
2020	142,100	6,891	5.10%	0.73%

Source 1990, 2000 & 2010 Census; 2008 Claritas; 2013 HCD Data Package

Population by Age. The estimated median age for the City of Arcata in 2013 was 28.6 years (**Table A-3**). The young median age for the City is likely influenced by the HSU student population living in the City. The two age groups that likely include most HSU students, ages 15 to 24 and 25 to 34, account for over half of Arcata's population. Persons aged 25 to 44 are considered to be in the family-forming age group. This age group represented an estimated 30.19% of the population in the City of Arcata in 2013. This group has seen a 30.96% growth, while persons aged 15 to 24 decreased in population between 2010 and 2013. Another important trend relates to seniors; the senior age group (65 to 74) increased by 28.38% between 2010 and 2013 and represents an estimated 5.51% of the overall population. Arcata assumes the young adult age groups will continue to be the largest population group because of the university.

TABLE A-3 POPULATION BY AGE – CITY OF ARCATA

Age Group	1990		2000		2010		2013		#	%
	#	%	#	%	#	%	#	%		
Under 5	797	5.24%	665	3.99%	622	3.61%	633	3.67%	11	1.77%
5 to 9	841	5.53%	653	3.92%	564	3.27%	590	3.42%	26	4.61%
10 to 14	697	4.59%	737	4.43%	564	3.27%	564	3.27%	0	0.00%
15 to 24	4,923	32.39%	5,874	35.28%	6,305	36.59%	5,597	32.44%	-708	-11.23%
25 to 34	2,732	17.98%	2,856	17.15%	3,192	18.52%	3,460	20.05%	268	8.40%
35 to 44	1,919	12.63%	1,773	10.65%	1,427	8.28%	1,749	10.14%	322	22.56%
45 to 54	995	6.55%	1,741	10.46%	1,571	9.12%	1,443	8.36%	-128	-8.15%
55 to 64	855	5.63%	908	5.45%	1,578	9.16%	1,616	9.37%	38	2.41%
65 to 74	903	5.94%	662	3.98%	740	4.29%	950	5.51%	210	28.38%
75 to 84	431	2.84%	594	3.57%	444	2.58%	429	2.49%	-15	-3.38%
85 and over	104	0.68%	188	1.13%	224	1.30%	223	1.29%	-1	-0.45%
Total	15,197	100.00%	16,651	100.00%	17,231	100.00%	17,254	100.00%	23	0.13%
Median Age	26.2		25.8		26.1		28.6			

Source 1990, 2000 & 2010 Census; 2013 DOF; 2013 Nielsen; HCD Data Package.

*Number change and percentage change are calculated between 2010 and 2013

Comparing 2000 with 2010 Census data for Humboldt County, it suggests that families with young children are moving out of the County while the young adult (ages 20-34) and senior populations are growing. (Note: Table A-4 Population by Age – Humboldt County, was removed).

Population by Race and Ethnicity. The City of Arcata race and ethnic characteristics are shown in **Table A-5** and Humboldt County characteristics are shown in **Table A-6**. Census respondents who report as White comprise 81% of Arcata's population, despite a decrease in this group's number (**Table A-5**). This proportion is similar to that of Humboldt County, in which "White" represented 76% of the County's total population. Black or African American and mixed race populations continue to grow slowly in Arcata. This may result from HSU's work to increase diversity on its campus. Notably, the American Indian and Alaska Native population has decreased steadily over the past 20 years. Hispanics comprise 13% of the population. The Hispanic population has nearly doubled since 1990, when it comprised 5% of the City's population.

TABLE A-5 POPULATION BY RACE/ETHNICITY – CITY OF ARCATA

Race	1990		2000		2010		2013		#	%
	#	%	#	%	#	%	#	%	Change*	Change*
White	13,923	91.60%	14,072	84.50%	14,094	81.79%	14,026	81.29%	-68	-0.48%
Black or African American	185	1.20%	259	1.60%	351	2.04%	367	2.13%	16	4.56%
American Indian, Alaska Native	408	2.70%	442	2.70%	393	2.28%	378	2.19%	-15	-3.82%
Asian	409	2.70%	378	2.30%	454	2.63%	455	2.64%	1	0.22%
Native Hawaiian or Pacific Isl.	n/a		34	0.20%	35	0.20%	37	0.21%	2	5.71%
Other Race	272	1.80%	581	3.50%	769	4.46%	817	4.74%	48	6.24%
Two or more Races	n/a	n/a	885	5.30%	1,135	6.59%	1,174	6.80%	39	3.44%
Total	15,197	100.00%	16,651	100.00%	17,231	100.00%	17,254	100.00%	23	0.13%
Ethnicity										
Hispanic Origin	721	4.70%	1,202	7.20%	2,000	11.61%	2,189	12.69%	189	9.45%
Non-Hispanic Origin	14,146	95.30%	15,449	92.80%	15,231	88.39%	15,065	87.31%	-166	-1.09%

Source: 1990, 2000, 2010 Census, and 2008 Claritas.; 2013 Nielsen

*Number change and percentage change are calculated between 2010 and 2013

TABLE A-6 POPULATION BY RACE/ETHNICITY – HUMBOLDT COUNTY

Race	1990		2000		2010		2013*		#	%
	#	%	#	%	#	%	#	%	Change**	Change**
White	107,881	90.60%	107,179	84.70%	109,920	81.65%	103,093	76.46%	-6,827	-6.21%
Black or African American	960	0.80%	1,111	0.90%	1,505	1.12%	2,166	1.61%	661	43.92%
American Indian, Alaska Native	6,568	5.50%	7,241	5.70%	7,726	5.74%	6,483	4.81%	-1,243	-16.09%
Asian	2,315	1.90%	2,091	1.70%	2,944	2.19%	3,904	2.90%	960	32.61%
Native Hawaiian or Pacific Isl.	n/a	n/a	241	0.20%	352	0.26%	412	0.31%	60	17.05%
Other Race	1,394	1.20%	3,099	2.50%	5,003	3.72%	0	0.00%	-5,003	-100.00%

TABLE A-6 POPULATION BY RACE/ETHNICITY – HUMBOLDT COUNTY

Race	1990		2000		2010		2013*		#	%
	#	%	#	%	#	%	#	%	Change**	Change**
Two or more Races	n/a	n/a	5,556	4.40%	7,173	5.33%	4,938	3.66%	-2,235	-31.16%
Total	119,118	100.00%	126,518	100.00%	134,623	100.00%	134,827	100.00%	204	0.15%
Ethnicity										
Hispanic	4,989	4.20%	7,750	6.10%	13,211	9.81%	13,831	10.26%	620	4.69%
Non-Hispanic	114,129	95.80%	118,768	93.90%	121,412	90.19%	120,996	89.74%	-416	-0.34%

Source: 1990, 2000 & 2010 Census

*2012 American Community Survey 2012 Summary file.

**Number and percentage change are calculated between 2010 and 2013

EMPLOYMENT CHARACTERISTICS

Employment trends assist the City in determining the expected housing needs of employers and employees. Importantly, this Housing Element addresses employment by industry trends to anticipate impacts on the housing market and to ensure policies and programs that adequately address the City's industries' housing needs. To do this, we look at Employment by Industry estimates (**Table A-7.1**) and Employment by Occupation estimates (**Table A-7.2**). The County data do not represent solely the unincorporated County; Arcata's numbers are included in Table A-7.1 Humboldt County data.

The top four industries in Arcata and Humboldt County are the same. Arcata's employment is predominately made up of jobs within the education, mental and physical healthcare, arts/entertainment and food service, retail trade, and professional management services industries (**Table A-7.1**).

Employment by occupation shows little change in Arcata's employment since 1990 (**Table A-7.2**). This table illustrates a relatively stable distribution of occupations between 2000 and 2008. Management, retail, and service jobs continue from previous Element periods to account for the majority of employment. Of these, office administration and support, sales, food service, and education jobs account for half of the jobs in Arcata (**Table A-7.3**). The City does not anticipate a shift in occupations within the 2014 - 2019 Planning Cycle that would significantly alter its housing needs.

TABLE A-7.1 EMPLOYMENT BY INDUSTRY

Employment by Industry	Humboldt County		Arcata	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	59,407		7,987	
Agriculture, forestry, fishing and hunting, and mining	2,543	4.3%	125	1.6%
Construction	4,787	8.1%	217	2.7%
Manufacturing	3,132	5.3%	469	5.9%
Wholesale trade	1,215	2.0%	109	1.4%
Retail trade	6,878	11.6%	933	11.7%
Transportation and warehousing, and utilities	2,788	4.7%	216	2.7%
Information	1,199	2.0%	169	2.1%
Finance and insurance, and real estate and rental and leasing	2,893	4.9%	203	2.5%
Professional, scientific, and management, and administrative and waste management services	5,091	8.6%	541	6.8%
Educational services, and health care and social assistance	14,942	25.2%	2,928	36.7%
Arts, entertainment, and recreation, and accommodation and food services	7,253	12.2%	1,194	14.9%
Other services, except public administration	3,246	5.5%	402	5.0%
Public administration	3,440	5.8%	481	6.0%

Source: (HCD Table 2) ACS DP-03 2007-2011

TABLE A-7.2 EMPLOYMENT BY OCCUPATION – CITY OF ARCATA

Occupation	1990		2000		2012	
	#	%	#	%	#	%
Management and Professional	2,144	31.16%	3,209	38.16%	3,184	39.66%
Sales and Office	1,814	26.36%	1,956	23.26%	2,058	25.64%
Services	1,361	19.78%	1,828	21.74%	1,795	22.36%
Natural Resources, Construction, and maintenance	725	10.54%	595	7.08%	490	6.10%
Production and Transport	837	12.16%	821	9.76%	501	6.24%
Total	6,881		8,409		8,028	

Source: 1990, 2000, 2010 Census, ACS 2008-2012

TABLE A-7.3 EMPLOYMENT BY OCCUPATION - CITY OF ARCATA

Occupation	2013	
	#	%
Office/Administration Support	1380	11.2
Sales/Related	987	10.6
Food Prep/Serving	932	9.2
Education/Training/Library	806	8.6
Management	756	7.2
Personal Care/Services	635	5.9
Health Practitioner/Technician	521	4.3
Construction/Extraction	376	3.4
Production	301	3.2
Maintenance Repair	278	2.8
Building Grounds Maintenance	243	2.5
Business/Financial Operations	223	2.4
Transportation/Moving	214	2.2
Healthcare Support	190	2.0
Community/Social Services	173	1.8
Architect/Engineer	155	1.7
Life/Physical/Social Science	151	1.3
Arts/Entertain/Sports	118	1.2
Computer/Mathematical	104	1.2
Protective Services	101	0.9
Farm/Fish/Forestry	79	0.8
Legal	68	11.2
Total	8,791	100

Source: 2010 Census, and 2013 Nielsen

Table A-8 illustrates the occupational wages for different occupations in the North Coast Region (Del Norte, Humboldt, Lake, and Mendocino counties) as estimated by the California Employment Development Department (EDD). Statistics for individual cities are not available for hourly wages. This table also includes the monthly housing allocation of each annual wage; 30% of a person's income is generally accepted as the amount allocated for housing. Based on a survey of apartment and home rental costs in Arcata, the average monthly rental cost is \$567 per bedroom. Therefore, the housing allocation for a one bedroom rental unit requires \$22,680 annual income. Four occupations listed in Table A-8 below do not meet the housing allocation threshold. According to the Nielsen Report (**Table A-19**), about 41% of Arcata's annual household income is less than \$25,000.

TABLE A-8 OCCUPATIONAL WAGES 2013 – NORTH COAST REGION

Occupation		Average Wage	Average Annual Income	Housing Allocation*
Civil Engineers		\$44.72	\$93,010	\$2,325
General & Operations Managers		\$39.66	\$82,500	\$2,063
Registered Nurses		\$32.64	\$67,880	\$1,697
Accountants & Auditors		\$27.41	\$57,020	\$1,426
Elementary School Teachers		Not hourly	\$56,410	\$1,410
Business Operations Specialists		\$26.80	\$55,740	\$1,394
Computer User Support Specialist		\$20.32	\$42,270	\$1,057
Heavy & tractor trailer truck drivers		\$19.35	\$40,880	\$1,022
Child, Family & School Social Workers		\$18.35	\$38,180	\$955
Construction Laborers		\$17.62	\$36,650	\$916
Bookkeeping, Accounting, Audit Clerks		\$17.05	\$35,460	\$887
Forest & Conservation Technicians		\$16.77	\$34,880	\$872
Maintenance & Repair workers		\$16.73	\$34,790	\$870
Office Clerks		\$14.10	\$29,340	\$734
Teachers Assistants		Not hourly	\$26,350	\$659
Stock Clerks & Order fillers		\$12.01	\$24,990	\$625
Retail Salepersons		\$11.35	\$23,610	\$590
Home Health Aides		\$11.19	\$23,270	\$582
Cashiers		\$10.69	\$22,240	\$556
Food Preparation Workers		\$10.07	\$20,940	\$524
Farmworkers, Laborers, Crop, Nursery		\$9.50	\$19,760	\$494
Waiter and Waitresses		\$9.41	\$19,570	\$489

Source: U.S. Labor Statistics 2012

*Assumes 30 percent of annual income is allocated to housing costs.

*North Coast Region includes Humboldt, Del Norte, Lake, and Mendocino Counties

According to Employment Development Department (EDD) the City of Arcata's unemployment rate has declined by about 3% since 2010. From 2009 to 2011, Arcata's unemployment rate was in the double digits. However, the current EDD projection has the unemployment rate at 7.7% (shown in **Table A-9**).

**TABLE A-9 ANNUAL AVERAGE
UNEMPLOYMENT IN ARCATA**

Year	Unemployment Rate
2003	7.10%
2004	6.80%
2005	6.40%
2006	5.80%
2007	6.20%
2008	6.80%
2009	10.30%
2010	10.80%
2011	10.70%
2012	9.80%
2013	7.70%

Source: Employment Development Department, 2013

Jobs/Housing Balance. The jobs/housing balance is the ratio of jobs in Arcata compared to its number of housing units. The jobs/housing balance is intended to show whether the City could theoretically provide housing for its workforce. A jobs/housing ratio greater than one, would require workers come from outside the City. A ratio less than one could suggest adequate housing for the entire workforce. However, in practice, housing choice is more nuanced.

The City of Arcata has a jobs/housing ratio of 1.03, meaning that there are 1.03 employed persons for each housing unit. This indicates a near perfect scenario with a well balanced jobs/housing balance. Therefore, Arcata's import and export of workers is minimal (**Table A-10**).

Another jobs/housing balance indicator is the ratio of persons working in their place of residence compared to the number of housing units. According to Table A-10, there were 7,987 employed persons and 7,772 housing units in the City. About 53% percent of the employed persons residing in Arcata worked in the City. Comparing the number of persons working in their place of residence and the number of housing units establishes the "worked in place of residence/housing ratio" as 0.55 in 2013. This ratio implies a lack of desirable employment opportunities in the City, or the City is a more desirable place to reside. Just about as many residents commute outside the City for employment. About 47% of Arcata's residents worked outside the City and about 36% traveled 15 to 29 minutes to their place of work.

TABLE A-10 JOBS/HOUSING BALANCE INDICATORS - 2014

Category	Number	Percentage
Housing Units	7,722	
Employed Persons	7,987	
Place of Work*		
Worked in place of residence	4,250	53.2%
Worked outside place of residence	3,737	46.8%
Travel Time to Work	Persons	Percentage
Less than 15 minutes	4,250	50.2%
15 to 29 minutes	3,021	35.7%
30 to 44 minutes	531	6.3%
45 to 59 minutes	67	0.8%
60 or more minutes	184	2.2%
Worked at home	412	4.9%
Total	8,465	100.00%
Worked in City/Housing Units	0.55	
Jobs/Housing Ratio	1.03	

Source: 2010 Census, 2012 DOF Projections, 2013 Nielsen, HCD Data Package

*Travel time within 15 minutes considered work in place of residence.

HOUSEHOLD CHARACTERISTICS

There were an estimated 7,425 households in the City of Arcata in 2013, a slight increase in the number of households (0.20% annual) from the 2010 U.S. Census (**Table A-11**). Arcata experienced a much slower growth in the number of household as compared to Humboldt County (5.02% annual). The State Department of Finance (DOF) estimates households in the City will increase 0.42% annual over the next five years, or by 155 housing units. The City's expected household growth is also about one-third the expected annual growth rate of the County.

TABLE A-11 HOUSEHOLDS

Year	Households	Change	% Change	Annual % Change
City of Arcata				
1990	6,073			
2000	7,051	978	16.10%	1.60%
2010	7,381	330	4.68%	0.47%
2013	7,425	44	0.60%	0.20%
2018	7,580	155	2.09%	0.42%

TABLE A-11 HOUSEHOLDS

Year	Households	Change	% Change	Annual % Change
Humboldt County				
1990	46,420			
2000	51,238	4,818	10.40%	1.40%
2010	56,031	4,793	9.35%	0.94%
2012	61,659	5,628	10.04%	5.02%
2020	62,052	7,658	14.10%	1.20%

Source: 1990, 2000, and 2010 Census; Claritas 2008, and 2012 DOF projections; Nielsen 2013

Household Size. The average household size for Arcata in 2013 was estimated to be 2.09, down from 2.16 in 2000. The average household size has been decreasing since 1990, but the distribution of the household sizes is relatively stable over time (**Table A-12**). Based on 2013 estimates, one and two person households consisted of nearly 74% of the households in Arcata and showed growth between 2000 and 2013. The number of three, four, five, and over seven person households decreased over this same time period.

TABLE A-12 HOUSEHOLD SIZE – CITY OF ARCATA

Household Size	1990		2000		2013		Change *	
	#	%	#	%	#	%	#	%
1 person	1,877	30.90%	2,397	34.00%	2,757	37.13%	360	15.02%
2 person	2,095	34.50%	2,567	36.40%	2,714	36.55%	147	5.73%
3 person	1,051	17.30%	1,072	15.20%	995	13.40%	-77	-7.18%
4 person	650	10.70%	656	9.30%	641	8.63%	-15	-2.29%
5 person	322	5.30%	233	3.30%	198	2.67%	-35	-15.02%
6 person	49	0.80%	56	0.80%	80	1.08%	24	42.86%
7+ person	30	0.50%	71	1.00%	40	0.54%	-31	-43.66%
Total	6,073	100.00%	7,051	100.00%	7,425	100.00%	373	5.30%
Average Household Size	2.3		2.16		2.09			

* Change calculated between 2000 and 2013

Source: 1990, 2000, Census; 2008 Claritas; 2013 Nielsen

Household Type. As shown in **Table A-13** below, the characteristics of Arcata's households have been shifting from fairly evenly disbursed family and non-family households in 1990, to predominately non-family households. Households with individuals over the age of 18 have increased by 157 between 2010 and 2013. Another household type that increased during the same time period was married couple households. This household type increased by almost 8%, or 131 households. The 2013 estimates show male households with own child under 18 years as the biggest change with an almost 41% decrease in this type of household. Although there are no 2013 estimates for householders over the age of 65, there were 1,112 of this type of household in Arcata according to the 2010 census.

TABLE A-13 HOUSEHOLD CHARACTERISTICS – CITY OF ARCATA

Household Type	1990		2000		2010		2013	
	#	%	#	%	#	%	#	%
Family Households	2,915	48%	2,815	40%	2,625	36%	2,683	36%
Married Couple Households	2,174	36%	1,824	26%	1,651	22%	1,782	66%
Married Couple with own child under 18	935	15%	728	10%	593	8%	687	26%
Female Householder with own child under 18	480	8%	498	7%	388	5%	392	15%
Male Householder with own child under 18	61	1%	160	2%	183	3%	108	4%
Non-Family Household	3,158	52%	4,236	60%	4,756	64%	4,742	64%
Householder living alone	1,877	31%	2,451	35%	2,730	37%	2,757	37%
Households with Individuals < 18 years old	1,476	24%	1,386	20%	1,275	17%	1,432	19%
Householder > 65 years of age	984	16%	1,003	14%	1,112	15%	-	-
Total Households	6,073	100%	7,051	100%	7,381	100%	7,425	100%

Source: 1990, 2000, 2010 Census, 2013 Nielsen

Household Tenure. Rental occupancy is high in Arcata (**Table A-14**). Rental occupancy has been increasing since 1990. Single family units account for approximately 42% of Arcata's housing stock (Table A-16). Multi-family unit production has outpaced single family production since 1990 (Table A-16). Arcata's owner occupied rates are consistently lower than those of Humboldt County. This is a similar trend that occurred between 1990, 2000, and 2010.

TABLE A-14 HOUSEHOLD TENURE

Household Type	2000		2010		2013	
	#	%	#	%	#	%
City of Arcata						
Occupied Housing Units	7,051	100.00%	7,381	100.00%	7,425	100.00%
Owner Occupied	2,646	37.53%	2,519	34.13%	2,504	33.72%
Renter Occupied	4,405	62.47%	4,862	65.87%	4,921	66.28%
Humboldt County						
Occupied Housing Units	51,238	100.00%	56,031	99.91%	-	-
Owner Occupied	29,534	57.64%	30,820	55.01%	-	-
Renter Occupied	21,704	42.36%	25,211	44.90%	-	-

Source: 2000, 2010 Census; 2008 Claritas; 2013 Nielsen

Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room in a housing unit.¹ Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. This may be common in low income, large family, and student households. **Table A-15** lists the City's households that are overcrowded (1.0 – 1.5 persons per room) and severely overcrowded (1.5+ persons per room). The 2010 U.S. Census data has not been analyzed for our rural community, therefore there are two projections based on the 2000 U.S. Census data. Generally overcrowding for both owner and rental units in Arcata are estimated to have been lower for 2007-2011 than in 1990 and 2000. Owner overcrowding has decreased while renter overcrowding has not.

TABLE A-15 OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total		Percentage of Total Households
	#	%	#	%	#	%	%
1990							
Owner	42	32.10%	15	18.30%	57	26.80%	2.20%
Renter	89	67.90%	67	81.70%	156	73.20%	4.50%
Total	131	61.50%	82	38.50%	213	100.00%	6.70%

¹ Room includes every room in a dwelling unit except for hallways, bathrooms, closets, and kitchens.

TABLE A-15 OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total		Percentage of Total Households
	#	%	#	%	#	%	%
2000							
Owner	36	30.00%	16	10.30%	52	18.90%	2.00%
Renter	84	70.00%	139	89.70%	223	81.10%	5.10%
Total	120	43.60%	155	56.40%	275	100.00%	7.10%
2008*							
Owner	30	13.80%	17	3.70%	47	13.90%	0.60%
Renter	79	36.20%	211	46.30%	290	86.10%	3.80%
Total	109	50.00%	228	50.00%	337	100.00%	4.40%
2007-2011 ACS Estimate*							
Owner	36	18.56%	0	0.00%	36	14.29%	0.53%
Renter	158	81.44%	58	100.00%	216	85.71%	2.33%
Total	194	100.00%	58	100.00%	252	100.00%	2.86%

Source: 1990, 2000 Census, 2008 DOF; HCD Data Package Table 3

*Household estimates: 2008: 7,650; 2007-2011: 6,783

HOUSING STOCK CHARACTERISTICS

Housing Units by Type. Table A-16 shows housing unit types in Arcata for the last 23 years. It is estimated that the City has 7,830 various types of housing units in 2013; this represents a 5.83% increase in the number of units from 2000. Between 2000 and 2013, five or more unit structure types increased by about 4%, or 76 units. The table shows that since 1990, the greatest number of housing structures have been detached single family. This trend has decreased slightly since 1990. However, the proportion of housing types has remained constant between 2008 and 2013.

TABLE A-16 HOUSING UNITS BY TYPE

Units in Structure	1990		2000		2010		2013		Change*	
	#	%	#	%	#	%	#	%	#	%
Single-family detached	2,969	47.11%	3,328	45.76%	3,311	42.88%	3,333	42.57%	22	0.66%
Single-family attached	202	3.21%	249	3.42%	495	6.41%	497	6.35%	2	0.40%
2 to 4 units	858	13.61%	1,169	16.08%	1,162	15.05%	1,170	14.94%	8	0.69%
5 or more units	1,486	23.58%	1,843	25.34%	1,865	24.15%	1,941	24.79%	76	4.08%

TABLE A-16 HOUSING UNITS BY TYPE

Units in Structure	1990		2000		2010		2013		Change*	
	#	%	#	%	#	%	#	%	#	%
Mobile Home	689	10.93%	646	8.88%	889	11.51%	889	11.35%	0	0.00%
Other (Includes RVs, Vans, Boats, etc.)	98	1.56%	37	0.51%						
Total	6,302	100.00%	7,272	100.00%	7,722	100.00%	7,830	100.00%		

*Change is calculated between 2010 and 2013.

Source: 1990, 2000 Census, HCD Data Package Table 9.

Age of Housing Stock. Similar to many cities, home building and residential subdivisions really took off after World War II in Arcata. As shown in **Table A-17**, only 16% of the City's housing units were built before 1950. In just a ten year period from 1950 to 1959, the number of housing units doubled. Between 1950 and 2000 an average of 1,190 housing units per decade were added to Arcata's housing stock. According to the Nielsen 2013 Report, only 570 new housing units were built since 2000. The majority of housing was built after 1970 (52.36%) versus pre 1970 (47.64%). A large proportion of Arcata's housing stock, 17.47% (1,356 units), was built between 1970 and 1979. About 35% of Arcata's housing stock has been built since 1980. The 2103 Nielsen Report indicates the median year built for the housing stock in the City was 1971, which signifies a relatively newer housing stock.

TABLE A-17 HOUSING UNITS BY YEAR BUILT

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	914	11.78%	11.78%
1940 to 1949	328	4.23%	16.01%
1950 to 1959	1,272	16.39%	32.40%
1960 to 1969	1,183	15.24%	47.64%
1970 to 1979	1,356	17.47%	65.12%
1980 to 1989	1,113	14.34%	79.46%
1990 to 1999	1,024	13.20%	92.65%
2000 to 2004	321	4.14%	96.79%
2005 or later	249	3.21%	100.00%
Total	7,760	100.00%	

Source: Nielsen 2013

Coastal Zone Housing Activity. Part of the southern and western area of Arcata is located within the Coastal Zone. A majority of parcels within the Coastal Zone (CZ) are designated for agriculture and natural resource uses. There are also sites designated for industrial, commercial, and residential uses in the CZ. From 1982 through 2009, 176 housing units have

been constructed in the Coastal Zone. Since 2009, an additional 61 new units were constructed in the Coastal Zone.

The City of Arcata Community Development Agency assisted in the redevelopment of an existing mobile home park (Sandpiper) located in the Coastal Zone. The project decreased the total number of units in the park from 21 to 19. The City of Arcata has identified the Crossing Bridges/Arcata Bay Crossing at 280 E Street to replace the lost housing in the coastal zone. All of the units in the Sandpiper are restricted to low/moderate residents and all of the replacement units are restricted to low income residents. No other low/moderate-income units have been authorized for demolition nor have any been converted to a nonresidential use in the Coastal Zone. While no replacement units have been required as a result of demolition/conversion activity in the Coastal Zone, 19 of the 61 new housing units in the Coastal Zone are have affordability restrictions to provide housing to low- and moderate-income households.

Condition of the Housing Stock. The condition of the City's housing stock was evaluated from the 2004 and 2009 housing condition surveys of 2,413 randomly selected housing units (about 32% of Arcata's housing units). The "windshield surveys" were evaluated using the HCD approved housing condition form. In addition, Building Department records and the age of the housing stock were also considered. The City has not required a residential structure to be demolished because of the condition of a building.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it requires Minor, Moderate, or Substantial repairs. Units with a "sound" rating are in good repair and those with a "dilapidated" rating would require major rehabilitation or destruction. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

Each structure was rated according to criteria established by HCD. There are five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." Points are added together for each unit and a designation was made as follows:

Sound	6 points or less: no repairs needed, or only one minor repair needed such as exterior painting or window repair.
Minor Repair	9-11 points: one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding or roof patching or window replacement.
Moderate Rehabilitation	12 to 39 points: two or three minor repairs needed, such as listed above.
Substantial Rehabilitation	40 to 55 points: repairs needed to all surveyed items: foundation, roof, siding, windows, and doors.
Dilapidated	56 or more points: the costs of repair would exceed the cost to replace the residential structure.

The surveys evaluated a total of 2,413 housing units (1,083 single-family, 22 second dwelling units, 1,174 multi-family, and 165 mobile homes). Of these units, 20.6% (496 units) were in need of minor repairs, 4.8% (117 units) needed moderate repairs, and 0.2% (6 units) needed substantial rehabilitation (**Table A-18.1**). Five units were determined to be dilapidated. The 2004 and 2009 surveys had distinct differences in several categories; however the 2009 survey only included approximately one quarter of the number of units as the 2004 survey. The 2004 survey determined the majority of housing units were in sound condition (85.2%) while the 2009 survey indicated the majority of housing units were in need of minor or moderate repairs (67.8%). Each survey totals were projected over the total housing units in the City.

TABLE A-18.1 HOUSING CONDITIONS - 2013

Exterior Housing Conditions

Condition	Surveyed Units				Projected to Total Units			
	2004		2009		2004		2009	
	#	%	#	%	#	%	#	%
Sound	1,629	85.2%	160	32%	6,183	85.2%	2,509	32.0%
Minor	214	11.2%	282	56.4%	812	11.2%	4,423	56.4%
Moderate	60	3.1%	57	11.4%	228	3.1%	894	11.4%
Substantial	5	0.3%	1	0.2%	19	0.3%	16	0.2%
Dilapidated	5	0.3%	0	0%	19	0.3%	-	0.0%
Total	1,913	100%	500	100%	7,261	100%	7,842	100%

Source: Pacific Municipal Consultant Housing Condition Surveys 2004 and 2008

Interior/Not Readily Visible Housing Conditions. In addition to exterior condition that is visible in a windshield survey, housing units also may need interior repairs, such as electrical, plumbing, or other improvements, that are not visible from the exterior of the unit. Older housing units were likely to be constructed with building materials that contained lead and/or asbestos, both presenting hazards. The need for updated electrical and plumbing systems, as well as the potential for presence of lead-based paint and asbestos-containing materials, is a function of the housing unit's age. The U.S. Department of Housing and Urban Development (HUD) has developed a formula for determining the number of units that may contain lead; 90 percent of units built before 1940, 80 percent of units constructed from 1940 to 1959, and 62 percent of units built from 1960 to 1979 are assumed to contain lead, with a 10 percent margin of error. For the purposes of this Housing Element, the results from the HUD formulas were used to predict housing units that may have asbestos-containing materials or need repairs, due to age, not visible from the exterior of the unit. Due to the extensive requirements and costs associated with removal of lead-based paint, all units presumed to contain lead (or to need other interior improvements) as a result of applying HUD's formula are considered to have a moderate need for rehabilitation.

A total of 3,677 housing units may require lead abatement or other interior improvements (see **Table A-18.2**). This analysis assumes that very little lead abatement has occurred in this housing stock.

TABLE A-18.2 HOUSING CONDITIONS - 2013

Interior Housing Conditions			
Year Unit Built	Number	% Lead Abatement or Other Interior Improvements	# Lead Abatement or Other Interior Improvements
Pre-1940	914	90%	823
1940 – 1959	1,600	80%	1,280
1960 – 1979	2,539	62%	1,574
Total	5,053	-	3,677

Source: Nielsen 2013 Report; HUD

Combining the results of the exterior and presumed interior studies, while somewhat speculative, suggests that much of the housing stock in Arcata may require some level of rehabilitation (**Table A-18.3**).

TABLE A-18.3 HOUSING CONDITIONS

COMBINED EXTERIOR AND INTERIOR HOUSING CONDITIONS*											
Sound		Minor		Moderate		Substantial		Dilapidated		Total	
#	%	#	%	#	%	#	%	#	%	#	%
4,546	34.90%	4,345	54.00%	3,200	10.90%	15	0.20%	1	0.00%	7,760	100
NEED FOR REHABILITATION/REPLACEMENT											
Units Needing Rehabilitation: Minor, Moderate, and Substantial										5,237	0.651
Units Needing Replacement: Dilapidated										10	0.001

Source: PMC Housing Condition Survey 2004 and 2009; Nielsen 2013 Report; HUD CHAS Table 9

*Interior and exterior need for repair were considered to overlap in the Moderate, Substantial, and Dilapidated categories.

Code Enforcement: The City conducts code enforcement on a complaint basis. The City's Building Division will conduct health and safety inspections when either the tenant or property owner provides access to the property. In some extreme the cases when there is a clear and eminent public health and/or safety issue the City will conduct inspections without a complaint filed. The City also provides free public information regarding tenant rights with substandard housing and how to get repairs corrected in rental units. The Humboldt State University provides these handouts on their Housing website as well. If code compliance is required the City has procedures to require the property owner to correct the deficiencies.

Household Income. According to the 2013 Nielsen Report (**Table A-19**), the median household income for the City of Arcata was \$34,505 in 2013, up from \$27,709 in 2008. This represents a 24.5% increase in the median income between 2008 and 2013. Humboldt County residents had a median income of \$40,682 in 2011; approximately 18% higher than Arcata's 2013 median income.

Median income in Arcata has increased, but proportional income levels remained relatively static for the lowest wage earners between 2008 and 2013; with the exception of households earning less than \$15,000, which decreased from 2008 to 2013. As shown in **Table A-19**, 40.8% of Arcata households earned less than \$25,000 annually in 2013, this is a decrease from 47.4% in 2008. This is a trend that was also shown between 2000 and 2008. Households earning more than \$50,000 annually have increased by close to 5% during the same time period

TABLE A-19 HOUSEHOLD INCOME – CITY OF ARCATA

Annual Income	1990		2000		2008		2013		#	%
	#	%	#	%	#	%	#	%	Change*	
Less than \$15,000	2,628	42.90%	2,581	36.80%	2,240	29.50%	1,564	21.06%	-676	-30.18%
\$15,000 - \$24,999	1,231	20.10%	1,126	16.00%	1,357	17.90%	1,467	19.76%	110	8.11%
\$25,000 - \$34,999	797	13.00%	897	12.80%	754	9.90%	717	9.66%	-37	-4.91%
\$35,000 - \$49,999	818	13.40%	834	11.90%	1,074	14.10%	1,193	16.07%	119	11.08%
\$50,000 - \$74,999	458	7.50%	720	10.20%	942	12.40%	1,093	14.72%	151	16.03%
\$75,000 - \$99,999	93	1.50%	529	7.50%	463	6.10%	559	7.53%	96	20.73%
\$100,000 - \$149,999	68	1.10%	223	3.20%	546	7.20%	329	4.43%	-217	-39.74%
\$150,000 or more	24	0.40%	114	1.60%	226	2.90%	369	6.76%	143	63.27%
Median Income	\$18,551		\$22,315		\$27,709		\$34,505		\$6,796	24.53%
Humboldt County Median Income	\$23,586		\$31,226		\$40,529		\$40,682 (2011)		\$153	0.38%

Source: 1990, 2000 Census, 2008 Claritas, 2013 Nielsen

*Change and percentage change are calculated between 2008 and 2013.

HCD publishes household income data annually for areas in California. **Table A-20** shows the maximum annual income level for each income group adjusted for household size for Humboldt County.

**TABLE A-20 MAXIMUM HOUSEHOLD INCOME LEVEL
BY HOUSEHOLD SIZE (HUMBOLDT COUNTY) 2013***

Household Size	Maximum Income Level		
	Extremely Low	Very Low	Lower
1-Person	\$12,050	\$20,100	\$32,100
2-Person	\$13,800	\$22,950	\$36,700
3-Person	\$15,500	\$25,800	\$41,300
4-Person	\$17,200	\$28,650	\$45,850
5-Person	\$18,600	\$30,950	\$49,550
6-Person	\$20,000	\$33,250	\$53,200
7-Person	\$21,350	\$35,550	\$56,900
8-Person	\$22,750	\$37,850	\$60,550

Source: 2013 Income Limits, Department of Housing and Community Development

* CDBG and HOME program income limits.

HOUSING COSTS AND OVERPAYMENT

For-Sale Housing Cost. The residential real estate market in the state experienced significant price inflation during the early 2000s due to low mortgage interest rates, declining inventory, and a steadily growing labor market. The “housing bubble” hit its peak around 2005 and burst in 2006. As a result, home prices have fallen dramatically throughout the state. The City is recovering from the housing market downturn.

In 2012, the mean home sales price in the City of Arcata was \$278,758, and median sales price was \$275,000 as reported by the Humboldt Association of Realtors (HAR).

Rental Housing Cost. **Table A-21** shows the 2013 rental costs in Arcata by the number of bedrooms. According to a City rental survey, the majority of rental units, for both apartments and houses, were two-bedroom units. The median rent increased from \$900 in 2008 to \$982 in 2013 for a two-bedroom apartment while the median rent decreased in the same time period from \$650 to \$583 for one-bedroom units in the City.

**TABLE A-21 MEDIAN RENTAL COSTS BY
HOUSING TYPE – 2013**

Bedroom Count	Apartment	House
1 Bedroom	\$583	\$771
2 Bedroom	\$982	\$1,033
3 Bedroom	\$1,338	\$1,575
4 Bedroom	\$1,500	\$1,788
Median	\$1,160	\$1,304
Overall Median	\$1,232	

Source: City of Arcata rental survey, 2013

Overpayment. Overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As seen in **Tables A-22.1 and A-22.2** the number of households overpaying for housing was 49.4% in Humboldt County and 59.7% for the City. Renters are more likely to overpay for housing than owners. As incomes drop, the higher chance there is to overpay for housing.

TABLE A-22.1 HUMBOLDT COUNTY HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	3515	3597	5581	4777	10549	28,019	12,692
Overpaying owner households	2440	1606	2347	2661	1584	10,639	6,394
Percentage of overpaying owners	69.4%	44.7%	42.1%	55.7%	15.0%	38.0%	50.4%
Renter Households	6,706	3,973	4,447	2,441	1,995	19,561	15,126
Overpaying renter households	6,200	3,175	2,456	917	98	12,846	11,831
Percentage of overpaying renters	92.5%	79.9%	55.2%	37.6%	4.9%	65.7%	78.2%
Total Households	10,221	7,570	10,027	7,218	12,544	47,580	27,818
Overpaying households	8,641	4,782	4,803	3,578	1,682	23,485	18,225
Percentage of overpaying households	84.5%	63.2%	47.9%	49.6%	13.4%	49.4%	65.5%

Source: ACS 2007-2011 B25106 HCD Data Package Table 4

TABLE A-22.2 ARCATA HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	232	256	404	359	1,018	2,269	892
Overpaying owner households	182	95	102	123	142	645	380
Percentage of overpaying owners	78.7%	37.1%	25.3%	34.4%	13.9%	28.4%	42.6%
Renter Households	1,597	821	947	338	209	3,912	3,365
Overpaying renter households	1,509	692	614	232	0	3,047	2,815

TABLE A-22.2 ARCATA HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Percentage of overpaying renters	94.5%	84.3%	64.8%	68.6%	0.0%	77.9%	83.7%
Total Households	1,829	1,077	1,352	697	1,227	6,182	4,257
Overpaying households	1,692	787	716	355	142	3,692	3,195
Percentage of overpaying households	92.5%	73.1%	53.0%	50.9%	11.6%	59.7%	75.0%

Source: ACS 2007-2011 B25106 HCD Data Package Table 4

Housing Affordability. Affordability is paying less than 30% of gross monthly income for housing costs. Annual income limits established by the State Department of Housing and Community Development are used to examine affordability for the designated income groups.

The median sales price for single-family homes in Arcata has stabilized since the significant increase in 2000. The median sales price for single-family homes in the City dropped to \$278,758 in 2012 as compared to 2008 when it was \$337,000. It is estimated that an annual income of approximately \$77,638 is needed to qualify for a home loan of \$275,000 (at 4.5% interest and with a 20% down payment). Approximately 1,257 households (18.72%) earned over \$75,000 in 2013 in Arcata. Based on the HCD income limits for Humboldt County (**Table A-23**), the maximum affordable sales price for a three-person, extremely low-income households is \$58,085 which is up about \$10,000 from the 2008 HCD income limits. HCD's 2013 three-person maximum affordable sales price for a very low-income household is \$96,683 (2008 = \$80,550), for a low-income household is \$154,767 (2008 = \$128,880), for a median-income household is \$220,167 (2008 = \$161,010), and for a moderate-income household is \$220,167 (2008 = \$193,410). Based on **Tables A-19** and **A-23** it would indicate that the median priced home is not affordable to three-person households except for above moderate income levels.

TABLE A-23 AFFORDABLE HOUSING COSTS - 2013

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Extremely Low								
Income Limit	\$12,050	\$13,800	\$15,500	\$17,200	\$18,600	\$20,000	\$21,350	\$22,750
Monthly Income	\$1,004	\$1,150	\$1,292	\$1,433	\$1,550	\$1,667	\$1,779	\$1,896
Monthly Rent/Payment	\$301	\$345	\$388	\$430	\$465	\$500	\$534	\$569
Maximum Sales Price	\$45,156	\$51,714	\$58,085	\$64,455	\$69,701	\$74,948	\$80,007	\$85,253

TABLE A-23 AFFORDABLE HOUSING COSTS - 2013

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Very Low								
Income Limit	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Monthly Income	\$1,675	\$1,913	\$2,150	\$2,388	\$2,579	\$2,771	\$2,963	\$3,154
Monthly Rent/Payment	\$503	\$574	\$645	\$716	\$774	\$831	\$889	\$946
Maximum Sales Price	\$75,323	\$86,003	\$96,683	\$107,363	\$115,982	\$124,601	\$133,220	\$141,839
Low								
Income Limit	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550
Monthly Income	\$2,675	\$3,058	\$3,442	\$3,821	\$4,129	\$4,433	\$4,742	\$5,046
Monthly Rent/Payment	\$803	\$918	\$1,033	\$1,146	\$1,239	\$1,330	\$1,423	\$1,514
Maximum Sales Price	\$120,291	\$137,529	\$154,767	\$171,818	\$185,683	\$199,361	\$213,227	\$226,905
Moderate								
Income Limit	\$45,696	\$52,224	\$58,752	\$65,280	\$70,502	\$75,725	\$80,947	\$86,170
Monthly Income	\$3,808	\$4,352	\$4,896	\$5,440	\$5,875	\$6,310	\$6,746	\$7,181
Monthly Rent/Payment	\$1,142	\$1,306	\$1,469	\$1,632	\$1,763	\$1,893	\$2,024	\$2,154
Maximum Sales Price	\$171,241	\$195,704	\$220,167	\$244,630	\$264,200	\$283,770	\$303,341	\$322,911

Source: 2013 Low-, Very-Low, and Extremely Low-Income Limits, HCD, March 2013

Moderate income calculated based on 120% of median using 2013 HUD Method for households.

Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30 year fixed rate mortgage at 6.0% annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes, and homeowner's insurance.

Housing Vacancy. Vacancy rates are used to compare the relationship between housing supply and demand. If the demand for housing is greater than supply, the vacancy rate is low and the price of housing increases. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020," the desirable vacancy rate in a community is five percent. Generally, when the vacancy rate drops below five percent, the demand for housing exceeds the supply of housing. Consequently, prospective buyers and renters may experience an increase in housing costs.

The vacancy rate for Arcata was 4.4%, up from the 2000 Census vacancy rate of 3.0% (**Table A-24**). Although the overall vacancy rate is closer to the desirable 5%, the rates for owner housing units is low at 1.2% while the vacancy rate for rental properties is 2.2%. The vacancy rates for rental and owner properties suggest Arcata's housing prices are higher based on a high demand with low supply.

TABLE A-24 HOUSING UNIT VACANCY STATUS - 2010

Type	Arcata		Humboldt County	
	Number	Percentage	Number	Percentage
TOTAL	7,722	100%	61,559	100%
Occupied Housing Units	7,381	95.6%	56,031	91.0%
Vacant Housing Units	341	4.4%	5,528	9.0%
For rent	110	1.4%	936	1.5%
Rented, not occupied	15	0.2%	124	0.2%
For sale only	30	0.4%	467	0.8%
Sold, not occupied	9	0.1%	139	0.2%
Seasonal, recreational, or occasional use	84	1.1%	2,247	3.7%
All other vacant	93	1.2%	1,615	2.6%
Other vacant	9	0.1%	642	1.0%
Vacancy Rate	City		County	
Owner	1.20%		1.50%	
Rental	2.20%		3.60%	
Total*	4.40%		9.00%	

Source: HCD Data Package Table 10

*Total Vacancy Rate is listed as shown on HCD Table 10.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons (including persons with developmental disabilities), large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. HCD has also indicated that in some cases special needs groups are subject to discrimination based on their special needs or circumstances. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Senior Households. In this Housing Element, seniors are defined as persons age 65 or older. It is noted that some funding programs have lower eligibility age limits. Seniors often require specifically designed housing. They may have special housing needs resulting from physical disabilities and limitations and fixed or limited income. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. While it is the general consensus that the senior population is going to increase due to the aging “baby-boom” generation, the senior population actually decreased slightly between the 2000 and

2010 U.S. Census (**Table A-25**). Nonetheless the Department of Finance estimated the 2013 senior population had increased by 13.7% between 2010 and 2013. Although Arcata's median age is 28.6, and the senior population is estimated to account for about 9% of the total population, the City anticipates faster growth in the over 65 age categories.

TABLE A-25 SENIOR* POPULATION TRENDS

Year	Population	Change	% Change	% of Total Population
1990	1,438			9.46%
2000	1,444	6	0.40%	8.67%
2010	1,408	-36	-2.50%	8.17%
2013	1,602	194	13.70%	8.98%

Source: 1990, 2000, 2010 Census, 2013 Nielsen, and DOF Projections

* Senior is 65+ years

Table A-26 indicates that the majority of the senior population in the City is female (about 55%). A proportionately higher female senior population is a trend over the past two Planning Cycles that is expected to continue. Although a smaller proportion of the total population is the over 85 years of age category, this population is expected to generally require more care. With regards to the total senior population, the percentage of persons over 85 years of age decreased between the 2008 (17.1%) and 2013 (13.92%) estimates.

TABLE A-26 SENIOR POPULATION BY AGE - 2013

Age of Seniors	Male			Female		
	#	%	% of Total Senior Population	#	%	% of Total Senior Population
65 to 74 years	455	63.73%	28.40%	495	55.74%	30.90%
75 to 84 years	181	25.35%	11.30%	248	27.93%	15.48%
85 years and over	78	10.92%	4.87%	145	16.33%	9.05%
Total	714	100.00%	44.57%	888	100.00%	55.43%
Total Senior Population			1,602			

Source: 2013 Nielsen

Another trend in the senior population age group is the tendency to own rather than rent housing. The latest estimates for Arcata expect over 86% of seniors to occupy the homes they own (**Table A-27**). This trend is also expected to continue during the 2014-2019 Planning Cycle. The senior household tenure shifted towards owner occupancy between the 2000 Census (82.5%) and the latest estimates.

TABLE A-27 SENIOR HOUSEHOLDERS BY TENURE (2007 - 2011 ESTIMATE)

Age	#	%	% of Total
Renter-Occupied Households			
65 to 74 years	39	28.26%	3.83%
75 to 84 years	76	55.07%	7.46%
85 years and over	23	16.67%	2.26%
Total	138	100%	13.54%
Owner-Occupied Households			
65 to 74 years	416	47.22%	40.82%
75 to 84 years	284	32.24%	27.87%
85 years and over	181	20.54%	17.76%
Total	881	100%	86.46%
Total Households			
65 to 74 years	455	44.65%	44.65%
75 to 84 years	360	35.33%	35.33%
85 years and over	204	20.02%	20.02%
Total	1,019	100%	100%

Source: HCD Data Package Table 6 (ACS 2011, 5 year (B25007))

Although the 2010 Census data regarding senior household income has not been analyzed for our rural community yet, the 2000 Census indicated the median income for households between the ages of 65 and 74 and over 75 was \$35,500 and \$25,428, respectively (2009-2014 Housing Element). **Table A-28** estimates 7.2% of the 65 year and older households are below the poverty level.

TABLE A-28 PERCENT OF SENIOR INCOME BELOW POVERTY LEVEL

Age Category	Humboldt	Arcata
65 years and older	7.5%	7.2%

Source: U.S. Census, 2008 ACS

Senior Housing. The City of Arcata added 28 new housing units dedicated to the senior population during the last planning cycle. Besides the Plaza Point Senior Housing project, the Bayview Courtyards is another senior housing project that has age and income restricted housing units. In addition, the Lazy J Mobile Home Park is an age restricted park providing housing opportunities to seniors. Several care facilities and service providers assist both senior and disabled persons (including persons with developmental disabilities) in Arcata (**Table A-29**). In home care services

are provided by several businesses that are located either in the City, or in surrounding communities (**Table A-29**). These types of services are designed to keep a person in the home by providing limited services at the individual's residence. One large adult day care facility provides up to 120 clients with services including medical as it is associated with the City's only hospital – Mad River Community Hospital. Three residential care facilities for senior or disabled persons are located within the City limits. These three sites provide housing and care for up to 22 persons. One small family home provides services to persons under the age of 18. The nearest nursing home is located in Eureka about 11 miles south of Arcata. Nursing homes are defined as skilled nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

TABLE A-29 SERVICES FOR THE ELDERLY AND/OR DISABLED - 2013

Facility Name	Address	Capacity	Service
Sterling House	631 13th St	8	Adult Residential Facility (age 18 to 59)
Butler Valley	380 12th St	6	Independent Care Facility
Mad River Hospital Adult Day Care	3800 Janes Rd	120	Adult Day Care day service with medical
Cunha's Small Family Home	2232 Wisteria Way	4	Small Family Home (age less than 18)
Bungalow Services, Inc.	796 18th St, Arcata		In - home service - disable
Golden Sunset Care Home	1972 Old Arcata Rd., Arcata	8	Adult Residential Facility
Mad River Hospital Home Health	4605 Valley West Blvd.		In-home service - medical
Changing Tides	2259 Myrtle Ave., Eureka		In-home respite services for children and adults with disabilities.
Humboldt Caregivers	P.O. Box 163, Trinidad		In-home supported living service
Dawnings Supported Living	1465 G St. Arcata		In-home supported living service
Redwood Coast Regional Center	525 Second St, Suite 300, Eureka		CA Dept of Developmental Services contract
Trumpet Behavioral Health	901 O St Arcata		Office and in-home service - Autism
Consumer Credit Counseling	1309 11th St Suite 104		Office service - Money Management - Housing
Chase Inc. Services	5610 W. End Rd, Arcata		Office service - Employment and Life Skills
Pathways Crisis Response	1465 G St		Office Service - disable
Multiplicity Therapeutic Services	1033 G St. Arcata		Office and in-home service - Autism

TABLE A-29 SERVICES FOR THE ELDERLY AND/OR DISABLED - 2013

Facility Name	Address	Capacity	Service
Insight Community Living	5201 Carlson Park Dr. Suite A, Arcata		In-home supported living services

Source: State of California Community Care Licensing Division

https://secure.dss.cahwnet.gov/cclid/securenet/cclid_search/cclid_search.aspx

<http://redwoodcoastrc.org/>

Disabled Persons. A disability is a mental or physical condition that limits a major life activity. According to the California Government Code, a "disability" is any physical or mental disability. A "mental disability" is any mental or psychological disorder or condition that limits a major life activity. A "physical disability" is any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body. California Government Code defines a disability as a mental, physical, or health condition that lasts over six months and an individual may have more than one disability. SB 812 took effect in 2011 and requires housing elements to evaluate the special needs of persons with developmental disabilities as well. "Developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Although the US Census data does not include the specific information regarding developmental disabilities, the California Department of Developmental Services (DDS) has data on the number of persons served by zip code or city.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing considerations related to limited earning capacity, the need for accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of housing depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance may need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include wide doorways and hallways, ramps, bathroom accommodations (i.e., countertops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms with flashing lights.

Persons with multiple chemical sensitivity syndrome (MCS) require housing that is environmentally sensitive. MCS sufferers report hypersensitivity to a wide variety of substances. Housing built to serve persons with MCS must be specially designed to consider the effects of the building materials on individual chemical sensitivity levels.

As noted in earlier sections, the 2010 US Census data has not been fully analyzed and published for many of the detailed attributes for rural communities. Thus, the 2000 Census data is used to project one of six disability types - sensory, physical, self-care, mental, go-outside-home, and

employment for the 2014-2019 Planning Cycle. There were 4,913 disabilities counted in Arcata (**Table A-30.1**). An individual may have more than one type of disability, thus accounting for the higher number of disabilities than people with a disability. Table A-30.1 compares the City's type and age distribution with those of Humboldt County. For the most part, the City reflects very similar proportion distribution as Humboldt County. However, mental disabilities in Arcata's population is 4% higher than the County's for the 5-64 age category. The City has 3% less physical disabilities than the County in the same age category. About 948 persons between the ages of 16 and 64 had an employment disability (6.5% of total population).

According to the 2009-2014 Housing Element: about 1,191 people had at least one physical disability; females represented 53% of the disabled population; and 80.7% earned wages below the poverty level.

TABLE A-30.1 DISABILITY STATUS
PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE

	Humboldt County		Arcata		
	Number	Percent	Number	Percent	% of Total Population*
Total Disabilities Tallied	50,106	100.00%	4,913	100.00%	29.51%
Total Disabilities for Ages 5-64	36,047	71.94%	3,526	71.77%	24.25%
Sensory Disability	2,855	5.70%	328	6.68%	2.26%
Physical disability	8,959	17.88%	728	14.82%	5.01%
Mental disability	6,956	13.88%	892	18.16%	6.13%
Self-care disability	2,377	4.74%	186	3.79%	1.28%
Go-outside-home disability	4,601	9.18%	444	9.04%	3.05%
Employment disability	10,299	20.55%	948	19.30%	6.52%
Total Disabilities for Ages 65 and Over	14,059	28.06%	1,387	28.23%	96.05%
Sensory Disability	2,516	5.02%	196	3.99%	13.57%
Physical disability	4,839	9.66%	471	9.59%	32.62%
Mental disability	1,853	3.70%	184	3.75%	12.74%
Self-care disability	1,617	3.23%	205	4.17%	14.20%
Go-outside-home disability	3,234	6.45%	331	6.74%	22.92%

Source: 2000 Census P041

HCD Data Package Table 12

* Based on 2000 Census population for Arcata

The HCD data package provided information on developmental disabilities for the 95521 zip code. Arcata is the largest population base for the 95521 zip code and accounts for about 82% of the population within 95521. Table **A-30.2** is a breakdown of the age and type of services for developmental disability clients. It is estimated that less than 1% of the City's population receives services for a developmental disability. Of the estimated 123 developmental disability clients, about 53% rely on home parent or guardian services. About 37% of the clients live in "independent living" residences.

TABLE A-30.2 AGE AND TYPE OF SERVICES DISTRIBUTION OF DEVELOPMENTAL DISABILITY CLIENTS

Age of Clients	Type of Service Residence	Number of Clients within 95521	Estimated Number of Clients within City*
22 to 31 yrs	Community Care	1	0.8
32 to 41 yrs	Community Care	2	1.6
52 to 61 yrs	Community Care	5	4.1
62 and Older	Community Care	1	0.8
0 to 2 yrs	Home Parent/Guardian	2	1.6
3 to 5 yrs	Home Parent/Guardian	8	6.6
6 to 9 yrs	Home Parent/Guardian	14	11.5
10 to 13 yrs	Home Parent/Guardian	9	7.4
14 to 17 yrs	Home Parent/Guardian	16	13.1
18 to 21 yrs	Home Parent/Guardian	4	3.3
22 to 31 yrs	Home Parent/Guardian	18	14.8
32 to 41 yrs	Home Parent/Guardian	2	1.6
42 to 51 yrs	Home Parent/Guardian	4	3.3
52 to 61 yrs	Home Parent/Guardian	1	0.8
62 and Older	Home Parent/Guardian	1	0.8
32 to 41 yrs	Independent Care Facility	1	0.8
42 to 51 yrs	Independent Care Facility	2	1.6
52 to 61 yrs	Independent Care Facility	3	2.5
18 to 21 yrs	Independent Living	1	0.8
22 to 31 yrs	Independent Living	13	10.7
32 to 41 yrs	Independent Living	14	11.5
42 to 51 yrs	Independent Living	15	12.3
52 to 61 yrs	Independent Living	10	8.2
62 and Older	Independent Living	3	2.5
Total		150	123

Source: HCD Data Package Table 13

* Based on 82% of 95521 zip code population

Table A-30.3 is a breakdown of the age distribution for developmental disability clients in the City. The highest number of developmental disability occurs in the 6 to 13 year age groups where it averages about 29 clients per year. The data suggests the number of clients in Arcata starts to decline as they age around age 22 to 31 where each age year averages to about 20 clients. By the age category 52 to 61 years of age the number of clients per year of age drops to 12, less than half the client population for the 6 to 13 year age categories.

**TABLE A-30.3 AGE DISTRIBUTION OF DEVELOPMENTAL
DISABILITY CLIENTS***

Age	Number of Clients within 95521 zip code	Number of Clients within City*
0 to 2 yrs	4	3
3 to 5 yrs	81	66
6 to 9 yrs	107	88
10 to 13 yrs	106	87
14 to 17 yrs	103	84
18 to 21 yrs	96	79
22 to 31 yrs	215	176
32 to 41 yrs	173	142
42 to 51 yrs	145	119
52 to 61 yrs	137	112
62 and Older	76	62
Total	1243	1019

HCD Data Package Table 14

* Based on 82% of 95521 zip code population

Table A-30.4 illustrates the City's disabled clients are primarily served by a parent or guardian, or in home support care services versus facilities away from the clients home.

TABLE A-30.4 TYPES OF SERVICES FOR DISABLED PERSONS

Type of Service	Number of Clients in 95521 zip code	Number of Clients in City*
Community Care	9	7
Home Parent/Guardian	79	65
Independent Care Facility	6	5
Independent Living	56	46
Other	0	0

TABLE A-30.4 TYPES OF SERVICES FOR DISABLED PERSONS

Type of Service	Number of Clients in 95521 zip code	Number of Clients in City*
Skilled Nursing Facility	0	0
Total	150	123

Source: HCD Data Package Table 14

* Based on 82% of 95521 zip code population

About 36% of the persons with a disability in the City are not employed (Table A-30.5). There are about 258 disabled persons with employment; about 15% less than those unemployed. However, these figures are skewed because the age category includes ages not typically associated with employment.

TABLE A-30.5 PERSONS WITH PHYSICAL DISABILITY BY EMPLOYMENT STATUS

	Humboldt County		Arcata	
	#	%	#	%
Age 5-64, Employed Persons with a Disability	2,665	19.31%	258	21.52%
Age 5-64, Not Employed Persons with a Disability	6,069	43.98%	432	36.03%
Persons Age 65 Plus with a Disability	4,839	35.07%	471	39.28%
Total Persons with a Physical Disability	13,573	98%	1,161	97%
% of Total Population Over Age 5 (Civilian Non-institutional)	0.07%		0.00%	

Source: HCD Data Package Table 11 - 2000 Census

Table A-31 compares household size and occupancy characteristics for Humboldt County and the City. As indicated in Table A-14 and Table A-31 below, Arcata has a higher percentage of rental housing units than owner occupied. Most of the owner occupied and rental housing units in Arcata are two person and one person. These two household types comprise about 72% of the owner, and 74% of the rental units

TABLE A-31 SIZE OF HOUSEHOLDS

Size of Household	Humboldt	Arcata
Total:	53,724	6,783
Owner occupied:	30,802	2,471
1-person household	8,187	794
2-person household	12,919	986
3-person household	4,588	395
4-person household	3,253	220
5-person household	1,215	66
6-person household	397	10
7-or-more person household	243	0
Renter occupied:	22,922	4,312
1-person household	9,150	1,722
2-person household	6,420	1,495
3-person household	3,377	712
4-person household	2,620	278
5-person household	998	57
6-person household	211	39
7-or-more person household	146	9

Source: HCD Data Package Table 6

TABLE A-31.1 HOUSEHOLD SIZE BY TENURE

	Humboldt County	Arcata
Owner	#	#
Householder living alone	8,187	794
Households 2-4 persons	20,760	1,601
Large Households 5+ persons	1,855	76
Rental		
Householder living alone	9,150	1,722
Households 2-4 persons	9,797	2,207
Large Households 5+ persons	1,355	105

TABLE A-31.1 HOUSEHOLD SIZE BY TENURE

	Humboldt County	Arcata
Total		
Householder living alone	17,337	2,516
Households 2-4 persons	30,557	3,808
Large Households 5+ persons	3,210	181

HCD Data Package

Large Family Households. Large family households, defined as households of five or more persons who are related, are considered a special needs group because there is generally a limited supply of adequately sized housing to accommodate their needs. According to the 2013 Nielsen Report, the average household size in Arcata is 2.09 (**Table A-12**). Of the 6,505 households listed in **Table A-31.1**, 181 households or 2.8% are considered large family households. Therefore, market pressure to develop large family units is limited. As noted in former Housing Elements, there are currently not enough large renter housing units (those with five or more bedrooms) to accommodate families of seven or more persons. The City has assisted with the development of housing for larger households, such as the Courtyard in Arcata project which has eight four-bedroom two-bath units for low-income households. Zoning accommodates large family housing in both multi-family and single-family zones.

Single-Parent and Female-Headed Households. Single-parent households with children under the age of 18 living at home include both male- and female-headed households. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often challenging for single-parent households. Because average wage disparities in gender – female-headed households are assessed. Additionally, single-parent households have special needs involving access to child care, health care, and other supportive services.

Tables A-13 and A-31.2 provides information on the single parent and female headed households. Although the total number of households listed in the two tables vary greatly, the female headed households are consistently the majority of the single parent households. According to HCD's data package, of the 921 female headed households in the City, almost 40% of them (366) are under the poverty level.

TABLE A-31.2 FEMALE HEADED HOUSEHOLDS

Householder Type	Humboldt County		Arcata	
	#	%	#	%
Female Headed Householders	6,537	20.6%	921	32.4%
- With Children	4,537	14.3%	505	17.8%
- Without Children	2000	6.3%	416	14.6%
Total Householders	31,619	100%	2,842	100.0%
Female Headed Householders under the poverty level	2,269	7.2%	366	12.9%
Total families under the poverty level	3,900	12.3%	475	32.4%

Source: HCD Data Package Table 8 ACS 2007-2011 B17012

Agricultural Workers. Employees of nearby farms may reside within the city limits. For example, Sun Valley Floral Farms employs between 400 employees year round and increasing to 700 for seasonal work in January. These employees may live in Arcata or other surrounding communities such as McKinleyville, Eureka, and Fortuna. The City's zoning ordinance allows "farmworker housing for agricultural activities on-site" in the agricultural zoning districts with a Use Permit and or Coastal Development Permit. In addition to the farmworker housing allowed by the zoning ordinance in accordance with the provisions of Government Code §65589.5, additional housing for agricultural workers is allowed in all multifamily zones in the City.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to **Tables A-7.1 – A-7.3**, the City has about 125 persons employed in the "Agricultural, forestry, fishing, hunting and mining industry. The number of persons employed in the "farming, fishing and forestry" occupation in Arcata were around 208 in 1990, 2000 and 2008. The 2013 Nielsen Report estimates the number of persons employed in these occupations dropped 79 in 2013. According to the Employment Development Department, there were 1,300 persons in Humboldt County total farm employment in 2007. Many of the farms do not employ workers year-round, with up to half the workers employed by a single farm for less than 150 days per year. However, it is possible that workers may work at more than one farm throughout the year. This conclusion is substantiated by monthly EDD data that shows for the year 2007, the maximum monthly farm employment was 1,400 persons, while the minimum monthly farm employment was 1,100 persons which only occurred two months out of the year

Agricultural employment in Humboldt County is not primarily seasonal crop employment, as is the case in other areas of California. Rather, the top ranking crop in Humboldt County is timber, which accounted for \$62 million in crop value in 2012 which is down considerably from

\$178 million in crop value countywide in 2006. The 2012 Crop and Livestock Report for Humboldt County indicates the second and third highest valued crops are livestock (\$58.7 million) and milk and milk products (\$58.4 million).

The majority of farmworkers living in Arcata are not migrant or seasonal farmworkers and do not have any known special housing needs. Based on the trends, the City projects that the persons employed in the agricultural business will decrease in the coming years. Therefore, no additional housing would be needed for agricultural workers in Arcata.

Homeless Persons. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due both to the diversity and complexity of factors that lead to homelessness and to the issues surrounding the siting of facilities that serve homeless clients. The City of Arcata is a member agency with the Humboldt Housing and Homeless Coalition (HHHC), the County's federally designated Continuum of Care. HHHC has conducted Point in Time Count surveys to estimate the number of people without housing.

Table A-32.1 shows the Point in Time Counts (PITC) for several years. The January 2013 PITC for Humboldt County shows 1,539 homeless persons. This is slightly down from the 2009 and 2011 years. The County's homeless population increases by about 1.4% in the summer months. It is estimated that Arcata accounts for about 13% of Humboldt County's total homeless population. Thus the 2013 PITC estimates the homeless population in Arcata to be 100 during the winter months and peak at 265 in the summer months. These numbers are expected to increase at a rate of 1 percent per year. The 2013 PITC showed a significant decrease in homeless males while there was a significant increase in the female homeless population. The number of homeless families has been increasing over the past four years. HHHC recognized the increase in homeless persons under the age of 20. They report that younger homeless persons typically avoid areas of older homeless persons. Therefore, the 2013 PITC worked closely with educators and other advocates to ensure the PITC had a representative sample of the under 20 age group.

TABLE A-32.1 HUMBOLDT COUNTY POINT IN TIME HOMELESS COUNT

	2009	2011	2013
Total Count	1,913	1,626	1,539
Male	62%	63%	36%
Female	38%	36%	34%
Homeless w/family	28%	33%	37%
Homeless individuals	69%	67%	63%
Age			
< 20	6%	8%	19%

TABLE A-32.1 HUMBOLDT COUNTY POINT IN TIME HOMELESS COUNT

	2009	2011	2013
20 - 29	23%	21%	23%
30 - 39	22%	21%	18%
40 - 49	26%	22%	17%
50 - 59	19%	23%	17%
60 +	5%	5%	7%

Source: Humboldt County Plan to End Homelessness, Oct 2013

California law requires Housing Elements to estimate the need for emergency shelter for homeless people. The City adopted a zoning ordinance that fully addresses SB2 in 2009. Section 9.42.200 of the Land Use Code incorporated the SB 2 language, identifies standards for location, design, and operating standards; and identified 14 parcels on which emergency shelters, transitional housing, and supportive housing are principally permitted. There are a variety of resources in the City of Arcata that provide services for homeless persons (**Table A-32.2**). The City leases property to the Arcata House Partnership which provides transitional housing for families and individuals and permanent supportive housing for the chronically homeless and disabled. Humboldt All-Faith Partnership's Arcata Night Shelter facilities are located on Boyd Road just outside of city limits. An extreme weather program is operated by Humboldt All-Faith Partnership to temporarily house homeless person during extreme weather conditions.

TABLE A-32.2 SERVICES FOR HOMELESS PERSONS - 2013

Facility Name	Address	Capacity	Service
Arcata House Partnership	1005 11th St & 501 9th St (office)	19 Units; 25 chronically homeless beds	Permanent Supportive Housing for chronically homeless individuals; Supportive Services.
Housing Humboldt (former Humboldt Bay Housing Development Corporation)	Various Address; 1005 11th St	4 units	Permanent Supportive Housing for chronically homeless individuals.
Churches	Various addresses	50	Lodging and meals
North Coast Substance Abuse Services (Crossroads)	Eureka	Varies	Transitional Housing for chronically homeless women with substance abuse disorders or with mental illness and substance abuse disorders.
Redwood Community Action Agency	Eureka	Varies	Transitional Housing for chronically homeless individuals, youth and families.

TABLE A-32.2 SERVICES FOR HOMELESS PERSONS - 2013

Facility Name	Address	Capacity	Service
Humboldt County Dept of Health and Human Services (DHHS) Public Health	Eureka	4 units	Permanent Supportive Housing for chronically homeless persons with HIV/AIDS.
DHHS Mental Health - Street Outreach Services	Eureka	11 units	Permanent Supportive Housing for chronically homeless persons with serious mental illness receiving services from Mental Health
DHHS	Eureka		Humboldt Housing Homeless Coalition Plan; Continuum of Care Planning.
Humboldt All-Faith Partnership/Arcata Night Shelter	5073 N. Boyd Road	20 overnight guests	Emergency night shelter, transitional shelter, morning and evening meals, support services

Source: Humboldt County Plan to End Homelessness, Oct 2013

In March of 2007, the City Council accepted the Homeless Services Plan: 2007-2016 (HSP). This document sets goals, policies, and programs to eliminate homelessness over the 10-year plan period. The plan assesses income and housing opportunities and needs for the homeless population and sets forth implementation measures to prevent and eliminate homelessness. While programs addressing the City's RHNA may not completely address the goals of the Homeless Services Plan, the Housing Element is complementary to the HSP. The HSP is the guiding document addressing homelessness in the City of Arcata.

In addition to the existing resources, the City vested plans to develop a 40-bed transitional shelter that Arcata House will operate. Currently due to the loss of funding and partner resources a planned 40-bed emergency shelter in the Aldergrove Industrial Park is in hiatus. Private developers have expressed interest in developing single-room occupancy (SRO) units in the City. The City adopted revised Building Code standards to allow for smaller residential units – 150 square feet in size. The Housing for Homeless combining zone, addresses the requirements of SB 2, by principally permitting emergency shelters in 47.2 acres on 15 parcels throughout the City. The Housing for Homeless combining zone has the ability to support up to 600 persons (15 acres x 40 beds = 600 persons).

HUMBOLDT STATE UNIVERSITY

Humboldt State University is located within the City of Arcata and influences the local economy and population. The 2013 fall enrollment of 8,293 students is the largest enrollment the University has experienced. Between 1990 and 2007, enrollment at the University did not change significantly. Since 2007, however, the student body has been growing at a steady rate. The average student enrollment since the 1989/1990 school year is 7,488 persons (**Table A-33**).

According to Humboldt State University, there were 8,293 undergraduate and graduate students attending the University in 2013 with approximately 1,990 students living on campus. The remaining 6,303 students live in the nearby communities. Students are housed on campus in six complexes. These consisted of two residence halls, nine suite-style buildings, and 13 apartment style buildings. Those students not living on campus reside primarily in the Arcata area (53%), Eureka (8%), McKinleyville (5%), Sunnybrae (3%), other areas of Humboldt County (2%) with the remaining number of students (1%) residing in Del Norte County (Humboldt State University Student Housing Market Study, November 2013). **Table A-35** shows the student profile of undergraduates at Humboldt State University.

TABLE A-33 ENROLLMENT HISTORY AT HUMBOLDT STATE UNIVERSITY

Year	Summer	Fall	Spring	Average
1989-90		7,301	7,405	7,353
1990-91		7,654	7,647	7,651
1991-92		7,823	7,732	7,778
1992-93		7,850	7,391	7,621
1993-94		7,122	6,651	6,887
1994-95		7,049	7,011	7,030
1995-96		7,427	7,321	7,374
1996-97		7,686	7,403	7,545
1997-98		7,492	7,347	7,420
1998-99		7,475	7,342	7,409
1999-00		7,545	7,334	7,440
2000-01	1,290	7,433	7,192	7,313
2001-02	1,541	7,382	7,172	7,277
2002-03	1,478	7,611	7,494	7,553
2003-04	1,461	7,725	7,445	7,585
2004-05	--	7,550	7,183	7,367
2005-06	1,214	7,460	7,176	7,319
2006-07	1,166	7,434	7,146	7,291
2007-08	1,059	7,772	7,478	7,626
2008-09	531	7,800	7,521	7,661
2009-10	0	7,954	7,269	7,611
2010-11	0	7,903	7,434	7,669
2011-12	0	8,046	7,549	7,798
2012-13	0	8,116	7,499	7,807
2013-14	0	8,293	---	---
Average	1,218	7,636	7,339	7,488

Source: http://www.humboldt.edu/irp/Dashboards/HSU_Historical_HC-FTE.html

TABLE A-34 FALL HEADCOUNTS BY STUDENT ENROLLMENT BY YEAR

Student Type	Fall 2007	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013
Freshmen	1,671	1,756	2,037	1,948	1,887	1,814	1,890
Sophomore	1,010	969	1,010	1,086	1,119	1,054	1,022
Junior	1,719	1,852	1,666	1,761	1,956	2,061	2,034
Senior	2,360	2,292	2,456	2,428	2,423	2,668	2,807
Post Baccalaureate	1012	931	785	680	661	519	540
Total	7,772	7,800	7,954	7,903	8,046	8,116	8,293

Source: <http://pine.humboldt.edu/~anstud/humis/demo.html>

TABLE A-35 STUDENT PROFILE AT HUMBOLDT STATE

Criteria	Undergraduates
Percentage from out of state (exclude international/nonresidential aliens)	13%
Percentage who live in college-owned, -operated, or -affiliated housing	24%
Percentage who live off campus or commute	76%
Average age of full-time students - (2012)	21.5 years

Source: http://www.humboldt.edu/irp/data_center.html

According to the Humboldt State University Analytic Studies website, 14% of the university students originally came from Humboldt County, 10% from other areas in northern California, 13% from the San Francisco Bay area, and 36% from the Los Angeles and San Diego areas. **Table A-36** shows the geographic origin of the students currently enrolled at Humboldt State University.

TABLE A-36 GEOGRAPHIC ORIGIN OF CURRENT STUDENTS

AREA	TOTALS	PERCENTAGE
Local	1,194	14%
Northern CA	840	10%
SF Bay	1066	13%
Sacramento	283	3%
Coast	375	5%
Central CA	484	6%
Los Angeles	2,420	29%
San Diego	608	7%
Other State	609	8%
Foreign	18	0%
Unknown	396	5%

Source: <http://www.humboldt.edu/irp/Dashboards/Enrollment.html>

The University completed its update to the Campus Master Plan in 2004, which would institute policy that may increase the student enrollment up to 12,000 students with an annual growth rate of approximately 1.3 to 1.4 percent from 2004 to 2044. The 2004 Master Plan shows approximately 756,000 gross square feet (gsf) of new construction for academic and support

facilities, the removal of approximately 460,000 gsf of buildings as shown in the Summary of Construction **Table A-37** below.

TABLE A-37 SUMMARY OF CONSTRUCTION FOR THE CAMPUS MASTER PLAN

		2004 Master Plan		
	Existing	New	Removed	Total
Campus buildings, excluding housing, gsf	1,301,458	756,500	460,130	1,597,828
Student housing, gsf	283,024	556,350	97,800	741,579
Parking structures, gsf	---	1,376,170	---	1,376,170
TOTAL GSF	1,584,482	2,689,020	557,930	3,715,577
Student housing, beds	1,368	2,662	468	3,562
Parking spaces:				
Surface lots	2,300	488	2,300	488
Structures	---	4,234	---	4,234
TOTAL SPACES	2,300	4,722	2,300	4,722

NOTES: gsf= gross square feet

Source: Humboldt State University, Campus Master Plan, 2004

The 2004 Master Plan also includes future student housing along the east side of Union Street north of 14th Street. This would require acquisition of the property in that area and eventual modification of the campus boundary to a greater extent than is shown in the 1990 Master Plan. A similar situation exists at the northeast corner of L.K. Wood Boulevard and Granite Avenue, where property would be acquired and the houses replaced by student housing buildings. The 1990 Master Plan shows this same area being acquired for parking rather than student housing. The University anticipates pursuing an update to the 2004 Master Plan within the next few years.

HOUSING RESOURCES AND INCENTIVES

Affordable Housing Programs and Projects in Arcata. The City of Arcata has a total of 598 dwelling units restricted to lower-income households (**Table A-38**). In addition, the Arcata Homeownership Program and Housing Rehabilitation Program require affordability restrictions. The Homeownership Program has affordability time period for 30 years, while the Rehabilitation Program time period is typically for 5 to 15 years. Currently the Homeownership Program has affordability restrictions for 25 housing units until at least the year 2024. The Housing Rehabilitation Program has assisted 52 households with rehabilitation loans since 1993. Currently there are 42 housing units with affordability restrictions as a result of the Housing Rehabilitation Program. The City purchased 13 residential parcels and sold them to Housing Humboldt (formerly Humboldt Bay Housing Development Corporation) which were developed as energy efficient affordable housing. The Redevelopment Agency had plans to develop a 40-bed transitional shelter for extremely low-income individuals. However, this and other affordable housing projects and programs have been eliminated by the State's elimination of Redevelopment Agencies.

Funding for Section 8 affordable housing originates from the U.S. Department of Housing and Urban Development (HUD), and the Humboldt County Housing Authority is responsible for administering the project-based Section 8 properties. Two affordable projects in the City, River Community Homes and Humboldt Plaza, use Section 8 as a source of rental assistance in

combination with other funding (**Table A-38**). Funding for Section 8 affordable housing originates from the U.S. Department of Housing and Urban Development (HUD), and the Humboldt County Housing Authority is responsible for administering the project-based Section 8 properties. In addition to the project-based Section 8 rental assistance, the Humboldt County Housing Authority also administers the Housing Choice Voucher program. Persons using these vouchers are not restricted to the type or location of housing that they may choose to live in, so the vouchers can be used for housing units in multifamily complexes and single-family detached housing units. According to the Authority, the number of households using the Housing Choice Vouchers in the City of Arcata is not known but the county as a whole, as of December 31, 2013, has approximately 962 households using Housing Choice Vouchers.

Local Community Housing Development Organizations (CHDO) consists of Housing Humboldt and Redwood Community Action Agency (RCAA). A CHDO is a private nonprofit organization with a 501(c) federal tax exemption. The CHDO must include providing decent, affordable housing to low-income households as one of its purposes in its charter, articles of incorporation, or bylaws. It must serve a specific, delineated geographic area, either a neighborhood, several neighborhoods, or the entire community, but not the entire state. RCAA is a locally based, private nonprofit organization that provides a wide range of services to low- and moderate-income residents of Humboldt County. Housing Humboldt currently operates 79 local affordable housing units in Arcata and has established a community land trust.

TABLE A-38 ASSISTED HOUSING - 2014

Name	Address	Type	Assisted Units	Term of Affordability
Assisted Ownership Developments				
Windsong Phase I	Various Tina Ct.	HOME/RDA	4	2026
Windsong CLT Phase II	Various Tina Ct	RDA	8	2104
Windsong 9 CLT Phase II	2223 Karen Court	RDA	1	2047
Plum Village Single Family	1114, 1128, 1142 Aloha	RDA	3	2062
Courtyards Phase III	Various	LIHTC/RDA	8	2063
Jane's Creek Meadows	Escarda Ct.	RDA/HOME/AHP	10	2063
Los Harbors	10th St	Inclusionary	1	2066
Total Ownership Assisted			35	
Assisted Apartment Complexes				
Bayview Courtyards	530 Union	HOME/RDA	30	2047
Courtyards Phase I	1101 Guintoli Ln.	LIHTC/RDA	64	2052
Courtyards Phase II	3110 - 3130 Boyd Rd	LIHTC/RDA	36	2062
Juniper Apts.	4854 Valley East	HOME/RDA	9	2025
Meadowbrook /Brookside	115 & 117 Samoa Blvd.	RDA/CHERD	94	2027
Arcata Gardens	2255 Alliance Rd.	HOME/RDA	36	2027

TABLE A-38 ASSISTED HOUSING - 2014

Name	Address	Type	Assisted Units	Term of Affordability
Humboldt Plaza*	2575 Alliance Rd.	HUD 221 d3/ Section 8	135	2015
Arcata House #1		Temporary Housing	6	2041
Arcata House #2		Temporary Housing	6	2025
Arcata House #3	3076 Janes Road	Shelter	6	2030
Sandpiper Mobile Home Park	G Street	Mobile Home Park	19	2061
Arcata Mobile Home Park	3022 Alliance Road	Mobile Home Park	34	2106
River Community Homes*	Various on Hallen Dr.	HFDA/Section 8	40	2014
Tea Gardens	F Street	Inclusionary	1	2067
Plaza Point Senior	8th St	USDA/HOME/RDA	28	2066
Parkway Apartments	Union St	City of Arcata	12	2068
Mad River Parkway Business Center	1400 Giuntoli Ln	RDA	7	2068
Total			598	

Source: City of Arcata, 201309; HFDA/S8 – Housing Finance Development Agency/ Section 8, HOME – Home Investment Partnerships Program, LIHTC – Low Income Housing Tax Credits, RDA – Redevelopment Agency.

*At risk of converting within the next 10 years.

At-Risk Housing. Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units including:

1. Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
2. Opt-outs and expirations of project-based Section 8 contracts; and
3. Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.

Currently the Humboldt Plaza and River Community Homes terms of affordability are at risk because their contractual agreements end during the 2014-2019 Housing Element planning cycle (**Table A-39**). The Humboldt Plaza Apartments staff has indicated they will renew their Section 8 contract, which was established in the 1970's. River Community Homes is currently obtaining rehabilitation financing and restructuring existing debt. This new loan includes a 15 year affordability restriction.

TABLE A-39 AT-RISK PROJECTS IN THE CITY OF ARCATA

Name	Funding Source	Assisted Units	Term of Affordability
Humboldt Plaza	Section 8	135	4/30/2015
River Community Homes	Section 8	40	6/18/2014
Total At-Risk Units		175	

Source: CHPC, March 2013

Cost Analysis. The cost of preserving the assisted units is generally considered to be less than that required to replace the units through new construction. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Generally, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying. According to the Community Development Department Staff Working Group, a group of housing advocates and developers, the general cost for construction of multifamily unit is between \$80,000 to \$90,000 per unit. Based on these figures, it would cost approximately \$ 16.6 million to replace the Humboldt Plaza including land and construction costs and River Community Homes with a total of 175 units with new construction. Another option would be for a private sector organization to purchase an existing multifamily complex, rather than build a new one, which would lower the per-unit cost significantly. Although it is generally considered cheaper to rehabilitate, a survey done in January 2014 showed a newly remodeled 201 unit apartment complex for sale at \$14.86 million. This apartment complex consists of one bedroom units, while

the two at risk housing complexes has a mix of one, two and three bedroom units. The per-unit cost for the 201 unit apartment complex is about \$74,000.

RESOURCES FOR PRESERVATION

Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs. The City will need to be active to identify and obtain new funding sources to assist in the preservation of affordable housing units since the dissolution of the 20% set-aside funds associated with the former redevelopment agency.

Regarding Section 8 projects, the property owner can opt to terminate the Section 8 contract (“opt out”) or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates. For the property owner to successfully opt out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner’s intent to convert the units to market rate. Upon filing of an NOI, HUD may offer several incentives to property owners to remain in their contracts, including refinancing the property mortgage and establishing higher rents charged for the projects. Failure to file an NOI within the specified time frame or to follow the other procedures to opt out of the Section 8 contract results in an automatic contract rollover for five years.

Pursuant to Section 65863.10 of the Government Code, the property owner of a Section 8 contract must also provide six months advance notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase, the possibility of remaining subsidized, the owner’s intentions, and the appropriate contacts for additional information. The property owner must also send a copy of the statement to the city or county where the property is located, to the appropriate local housing authority, and to the Department of Housing and Community Development. The statement must indicate the number, age, and income of affected tenants, the type of assistance, and the owner’s plans for the project.

Upon receipt of notice, the city may contact the owner to determine if there are financial or other incentives that could induce the owner to maintain the rent and occupancy restrictions or to sell the property to another owner who will maintain the affordability of the rental units. The city cannot block the owner’s ability to prepay if state and federal requirements for notification are followed and other procedural requirements are met prior to prepayment and the termination of restrictions. The city can monitor the process to ensure that all state and federal requirements are met.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an

ongoing association are the logical entities for future participation, such as Housing Humboldt, RCAA, and Habitat for Humanity. However, locally the Habitat for Humanity organization is currently not active. A list of potential preservation resources for at-risk units is provided.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING.

The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

- **City of Arcata Inclusionary Housing Ordinance:** The City adopted the Land Use Code in 2008 that included inclusionary affordable housing for residential developments. Inclusionary Zoning has been less effective than the direct assistance model for housing low-income families.
- **City of Arcata Affordable Housing Trust Fund:** The City will continue to work on developing an Affordable Housing Trust Fund. The Affordable Housing Trust Fund will be used for the development and preservation 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.
- **Community Land Trust:** The City collaborates with the Housing Humboldt (HH) by using the City's Homeownership Program to finance eligible applicants. Through a series of regulatory and purchase and sale agreements, the City and HH ensure the perpetual affordability of the units. Under the Community Land Trust program, HH retains fee ownership of the land and will sell the homes to income qualified households. Ownership of the homes will be subject to a 99-year ground lease that keeps the homes permanently affordable to low-income households while giving home owners a reasonable return on their investment.
- **City of Arcata Density Bonus Ordinance:** The City of Arcata has instituted a housing density bonus for low-income, very low-income, and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The City provides density bonuses to qualified residential projects through the City's Density Bonus Ordinance. In order to be eligible for a density bonus, the housing development must be designed and constructed to include at least 10 percent of the units for lower-income households, or at least 5 percent of the units for very low-income households, or at least 10 percent of the units in a condominium project for moderate-income households, or the project is a senior citizen housing development. The City grants at least a 20 percent increase in the number of dwelling units normally allowed by the applicable General Plan designation and zoning, and for

each 1 percent increase above 10 percent in the percentage of units affordable to lower-income households, with the allowance to be increased by 1.5 percent up to a maximum of 35 percent. Additionally, for each 1 percent increase above 5 percent in the percentage of units affordable to very low-income households, the density bonus is increased by 2.5 percent, up to a maximum of 35 percent. The provisions of the density bonus apply to all new residential developments with five or more residential dwelling units in the Residential – Very Low Density, Residential – Low Density, Residential – Medium Density, and Residential – High Density residential districts. In addition, a density bonus is allowed in the Commercial – Central, Commercial – General, Commercial – Mixed Use, and Industrial – Limited zones. In the commercial zones, residential units are to be located above the nonresidential uses or at ground level behind the street-fronting nonresidential uses.

- **Community Development Block Grant (CDBG):** The Department of Housing and Urban Development awards Community Development Block Grant funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. The U.S. Department of Housing and Urban Development's Small Cities Community Development Block Grant program provides funds for community development and housing activities and is administered by the State Department of Housing and Community Development (HCD). HUD also offers various other programs such as Section 202 and Section 108 loan guarantees that can be utilized by the City and by nonprofit and for-profit agencies for the preservation of low-income housing units.

The annual appropriation for CDBG is split between states and local jurisdictions. The City of Arcata receives funds through the Small Cities program. The Small Cities program is competitive, meaning that the City of Arcata must submit an application for funding annually and compete with other jurisdictions in the state. Examples of eligible activities include the acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. For all activities that use CDBG funding, at least 51 percent of the persons or households benefited must have annual incomes of less than 80 percent of the area median income. The rating factors used in the CDBG program consist of benefit to Targeted Income Group (TIG) households, the extent of poverty in the applicant jurisdiction, the seriousness of the problem to be addressed using CDBG funds, the applicant's efforts to assist in resolving the problem, the environmental, social or economic impacts of the proposal, and the applicant's performance with any prior CDBG grants from the State.

The City of Arcata has used CDBG funds for its Homeownership and Housing Rehabilitation Programs and to provide housing and assistance for persons who are homeless (**Table A-38**). CDBG funds have also been used to fund pre-development work for affordable housing projects, to construct a senior day use center, and to complete street, sewer, and water infrastructure in support of new and rehabilitated projects.

The CDBG program currently awards grants of up to \$2M with a maximum of three activities from a menu of housing, economic development, planning, and public service or infrastructure activities. The City has received approximately \$4M since 2004. The City also maintains a CDBG program income fund which consists of income generated from housing rehabilitation and business loans. The City's CDBG Program Income Reuse Plan regulates the management and use of CDBG funds.

- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990 to improve and increase the supply of affordable housing. HOME funds are awarded annually as formula grants to states and participating jurisdictions. HCD administers HOME funds for jurisdictions, including the City of Arcata that do not receive an annual entitlement of HOME funds. As with CDBG funds, the City of Arcata applies to HCD for these funds and the grants are awarded on a competitive basis. The program's flexibility allows HOME funds to be used for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multifamily projects. The City has used the HOME funds that it has received to support its First-Time Homebuyer Program, which to date has assisted 73 low-income households. HOME funds have also been used by the City to build 58 units of affordable senior housing and 100 affordable apartment units for lower-income single individuals and families. With the use of HOME funds, the City purchased three lots in the Plum Village subdivision and ten lots in the Janes Creek Meadows subdivision, which were sold to HBHDC and were developed or are currently under construction for affordable housing development. These will provide lower-income families in the community with an opportunity for homeownership.

The City has received approximately \$8.9M in HOME grants since 2004. The City maintains a HOME program income fund which consists of income generated from housing rehabilitation and first-time homebuyer loans.

- **Public Housing Authority (PHA):** The local PHA is the Humboldt County Housing Authority, which manages rent-restricted public housing and the Housing Choice Voucher (Section 8) program.
- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminatory because of race, sex, or income can be removed, thus improving access to loans for all persons, including those in Arcata.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low income housing tax credit program to supplement the federal credit.

The state credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over ten years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for ten years and a 13 percent state credit over four years.

The City has leveraged HOME funds to assist HH and Pacific Communities to obtain LIHTC funds for the construction of 30 senior housing units at the Bayview Courtyards, 28 units at Plaza Point, and 100 units at the Courtyards at Arcata projects.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable

housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

- **California Department of Housing and Community Development (HCD):** HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

- **Emergency Housing Assistance Program (EHAP):** EHAP is administered by HCD and provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties in the state of California based on a “need” formula derived from factors including population, unemployment, and poverty.
- **Arcata Redevelopment Agency:** The Arcata Community Development Project Area was established in 1983, but was not adopted until 1995 due to legal proceedings. Effective February 2012, Redevelopment Agencies (RDA) were dissolved and were required to form Successor Agencies, whose sole duty was to wind down the affairs of the former RDA’s. Formerly, the RDA funded the acquisition, construction, and rehabilitation of housing for low- and moderate-income families, seniors, and handicapped individuals. As required by state law, the Arcata RDA had set aside at least 20 percent of the gross tax increment revenues received from the Project Area into the Low and Moderate Income Housing Fund (LMIHF) for affordable housing activities. The 2006-2010 Implementation Plan lists proposed housing program and estimated expenditures, which includes a funding total set-aside of \$3,721,000. The LMIHF anticipated revenues and expenditures for the period from 2006 to 2010 (**Table A-40**). This funding source is no longer available.

TABLE A-40 PROPOSED HOUSING PROGRAM AND PREDISSOLUTION ESTIMATED EXPENDITURES

Program	Estimated Expenditures by Year					
	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
Home Ownership Program	\$225,000	\$310,000	\$210,000	\$225,000	\$210,000	\$225,000
Multifamily Program	-	\$205,000	\$255,000	\$355,000	\$80,000	\$5,000
Housing Rehabilitation Program	\$52,000	\$80,000	\$120,000	\$80,000	\$80,000	\$80,000
Housing for Homeless	\$50,000	\$225,000	\$25,000	\$225,000	\$25,000	\$25,000
Service Delivery	\$41,750	\$58,250	\$57,750	\$63,250	\$63,750	\$64,250
Total	\$368,750	\$878,250	\$667,750	\$948,250	\$458,750	\$399,250

Source: 2006-2010 Implementation Plan, Arcata Community Development Project Area

Incentives for Affordable Housing Development. The City offer incentives to promote the development of housing affordable to extremely low-, very low-, and low-income households through its Density Bonus zoning ordinance. Furthermore, the City has a history of successfully partnering with developers of affordable housing to win grants to complete the housing projects. The City assists housing developers by providing support in the following areas:

- Financial assistance,
- Improvements to public infrastructure,
- Expedited development review,
- Streamlined processing,
- Funding of public fees, and
- Modification of development requirements.

4.0 ADEQUATE SITES

This section provides the inventory of vacant land that is available in the City of Arcata for both multi- and single-family residential development. **Table A-41** lists each residential zoning district, the amount of land dedicated to each specific zoning district and the development potential for vacant lands. The summary of the adequate sites analysis is found in **Table A-46** while the complete analysis tables are found in **Appendix B**; which lists specific parcels by zoning district and the adequate site analysis. Each zoning district includes the location, assessor parcel number, and parcel size (acres). Information is also provided for developed parcels that support additional residential development. It is assumed access and city services as well as other public utilities are available to service the additional residential development.

TABLE A-41 TOTAL VACANT RESIDENTIAL SITES CHARACTERISTICS - 2013

General Plan Designation (dwelling units/acre)*	Total Acres	Vacant Acres	Number of Units**
RVL (2 du/ac)	1,172	89.09	32
RL (2 - 7.25 du/ac)	626	28.26	154
RM (7.26 - 15 du/ac)	175	18.81	152
RH (15.01 - 32 du/ac)	151	10.14	193
Total	2,124	146.30	531

Source: City of Arcata 2013

* Infrastructure is considered available to all sites.

**Based on the mid-point of each designation's density range and considering specific site constraints.

Available Multifamily Sites. The City of Arcata currently has approximately 29 acres of vacant and 21 acres of underutilized land designated in its General Plan to accommodate multifamily development within the city limits. **Table A-41** lists the total number of multifamily units that could be developed on available vacant RM and RH designated sites is 345. Based on the realistic capacity methodology cited below, Table A-46 summarizes the data in **Appendix B** which lists an additional 226 housing units projected for the RM and RH underutilized sites. In addition to the adequate sites identified in **Table A-46** and **Appendix B**, the sites in **Table A-45** have either approved or proposed projects that are anticipated to result in new multifamily construction during the planning period that are projected to result in an additional 146 housing units.

The zoning designation with the highest development capacity is Residential Medium (RM), which requires a minimum of 7.26 units per acre and allows a maximum of 15 units per acre. There are 37.84 acres (19.03 underutilized and 18.81 vacant) designated RM, which if developed, considering site constraints and mid-point density (11.13 units/acre), have a capacity of 309 units. There are 15.07 acres (3.73 underutilized and 10.14 vacant) designated Residential High (RH) allowing up to 32 units per acre which, considering site constraints and mid-point density (23.5 units/acre), have a capacity of 267 units.

Available Single-Family Sites. The majority of vacant land in the City is designated Residential Very Low density (RVL) in the General Plan, which permits 2 or fewer 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 the analysis. There are approximately 89.07 vacant acres in the RVL zone that would accommodate a maximum of 32 units (**Table A-46**). There are 123.32 acres of underutilized RVL lands that are capable of supporting an additional 66 dwelling units. The Residential Low Density (RL) designation (2 to 7.25 units per acre) has approximately 28.26 vacant acres, which if developed, considering site constraints and mid-point density (4.625 units/acre), would contribute approximately 154 dwelling units to the City's housing stock. An additional 59 dwelling units are projected on the 14.53 acres of underutilized RL designated lands. Infrastructure is available for all vacant residential acreage within the City. **Appendix B** provides the characteristics of the available adequate sites by General Plan designation and provides the details on sites zoned and designated in the General Plan for residential land use. There is a total potential for 311 single-family dwelling units and 576 multifamily dwelling units based on current General Plan designations in the City.

Several residential sites were removed from the adequate sites analysis because they became part of the City's Open Space program to protect forested hillsides with steep slopes and environmentally sensitive habitat areas. Most of these were large tracts of undeveloped lands with RVL land use designations.

Ability of Sites to Meet RHNA. It is assumed that the RM and RH zones will provide the majority of development, in the form of multifamily housing affordable to extremely low-; very low-; and low-income households based on past production of affordable housing. Some single-family developments may also provide affordable single-family units, through first-time homebuyer assistance. Historically, single-family homes have been affordable to moderate-income households anticipated to be served through a mix of single-family and multifamily households. **Table A-44** shows the various income groups, the Regional Housing Needs Allocation, and the site inventory capacity (vacant lands only). The table shows there is an adequate supply of land to provide housing opportunities for the City's extremely low-, very low-, low-, moderate-, and above moderate-income household needs.

All available sites identified in summarized in **Table A-46** and listed in **Appendix B** have been analyzed to determine whether constraints exist that would reduce the development potential of each site. Infrastructure is available to serve each site identified and is not considered a constraint. The "Natural Hazards/Constraints" column identifies sites which are located in forest/hillside areas associated with steep slopes, have wetlands or watercourses, geologic hazards, and sites that are adjacent to or have a portion of the site within the 100-year floodplain. The Wetland Protection (:WP) and Stream Protection (:SP) Combining Zones, as discussed under Governmental Constraints, establish standards for sites with wetland and stream constraints. While these constraints may raise the cost to develop the site and require additional time to design and engineer development of the site, the constraints do not preclude development of the site. Furthermore, the "Units" column identifies the number of units that

could potentially be located on the site with all constraints considered. As it is, the City has adequate sites and enough land, as shown in **Table A-44**, to accommodate its RHNA even with the constraints factored.

Realistic Capacity. Realistic capacity for vacant sites in the RH, RM, and RL zones was based on the mid-point of the designation's density range and all known site constraints, including slopes, flooding, wet areas, watercourses, and geologic or seismic hazards. Capacity for sites zoned RVL was considered 1 unit per parcel.

Realistic capacity for underutilized parcels zoned RH, RM, and RL was based on the mid-point of the allowable density range (RH, 23.5 units/acre; RM, 11.13 units/acre and RL, 4.625 units/acre). For those sites with at least one constraint, the developable area was reduced by 20 percent. The resulting capacity was based on 80 percent of the total site acreage. Since the City's Housing Element update is subsequent to the adoption of its new Land Use Code, which has not been borne out in actual developments, the City vetted the results of this method in two ways. First, the capacity of several single- and multi-family parcels that were built under the previous zoning ordinance was considered. This provided a realistic capacity using the previous code as a baseline. Second, the City compared the few multifamily projects either approved or fully analyzed under the new LUC. This provided a current trend, albeit with only very few data points. Finally, the City compared the results of this approach with a theoretical model that used spatial considerations in a conservative approach at how much area is required to develop a given housing type, this was then applied to the parcels. The three approaches were compared with the proposed method for determining realistic capacity. Since the projections were similar across all models, and since the approach that was used provided the more conservative result, we used the method described below.

Underutilized Sites. For underutilized parcels with existing units, the units were subtracted from the total allowable capacity of each site. Sites zoned RVL and RL, greater than 1 acre, were considered divisible based on an aerial photo analysis of the parcel. RM and RH zoned parcels were included if there was a significant difference between current build out and projected build out, and the parcel proved potentially developable in the aerial photo interpretation assessment. Based on earlier analysis, the City used an aerial photo interpretation as a gross assessment tool which effectively eliminated many parcels not suitable for inclusion in the sites inventory.

Although the City is not relying on any of the underutilized sites identified in **Table A-46** to meet its RHNA, the City believes they are appropriate to include for the following reasons:

- The City encourages infill development in its policies and programs and gives priority to infill development prior to rezoning vacant land.
- The incentives and concessions available to developers related to the Density Bonus Ordinance will aid in such development.

- The sites in the inventory are all selected based on geographic ease of redevelopment. Which means, adding new units will not require demolition of existing structures. Therefore the sites included in the inventory represent the most likely of any of the sites.
- The fact that land is limited and nearly exhausted in the City pushes the market towards redevelopment and infill development. The City has had successful infill developments in the past with redeveloping underutilized sites.
- Including these sites in the land inventory identifies them for property owners, developers and city staff as priority sites for infill development. Many land owners are unaware of the full development potential of their property. Prioritizing these parcels for development provides a tool for City staff to easily access necessary information to determine whether any given infill proposal can move forward.

Table A-42 shows three residential development examples to serve as the basis for showing the appropriateness of including the underutilized residential sites identified in Appendix B.

TABLE A-42 UNDERUTILIZED PROJECT EXAMPLES - 2013*

Project Name; APN; Address	Project Status	# Units Before Redevelopment	# Units After Redevelopment	# Affordable Units	Funding Used	General Designation/Zoning	Notes
Fraga; 020-154-029; 927 18th Street	Pending	12	18	2	Private	R-H/RH	Infill using density bonus to increase density on an underutilized multi-family site with partial build out.
Tea Gardens Apts; 021-087-002; 1120 F Street	Completed	21	30	2	Private	R-H/RH	Infill using density bonus to Increase density on an underutilized multi-family site with partial build out.
Franke; 505-121- 021; 1301 Sunset Ave	Proposed	1	52	>11	CDBG	R-M/RM	Predevelopment studies conducted by former Redevelopment Agency completed. Disposition of real property pending.

Source: City of Arcata, 2013

*Infill Sites

Small Site Analysis. The land inventory relies in part on sites smaller than one acre to meet the City's need for affordable multifamily housing. The following demonstrates that development on these sites for affordable housing is feasible based on the City's history with small site development and its commitment to affordable housing. The development trends and the City's policies, together, have facilitated small site development for affordable housing in several recent developments. In addition, two local housing developers are heavily invested in the low-income market, dedicating all or a significant portion of their business to affordable housing development. Furthermore, student demand and single family home prices increase demand for multifamily housing, resulting in increased pressure to develop even traditionally difficult sites. The City's density bonus zoning regulations ensure affordable housing is included in most new developments, which are typically developed at densities higher than those predicted in the inventory. As such, there are market forces and market will, as well as policy direction from the City to develop small sites for affordable housing.

The City's history with developing small sites specifically for affordable housing includes several single-family homes but also some multifamily projects. Specifically, the Housing Humboldt (HH) (formerly Humboldt Bay Housing Development Corporation) worked with the City to develop a 0.70 acre site for 10 units in the Janes Creek Meadows development. This development included small parcels with "duettes", attached housing units on separate parcels. The land is held as a land trust to assist in affordable home ownership. Another notable multifamily project completed in the 2009-2014 Planning Cycle is the 8th & I Street senior housing development, by the DANCO Group. This mixed-use project, with commercial on the first floor, was built on a 0.51 acre parcel and provided 28 affordable units with one manager's apartment unit for a total of 29 units (APN 021-154-002). This parcel, while not on the inventory as it is zoned Central Commercial, shows how small sites can be developed. Indeed, due to the limited number of multifamily sites, the small multifamily sites are being developed due to the market pressure exerted by the student population. These recent examples demonstrate the trend for developing small sites in the city.

Market forces that encourage multifamily development include student housing pressure; low-income niche market created by Tax Credit Incentives, HOME, and CDBG funding sources; and the typically high price of single family housing. Students create market pressure for multifamily housing in two ways. First, they create direct demand for multifamily housing since many students rent in apartment complexes. Second, the student presence in the single family marketplace facilitates additional need for multifamily housing to address the permanent resident family population. This demand has in turn created a thriving low- and very low-income housing market niche in which at least two local developers have come to specialize. This market was particularly robust over the 2004 -2009 planning period, yielding over 100 affordable multifamily units. However, it slowed during the last planning period due poor economic conditions nationwide. The low-income niche market is further supported by the generally high price of market rate single family housing in Arcata. While the recent housing market crash did affect home sale prices in Arcata, the city's market was affected less than other jurisdictions regionally and statewide. These primary drivers in the housing market continue to add pressure to develop small sites.

In addition, City policy and LUC supports affordable housing development on small sites. The LUC zoning regulations provide several options to allow for maximizing development potential through

exceptions to development standards. In some cases, the exceptions may require affordable housing requirements. On average, two hundred fifty thousand dollars of Redevelopment Agency and additional other City and State Funding sources were committed to affordable housing projects annually. The City has demonstrated a commitment to providing housing opportunities to a range of income levels. As noted earlier, the loss of Redevelopment Agency funding will impact the City's ability to assist affordable housing projects until new funding sources are secured. While the sites identified on the inventory demonstrate the capacity to meet the RHNA, the City's plans, programs, and policies have historically, and will continue in the future, to address Arcata's need for affordable housing. Although small lots can present challenges to developing affordable housing, trends and market forces in combination with City policies help alleviate or eliminate the constraints related to the feasibility of small lot development.

Finally, an assessment of the small sites that are on the inventory provides a clearer picture of how these parcels might be developed. The following analysis of the small sites on the inventory addresses the feasibility of developing multifamily housing. While the decision to develop affordable housing is generally a private landowner choice, as stated above, the City assists in the production of affordable housing through incentives and exceptions. It is also important to note that the inventory only accounts for existing vacant residentially zoned parcels. There are several underutilized and/or non-residentially zoned parcels on which multifamily housing may be developed (**Appendix B**).

The City has listed 13 vacant, multi-family zoned parcels for a total of 77 units that are less than one acre in size (**Table A-43**). The small sites identified on the inventory are considered generally well-suited to multifamily development.

The determination of potential for development is given here for each small multi-family site listed on the inventory. This table shows that the majority of parcels have a high or moderate likelihood for development. Three of the sites would require considerable planning to develop adequately. However, market forces and the City's in-fill policies are promoting development of small and otherwise difficult sites.

TABLE A-43 VACANT MULTIFAMILY ZONED PARCELS WITH SITES LESS THAN ONE ACRE - 2013

Residential High Density Zoning District - Vacant < 1 acre parcels				
021-082-006	across from 1225 F St	0.35	7	Vacant parcel with slope issues. Development potential uncertain.
021-091-010	next 1192 I St	0.11	3	Vacant, easy to develop parcel adjacent to a historic structure. Owned privately.
503-381-062	next to 3040 L K Wood Blvd	0.29	7	In a multifamily complex adjacent to other multifamily uses.
505-072-041	1516 Stewart Ct	0.33	7	On a cul-de-sac of multifamily developments. Likely to be developed at or above base density when developed. Adjacent to -014. Actually vacant - recalculated by hand, need to update database.
505-131-016	Alliance Rd near Shay Park	0.47	9	Adjacent to 505-131-014 above. Parcel split based on historic rail road parcels. Density will likely be added to -014.

Residential High Density Zoning District - Vacant < 1 acre parcels				
503-470-002	Bayside Ct	0.61	12	Unknown development potential. Slope may be an issue for feasibility.
505-072-034	End of Stewart Ct	0.46	9	On a cul-de-sac of multifamily developments. Likely to be developed at or above base density when developed. Adjacent to -041.
020-127-004	North of 11 th St on M Street	0.38	2	Limited site constraints – high development potential
507-011-045	709 Diamond Dr	0.31	8	Unknown development potential.
Number of projected units (RH District)			62	
Residential Medium Density Zoning District - Vacant < 1 acre parcels				
503-061-008	656 Bayside Rd	0.54	5	This site is in a cluster of underutilized multifamily sites and is a good candidate for redevelopment. Its actual potential for redevelopment is contingent on the owners' choices.
503-224-052	next to 141 G St	0.12	2	Lots of development of small sites has occurred in this area. Likely candidate.
507-071-017	St Louis Rd / Overpass	0.37	4	This is actually contiguous w/ -019 and should be combined w/ 19
507-023-013	452 Tanglewood Rd	0.46	4	Owned by Kraemer Investments – a multifamily housing management Co.
Number of projected units (RM District)			15	
Total projected number of units - RH and RM			77	

Source: City of Arcata, November 2013

On December 19, 2013, the HCAOG Board adopted Resolution 13-28 finding the 2014-2019 Regional Housing Need Allocation Plan for Humboldt County is consistent with the objectives of the Housing Element law as set forth in Government Code. The City has the potential to exceed the regional housing needs allocations for the City based on vacant sites alone with the exception of the above moderate income group (**Table A-44**). In total, the City's inventory accommodates 887 units (Table A-46.0).

**TABLE A-44 COMPARISON OF REGIONAL GROWTH NEED
AND RESIDENTIAL SITES - 2014**

Income Group	Total RHNA					Total	Unmet Need
		RH	RM	RL	RVL		
Very Low	85	85				85	0
Low	56	45	5	6		56	0
Moderate	62		30	32		62	0
Above Moderate	160			116	32	148	-12
Total	363	130	35	154	32	351	-12
Vacant Parcel Total		193	152	154	32		

Source: City of Arcata, 2013; HCAOG, Regional Housing Needs Plan
See Tables A-46 for sites. Only vacant sites considered.

Table A-45 shows a number of residential subdivisions that have been approved by the City for development. Trillium Creek and 30th Street Commons have vested their projects by making substantial infrastructure improvements. Trillium Creek is continuing to construct improvements while the 30th Street Commons has temporarily suspended the project until market conditions improve. The Mad River Parkway, a mixed use subdivision has completed their subdivision improvements and will be recording the Final Map soon. The other approved projects have been suspended until market conditions improve. The tentative maps on some of these have been extended through state legislative action. The number of units provided in Table A-45 is not included in the adequate sites analysis found in Tables A-44 or A-46.

TABLE A-45 APPROVED RESIDENTIAL DEVELOPMENTS - 2013

Project Name	Affordability Restrictions					Zoning	Gross Acres	Units/Acre
	Very Low	Low	Mod	Above Mod	Total Units			
O Street (Anderson Addition)		3		17	20	RL	1.9	10.5
Trillium Creek		2		12	14	RVL	25.6	0.5
30th Street Commons		3		21	24	RL	3	8
Alliance Meadows		3		16	19	RL	2.5	7.6
Q Street Subdivision		3	4	15	22	RL	3.2	6.9
Mad River Parkway		7		40	47	RM	2.6	
Total Units		21	4	121	146		38.8	33.5

Source: City of Arcata, 2013

Table A-46 summarizes the adequate sites analysis discussed above (see Appendix B for full inventory). Based on the analysis, the City has adequate vacant land to meet the RHNA for the 2014-2019 planning cycle except for the above moderate income levels (**Table A-44**). Taking into account the underutilized potential within the RVL and RL zoning districts, the City has adequate land to serve the above moderate income levels. As indicated above, there are additional opportunities for housing units in Arcata through the approved residential subdivisions listed in **Table A-45**.

TABLE A-46 SUMMARY OF ADEQUATE SITES INVENTORY*

Zoning District	Acres			Projected Units
	Vacant	Underutilized	Total	
RH	10.14	4.93	15.07	267
RM	18.81	19.03	37.84	309
RL	28.26	14.53	42.79	213
RVL	89.07	123.32	212.39	98
Combined Total	146.28	161.81	308.09	887

Source: City of Arcata 2013

* See Appendix B for full list of parcels and attributes

5.0 HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

NON-GOVERNMENTAL CONSTRAINTS

Location. Arcata is a community with a variety of natural constraints that affect the development of housing. A quick overview of the natural setting of Arcata reveals a city that is virtually surrounded by natural conditions that limit housing development, such as floodplains, wetlands, prime agricultural lands, prime timber lands with slopes greater than 15 percent, earthquake zones, and areas of high and moderate liquefaction. Though many of these natural constraints do not prohibit the development of housing, they may increase the cost of development and thereby increase the cost to prospective owners or renters of this housing.

Land Availability. The City is located on the northern California coast, in the west-central portion of Humboldt County. The City is situated on a coastal terrace, the lower portions of Fickle Ridge, and the eastern portions of the Arcata Bottom, between Arcata Bay and the Mad River.

The City of Arcata consists of approximately 4,635 acres of land area of which 1,491 acres are zoned for residential uses. Within the City's land area are areas that are not considered buildable because of environmental contamination (brownfields). This land will have to be cleaned up before any use (commercial, industrial, or residential) can be developed on it. Brownfield sites were not considered in **Table A-46**.

According to the land use survey, the City has approximately 308 acres of residential vacant or underutilized land. This equates to approximately 6.6 percent of the total land area in the City.

Infrastructure. Natural gas and electricity are available throughout the City and are provided by Pacific Gas & Electric (PG&E).

Community water systems divert free-flowing and subsurface water sources for domestic use. A system of trunk lines and mains, aboveground water tanks, and booster pumps deliver water to the City's residents and to business, industry, and other facilities. Water service is available to all areas within the City's Urban Services Boundary and limited areas outside the boundary. Not all of the City of Arcata is located within the Urban Services Boundary (bay, agricultural, or forest lands). Although the entire City is not located within the City's Urban Services Boundary, all of the sites included in **Table A-46 and Appendix B**, Available Sites Inventory are within the Urban Services

Boundary and have water available to them. The City currently has capacity to meet its 2014–2019 regional housing need.

Stormwater and wastewater collection is provided by the City, as is the treatment system for wastewater. The Arcata Marsh and Wildlife Sanctuary (AMWS) facility treats municipal wastewater and reuses the water for wetlands, ponds, and related wildlife habitat. The AMWS employs natural systems to successfully treat and reuse wastewater through a system of five marshes in the 170-acre sanctuary, where natural organisms filter the water before it is released into Arcata Bay. The City's Drainage Master Plan is used to identify and quantify the existing stormwater and drainage system to determine the available capacity of the system. Sewer infrastructure is available throughout the City. The City currently has the capacity to meet its 2014-2019 regional housing need.

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Land Cost. The cost of residential land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land, allowing the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of lots. The cost of land varies greatly depending on the area of the City in which the land is located. One neighborhood with view lots has 5 residential lots for sale at \$148,500 each. A vacant, 3.3 acre rural residential parcel in the Coastal Zone is marketed at \$379,000. A vacant 1.1 acre forested residential lot zoned RVL is on the market for \$179,950 while another forested lot in the RL zone is listed at \$89,000. Other vacant residential land for sale in Arcata range in price from \$135,000 to \$159,000. No vacant multi-family zoned lots were on the market during the land cost survey.

Construction Costs. Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less per unit to construct than single-family housing.

Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. According to meetings with stakeholders, the estimated construction cost for single family residences range from \$100 to \$110 a square foot. With multi-family units the price per square foot is reduced, but may be increased by as much as 20% if prevailing wages are required.

If labor or material costs increased substantially, the cost of construction in Arcata could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased

construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing. The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Arcata. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been very low, dipping below five percent. Although lower interest rates help make housing affordable, the qualification requirements for loans have been tightened making access to financing limited to many. For instance, the down payment can be as high as 20% instead of the typical 10% down payment prior to the banking crisis during the last planning cycle. The cost of housing in Arcata has leveled during the last planning cycle. However, Arcata continues to have a higher home sale prices due in part to higher demands versus a lower supply. As the banking industry tightened their requirements, available financing became a constraint on home ownership in Arcata along with the high cost of housing. Many of the homes in Arcata are unaffordable to lower-income households. Additionally, the HOME program has a maximum purchase price for a single-family home of \$227,000 (existing), \$261,000 (new construction) for the First-Time Homebuyers Program, which limits opportunities for its use in Arcata with a median housing price of \$275,000 (2013).

Households in the City must earn approximately \$84,000 annually with a 5 percent interest rate to qualify for a \$275,000 home loan. This assumes that the borrower has good credit and no other debts. Approximately 559 households (7.53 percent) in the City earned between \$75,000 and \$99,999 annually in 2013.

TABLE A-47 LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME - 2014

Annual Income		Interest Rate				
		4%	5%	6%	7%	8%
\$30,000	House Price	\$115,845	\$106,912	\$98,926	\$91,888	\$85,662
	Monthly Payment	\$700	\$700	\$700	\$700	\$700
\$40,000	House Price	\$151,758	\$139,757	\$129,109	\$119,725	\$111,333
	Monthly Payment	\$933	\$933	\$933	\$933	\$933
\$50,000	House Price	\$187,762	\$172,760	\$159,451	\$147,607	\$137,118
	Monthly Payment	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167
\$60,000	House Price	\$223,720	\$205,583	\$189,612	\$175,400	\$162,812
	Monthly Payment	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
\$70,000	House Price	\$259,498	\$238,496	\$219,705	\$203,124	\$188,438
	Monthly Payment	\$1,633	\$1,633	\$1,633	\$1,633	\$1,633
\$80,000	House Price	\$295,592	\$271,499	\$250,023	\$230,984	\$214,200
	Monthly Payment	\$1,867	\$1,867	\$1,867	\$1,867	\$1,867

Source: <http://www.bankrate.com/calculators/mortgages/how-much-money-can-i-borrow.aspx>

LOCAL GOVERNMENTAL CONSTRAINTS

Land Use Controls. The Arcata General Plan establishes policies that guide new development including residential development. These policies along with zoning regulations control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multiple-family residential developments are identified in **Table A-48**. A total of four residential land use designations provide for a range of residential densities ranging from very low residential densities (2 du/acre) to high residential densities (32 du/acre).

TABLE A-48 GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS AND ALLOWABLE USES - 2013

Classifications	Notes
Residential Very Low Density (R-VL)	The allowable density is 2 or fewer primary dwellings per acre. The R-VL zoning district is applied to areas where physical constraints, the protection of natural features, and/or the preservation of semi-rural character have been identified by the General Plan as important considerations. The R-VL land use designation is primarily applied to areas with steep slopes and where the General Plan intends that the open space character of the City's hillsides and perimeter lands are to be preserved.
Residential Low Density (R-L)	The R-L land use designation is applied to areas appropriate for neighborhoods of single-family homes on individual lots. This designation is found throughout the community, including the older, historical neighborhoods surrounding the Plaza Area, Sunny Brae, Sunset, Preston Ridge Area and Greenview, Terrace. The allowable density ranges from 2 to 7.25 dwellings per acre.
Residential Median Density (R-M)	The R-M land use designation allows medium density residential unit types that include duplexes, townhouses, co-housing, low density apartments, and modular housing located in mobile home parks. The allowable density ranges from 7.26 to 15 dwellings per acre.
Residential High Density (R-H)	The R-H land use designation provides residential uses in central Arcata to allow increase in density above present levels (prior to 2000). The allowable density ranges from 15.01 to 32 units per acre.

Source: City of Arcata General Plan

The Arcata Land Use Code (LUC) implements the policies and goals of Arcata's General Plan. The LUC further delineates the General Plan's residential classifications into four residential zoning districts and nine other nonresidential zoning districts that allow residential uses. Combining zones are applied to property in conjunction with a primary zoning district (for example, RVL:CZ on the Zoning Map would indicate that a site is designated Residential – Very Low Density (RVL) and is also within the Coastal Zone (:CZ)). The combining zones note where important site, environmental, safety, compatibility, and/or design issues require particular attention in project planning and design. The combining zones provide guidance for development within the combining zones through standards that apply to proposed development in addition to the standards and regulations of the primary zoning district. Zoning districts that allow residential uses are summarized in **Table A-49**.

TABLE A-49 ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES - 2013

Districts	Notes
Agricultural Exclusive (AE)	The AE zoning district is applied to areas appropriate for agricultural uses such as horticulture and crop production, orchards, nurseries, vineyards, and livestock grazing, where the City intends that the land be preserved for agricultural production, and where residential use is accessory to agricultural production. Maximum residential density: primary and accessory residential units per parcel.
Agricultural Residential (AR)	The AR zoning district is applied to areas of agricultural lands that are also appropriate for very low density residential uses. Maximum residential density: primary and accessory residential units per parcel.
Natural Resource (NR)	The NR zoning district is applied to public or private lands where the protection of unique and/or sensitive natural resources or the managed production of resources are the City's primary objectives. Residential density is one dwelling unit per parcel.
Residential – Very Low Density (RVL)	The allowable density is 2 or fewer primary dwellings per acre. The RVL zoning district is applied to areas where physical constraints, the protection of natural features, and/or the preservation of semi-rural character have been identified by the General Plan as important considerations. The RVL zoning district is primarily applied to areas with steep slopes, and where the General Plan intends that the open space character of the City's hillsides and perimeter lands are to be preserved.
Residential – Low Density (RL)	The RL zoning district is applied to areas appropriate for neighborhoods of single-family homes on individual lots and related, compatible uses. The allowable density ranges from 2 to 7.25 dwellings per acre.
Residential – Median Density (RM)	The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing and various types of multifamily housing (for example, duplexes, townhouses, and apartments). The allowable density ranges from 7.26 to 15 dwellings per acre.
Residential – High Density (RH)	The RH zoning district is applied to areas appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments. The allowable density ranges from 15.01 to 32 units per acre.
Commercial – Central (CC)	The CC zoning district is applied to areas surrounding the Plaza and is intended to accommodate retail, professional office, civic, hotel, and theater, residential, and similar and compatible uses. The allowable density ranges from 7.26 to 15 dwellings per acre.
Commercial – General (CG)	The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local residents and businesses, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed-use projects. The allowable density ranges from 7.26 to 15 dwellings per acre.
Commercial – Mixed Use Center (CM)	The CM zoning district is applied to areas identified by General Plan policy LU-1d as the existing neighborhood centers of Westwood, Bayside, Sunny Brae, and Greenview, where additional retail, personal and business services, and other neighborhood-oriented commercial services are encouraged, and where substantial additions to the existing centers shall include residential units on upper floors or in separate buildings. The allowable density ranges from 7.26 to 15 dwellings per acre.
Industrial – Limited (IL)	The IL zoning district is applied to areas appropriate for light and moderate impact manufacturing and limited commercial uses. Residential uses may also be allowed where they are compatible with the nature of the production process or the related sales of products made on the premises. The allowable density ranges from 7.26 to 15 dwellings per acre.

Source: City of Arcata Land Use Code, October 2013

Residential Development Standards. The City of Arcata's zoning ordinance, the Land Use Code (LUC), was adopted in October 2008. The LUC is the primary guide for all development, including residential, in the City. The LUC establishes development standards that control the type of land use activity, allowable land uses within each specific zoning district, building setbacks from property lines, structure heights, off-street parking, and density of residential development in Arcata. The zoning regulations serve to protect and promote the health, safety, and general welfare of community residents and also implement the goals and policies of the General Plan. The specific residential land use zoning districts established in the LUC and their respective maximum densities are shown in **Table A-50**.

TABLE A-50 RESIDENTIAL LAND USE ZONES AND DENSITIES - 2013

Zone	Minimum Lot Area	Minimum Lot Width	Maximum Lot Depth	Density	Residential Types
Agricultural Exclusive (AE)	20 acres, (60 acres Coastal Zone)	None	None	2 units per lot	Single-family dwelling
Agricultural Residential (AR)	2.5 acres	None	None	2 units per lot	Single-family dwelling
Natural Resource (NR)	20 acres (60 acres in Coastal Zone)	None	None	1 unit per lot	Single-family dwelling
Residential – Very Low Density (RVL)	20,000 sf	60 ft.	4 times lot width	2 or fewer primary units per acre	Single-family dwelling
Residential – Low Density (RL)	4,000 sf, 6,000 sf average	60 ft.	None	2 minimum to 7.25 units maximum per acre	Single-family dwelling, Duplexes, Multifamily 3-9 units
Residential – Median Density (RM)	3,000 sf	30 ft	None	7.26 minimum to 15 units maximum per acre	Single-family dwelling, Multifamily 2-10 units or more, Mobile Home Parks
Residential – High Density (RH)	6,000 sf	30 ft	None	15.01 minimum to 32 units maximum per acre	Single-family dwelling, Multifamily 2-10 units or more, Mobile Home Parks
Commercial – Central (CC)	5,000 sf	50 ft.	3 times width	7.26 to 15 units per acre	Live/work units; Single-family dwelling; Multifamily dwelling
Commercial – General (CG)	5,000 sf	50 ft.	3 times width	7.26 to 15 units per acre	Live/work units; Single-family dwelling, Multifamily dwelling

TABLE A-50 RESIDENTIAL LAND USE ZONES AND DENSITIES - 2013

Zone	Minimum Lot Area	Minimum Lot Width	Maximum Lot Depth	Density	Residential Types
Commercial – Mixed Use Center (CM)	5,000 sf	50 ft.	3 times width	7.26 to 15 units per acre	Live/work units; Single-family dwelling; Multifamily dwelling
Industrial – Limited (IL)	6,000 sf	60 ft.	None	7.26 to 15 units per acre	Live/work units; Multifamily dwelling

Source: City of Arcata Zoning Ordinance, 2013

In addition to development standards and density zoning limitations (**Table A-50**), **Tables A-51** and **A-52** describe additional development standards that are applied to residential development in the City.

All residential zoning districts have limitations on the amount of land that can be covered by structures and other impervious surfaces. The maximum site coverage, yard setbacks, floor area ratio, and recreation space all affect the level of development allowed for individual parcels. These development standards are important factors in determining the amount of development and the number of dwelling units that can be constructed. Individually and collectively these development standards may be considered restrictive to development; however the requirements have multiple benefits to the residents and community at large. Specifically, the recreation space development standard is intended to ensure a minimum amount of common and private recreation space is available for the exclusive use of the residents of a multi-family residential project in order to fulfill their needs for outdoor leisure and recreational opportunities.

The major factor in determining housing density under the City's current zoning system is the use of floor area ratios (FAR) in residential zones. The FAR is the ratio of total floor area to the lot area. A development with 25,000 square feet of floor area on a lot of 100,000 square feet would have a FAR of 25 percent, regardless of the number of stories contributing to the floor area. All the residential zones use FAR for determining the size and bulk of structures for the area, except for the RM and RH zones, which only use maximum site coverage. In addition, the FAR is not applicable in the RVL and RL zoning districts when affordable housing uses are provided according to the City's Density Bonus.

TABLE A-51 GENERAL PLAN RESIDENTIAL DEVELOPMENT STANDARDS

	R-VL	R-L	R-M	R-H
Density Range	2 or fewer primary units per acre	From 2 to a maximum of 7.25 units per acre	From 7.26 to a maximum of 15 units per acre	From 15.01 to a maximum of 32 units per acre

Source: City of Arcata General Plan

TABLE A-52 LAND USE CODE RESIDENTIAL DEVELOPMENT STANDARDS*

Zone	Yard Setbacks	Height	Floor Area Ratio	Maximum Site Coverage
RVL	10 feet adjoining street, 20 feet for front garage, 5 feet adjoining any other property line.	35 ft.	0.20	20%
RL	10 feet adjoining street, 20 feet for front garage, 5 feet adjoining any other property line.	35 ft.	0.50	50%
RM	10 feet adjoining street, 20 feet for front garage, 5 feet adjoining any other property line.	35 ft.	None	60%
RH	10 feet adjoining street, 20 feet for front garage, 5 feet adjoining any other property line.	35 ft.	None	70%

Source: City of Arcata Land Use Code, 2013

*Density bonus allows for a reduction in setbacks and an increase in height.

Other development standards that affect the amount of land developable is the off-street parking and open maximum site coverage. The off-street parking requirements can factor into housing development opportunities for all new construction by consuming land that could otherwise be used for housing. The Land Use Code reduced the number of off-street parking spaces required for new residential developments. The minimum number of off-street parking spaces required for residential uses is one per dwelling unit, while the maximum is two per dwelling unit. Parking spaces for multifamily units are also based on the number of dwelling units. For example, a new triplex would require a minimum of 3 to a maximum of 6 off-street parking spaces. Excessive parking requirements reduce the amount of buildable area and can add to the cost of housing. Therefore, the City discourages providing more off-street parking spaces than required to avoid the inefficient use of land, unnecessary pavement, and excessive stormwater runoff from paved surfaces. The Land Use Code includes provisions for applicants to adjust the number of parking spaces required in cases based on quantitative information that documents the need for fewer (or more) spaces, e.g., project located near public transportation.

The current zoning ordinance was also revised recently to further reduce the amount of off-street parking if a new curb cut is required. This typically is associated with second dwelling units on an existing lot. In some cases, a new off street parking space would be required for the new dwelling unit. However, if the new parking space requires an elimination of on-street parking because of the new curb cut, the Director can waive the off-street parking requirement. In the past, off-street parking requirements may have been considered a constraint, but the LUC and its recent revisions have lessened parking as a constraint.

Bicycle parking spaces are also required in multifamily development and are based on the number of required vehicle parking spaces. For areas where 3 to 10 parking spaces are required, the bicycle parking requirement is 100 percent of the vehicle parking spaces. In areas requiring over 11

parking spaces, the required bicycle parking is 50 percent of the vehicle parking. The City encourages the use of alternative and mass transportation and does not consider bicycle parking requirements as a constraint because it is significantly much more cost effective than traditional automobile costs.

The amount of a site covered by parking, driveways, and structures, i.e. site coverage, directly affects the amount of land developed (**Table A-52**). The higher the residential density the more land can be covered by development. The LUC proportionally reduces the site coverage based on the lot size. For example if a RL zoned parcel is 3,000 square feet in size, which is half the standard lot size (6,000), than the amount of site coverage is increased at the same proportion. Thus, the allowable site coverage is 75% instead of the standard 50% in the RL zoning district. To encourage pervious surfaces, the LUC does not include driveways or parking surfaces that are pervious as site coverage. This further increases the actual amount of land that theoretically is “covered” by development.

Residential development standards are used to help define the City’s desire to establish aesthetically pleasing, people-friendly, useful, safe, and orderly residential construction and development. Much of the regulation in the standards, such as site coverage, lot sizes, and height limits, must be balanced with the need for additional housing in a limited area. Many of these standards could be considered a housing development constraint; however these standards are in place to assist in maintaining City character. The Land Use Code attempts to encourage a variety of housing types by allowing for exceptions to several development standards such as setbacks, reduced lot sizes, etc. In addition, the reduced parking standards changes how the City’s vital land resources are utilized, i.e., use the land for people spaces not vehicle spaces.

Provision for a Variety of Housing. The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, and residential care homes. **Table A-53** shows the housing types permitted in the various residential zoning districts of Arcata.

Multifamily Housing

The City defines multifamily housing as a dwelling unit that is part of a structure containing two or more dwelling units excluding second units. Multifamily dwellings include duplexes, triplexes, fourplexes (buildings under one ownership with two, three, or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); transitional housing; permanent supportive housing and single room occupancy housing where people live as independently as possible with the assistance of social services tailored to each person’s needs.

Single-Family Dwelling

The City defines single-family home as a building designed for and/or occupied exclusively by one family. The definition also includes factory-built, modular housing units, constructed in compliance

with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufacturing Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems. Transitional housing and supportive housing serving six or fewer persons (see “Shared Living”) are considered single-family homes.

Shared living is defined in the LUC as an occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by CA Health and Safety Code §1566.3.

The City’s review process for second units is consistent with state law (AB 1866), allowing second units by right in single-family residential areas in the City with only a ministerial review (Housing Element Implementation Measure HE-13). However, in some cases design review is required for an accessory structure (second dwelling unit) when the site is in a historic district or a Neighborhood Conservation Area. In addition, design review may be required if the accessory structure is located in front of or is greater in height of the primary dwelling unit.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill 2 (SB 2) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City’s Land Use Code (LUC) allows emergency shelters, and drop-in centers in the General Commercial (CG), Industrial – Limited (IL) and Industrial – General (IG) with a Use Permit. The Public Facilities (PF) zoning currently requires a Minor Use Permit for an emergency shelter or a drop-in center.

A Use Permit (UP) or Minor Use Permit (MUP) provides a process for reviewing uses and activities that may be appropriate in the applicable zoning district, but whose effects on site and surroundings cannot be determined before being proposed for a specific site. The Planning Commission has the authority to designate special conditions of use for the proposals requiring a UP or MUP. If the project is exempt from the requirements of the California Environmental Quality Act (CEQA), action on a MUP may be taken by the Zoning Administrator.

Per SB 2 requirements, in February 2009, the City created the Housing for Homeless (:HH) combining zone. The :HH combining zone is a zone in which emergency shelters, transitional housing, or supportive housing (hereafter “facility”) may locate as a permitted use, if the facility is within the combining zone and meets the criteria in Section 9.42.200 of the LUC, Housing for Homeless. If a facility locates outside the combining zone, or does not meet the criteria at Section 9.42.200 of the LUC, then the facility may require permits for the appropriate zoning district (see **Tables A-49 and A-50**). See LUC §9.42.200 for the City’s standards, requirements, and capacity for emergency shelters. These standards are considered to be similar to other residential uses in the same zoning district.

The City received a grant for both CDBG and EHAP-CD funding, to assist in the development of a 40 bed transitional shelter proposed for APN 021-122-007, which is identified in the HH: overlay. The project has received City approvals and some site improvements have been completed. However, the City does not have the funds for the construction or operation of this service. The City is partnering with the Arcata House Partnership to complete the project. The City’s plan for an emergency shelter with bus in service only has been placed on hold due to funding constraints and lack of services providers to oversee the operation of the facility. This proposed 40 bed emergency shelter is also in the HH: overlay in the Aldergrove area.

Transitional and Supportive Housing

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Both transitional and supportive housing types must be explicitly permitted in the LUC. Currently, the City defines both transitional and supportive housing types under the definition of single and multi-family housing types (see single and multi-family housing above). The City supports transitional and supportive housing projects through the Housing Element Implementation Measure HE-31.

Extremely Low-Income Housing

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. Single-room occupancy units are listed as an allowed use under the definition of multi-family housing (see above) and are allowed in all the same districts as multi-family housing. The City will continue to allow for the development of single room occupancy units. The City Building Department adopted Building Code revisions to reduce the size of dwelling units from 220 square feet to 150 square feet in an effort to provide extremely low-income housing opportunities.

Persons with Disabilities

The City of Arcata incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities, including persons with developmental disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities, including persons with developmental disabilities were found at that time.

To accommodate persons with disabilities, including persons with developmental disabilities residential care facilities of six or fewer adults or children are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults or children are permitted in all residential zoning districts in the City with a use permit and in all commercial/industrial zones with a minor use permit. Further, mobile homes as an accessory structure (dwelling) for persons in need of care and supervision are allowed in all zoning designations. No special design or permitting standards have been established for residential care facilities other than the required conditional use permits.

The use permits do not have any special provisions required for the development of a residential care facility. The conditions for the use permit do not include requirements that apply specifically for a residential care facility; conditions do not regulate the user and generally deal with the size and intensity of the use, health, safety, and general welfare concerns, and consistency with the General Plan. A public hearing must be held before the Zoning Administrator or Planning Commission, depending on the zoning district. The City requires no minimum distance between residential care facilities. The conditions of the use permit do not result in additional costs to the residential care facility. The City does not have any occupancy standards that apply specifically to unrelated adults.

Parking standards for housing for disabled persons, including persons with developmental disabilities are the same as all residential development. No specific program has been designed for the reduction of parking standards; however Measure HE- 25 requires the City to cooperate with housing developers in the production of housing for disabled persons, including persons with developmental disabilities. Through this cooperation, a reduction of parking standards may be one incentive to promote housing development for disabled persons, including persons with developmental disabilities.

The City has established a Handicapped Access Appeals Board to provide persons with disabilities, including persons with developmental disabilities an opportunity to request exceptions to the City's standards and specifications. The Board consists of five members of which one is an expert on handicap access. In cases of practical difficulty, unnecessary hardship, or extreme differences, exceptions to the City's standards and specifications for development may be requested to the Handicapped Access Appeals Board. The Board is used as a means to review the decision of the Building Inspector on handicap access matters. At the applicant's request, the Appeals Board will review the Building Inspectors decision and has the power to overturn the decision. There is no fee associated with the Handicapped Access Appeals Board.

In addition to the Handicap Access Appeals Board process, the City has developed and formalized 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, including persons with developmental disabilities and streamline the permit review process. The City will provide information to individuals with disabilities, including persons with developmental 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 pamphlets at the City and on the City's website.

The City makes every effort to satisfy reasonable requests for accommodation. The City also offers ADA retrofits through its Housing Rehabilitation Program. The City Hall which includes the Community Development Department/Building Department is ADA compliant and the City makes every effort to accommodate persons with disabilities, including persons with developmental disabilities including providing access to public hearings and other services to special needs populations. If any constraints are found the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities, including persons with developmental disabilities per SB 520 and Housing Element Implementation Measure HE-25. To further comply with SB 520 the City defines family as "(1) two or more persons related by birth, marriage, or adoption, (2) an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind".

Although not adopted within the last planning cycle, 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 be accessible to persons with disabilities, including persons with developmental disabilities. Currently, all City funded or facilitated housing projects must include at least one dwelling that can accommodate disabled residents, including persons with developmental disabilities.

TABLE A-53 HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Type	Zoning Districts												
	AE	AR	RVL	RL	RM	RH	CC	CG	CM	IL	IG	PF	HH
Single-family dwelling ²	P	P	P	P	P	P	P**	P**	P**	P--	--	--	UP
Second dwelling unit	P	P	P	P	P	P	--	--	--	--	--	--	UP
Multifamily housing, 2 units ^{1, 2}	--	--	--	P	P	P	P**	P**	P**	P	--	--	UP
Multifamily housing, 3 to 9 units ^{1, 2}	--	--	--	MUP	P	P	P**	P**	P**	P--	--	--	UP
Multifamily housing, 10 or more units ^{1, 2}	--	--	--	--	P	P	P**	P**	P**	P--	--	--	UP
Farmworker Housing	UP	UP	MUP	MUP	MUP	MUP	P	P	P	P	--	--	--
Mobile home parks	--	--	UP	UP	UP	UP	--	--	--	--	--	--	UP
Mobile homes	P	P	p	p	p	p	--	--	--	--	--	--	UP
Residential care facility (6 or fewer)	MUP	P	P	P	P	P	--	--	--	--	--	M UP	UP
Residential care facility (7 or more)	--	--	UP	UP	UP	UP	MU P	MU P	MU P	--	--	M UP	UP
Rooming or boarding house	--	--	--	UP	P	P	--	--	--	--	--	--	UP
Emergency shelter ³	--	--	--	--	--	--	--	UP	--	UP	UP	M UP	P

Notes:

P = Permitted use

UP = Use Permit, requires Planning Commission review

MUP = Subject to the issuance of a minor use permit

¹ The City defines single-room occupancy units as a multi-family unit and are permitted in all zones where multi-family is permitted.

² Single - Family Dwelling and Multi-Family Housing include Transitional and Supportive Housing.

³ In addition to where emergency shelters are permitted with a UP and an MUP, the City has created the :HH overlay zone to allow for emergency shelters, by right.

** Residential units should only be located above the nonresidential uses or at ground level behind the street-fronting nonresidential uses.

Historic and Design Review. The City of Arcata requires design review by the Arcata Historic and Design Review Commission for all multi-family residential new construction projects and subdivisions. Generally, single-family dwelling projects are exempt from design review unless they are located in one of the Neighborhood Conservation Areas, Specific Plan or Historic Districts or a Coastal Scenic Area. Furthermore, design review is required if the project involves a historic

resource. The LUC identifies special design criteria for single-family developments located in hillside areas. The purpose of Design Review is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the natural beauty, historic, and rural character of the community (see LUC §9.72.040 for the goals, purposes, and procedures).

Generally Design Review is required for all new construction in the City, including all structural modifications in exterior appearance, including paved areas, revegetation plans, and all other exterior work and signs which require a permit from the City. However, the LUC includes exemptions for single family and minor repairs when not located in one of the City's Neighborhood Conservation Areas (NCA). Design Review is required for all exterior alterations to a designated Landmark Historic structure. In addition, design review could also be required for accessory structure (secondary dwelling units) if located in front of or is greater in height than the primary dwelling unit.

The applicant is required to submit a complete application for design review including a detailed site plan; architectural elevations; floor plans; landscape plan; and other items such as photographs of the site or neighborhood to assure compliance with design review criteria.

The Historic and Design Review Commission consists of a seven-person board with various requirements and experience to serve on the Commission. Although the Commission has the ability to disapprove a submitted design it is very rare for the Commission to outright deny a project. However, the Commission may suggest or require changes, modifications, or alterations to the design. The Design Review process typically takes approximately three to four weeks to complete and is not considered a constraint to the development of housing in the City.

Solar Siting and Solar Access. The City's Land Use Code includes solar siting and solar access regulations for all future development in Arcata over which the City has discretionary review authority. Multifamily developments, subdivisions, and Planned Developments are required to follow these regulations. The Solar Siting and Solar Access section of the Code was established in response to the requirements of Section 66473.1 of the California Subdivision Map Act. These provisions are intended to permanently protect access to solar energy by requiring adequate building orientation and placement on a lot. Proper building placement and orientation is fundamental to fully utilize solar energy. The City's Energy Committee assists the City and applicant with recommendation to improve solar access. Furthermore, in compliance with CA Civil Code §714 the City processes permits for photovoltaic systems without any discretionary review.

Natural Hazards Combining Zone. As a result of Arcata's unique mix of geologic conditions, steep slopes, weather, soils, and existing development, the City has established a variety of development limitations in the interest of public safety. The Natural Hazards Combining Zone (:NH) has been developed to regulate land use in areas of the City subject to natural hazards. This regulation is intended to protect lives and property from destruction and damage and to protect the community from the cost of damages which may be incurred when unstable or premature development is allowed without consideration of the natural hazards. Natural hazards addressed by the :NH combining zone are flooding, liquefaction, severe slope stability hazards, ground shaking, and fault-rupture. The Arcata General Plan and Land Use Code both identify different

geologic hazards – earth-quake shaking; fault rupture; slope stability; and liquefaction hazards. General Plan Figure PS-a “Hazards Map” shows locations of these hazards. General Plan (Table PS-1) and Land Use Code (Table 6-1) are tables to identify geologic and soil report requirements based on the types of land use activity and the related geologic hazard.

Earthquake Shaking and Fault Rupture Hazard Areas: Most notable of documented Earthquake Fault Hazard areas is the Alquist-Priolo Special Study Zone, a potentially active earthquake fault zone. New development and substantial improvements to existing structures located in the Alquist-Priolo Special Study Zone requires special geologic engineering reports to determine fault locations and appropriate development limitations. Depending on the risks associated with a particular land use activity, a geologic engineering report is required for properties that are mapped with a potential active fault. The Land Use Code (LUC) specifies that no structure intended for human occupancy shall be constructed over or within 50 feet of the trace of a known fault. Many of the City’s geologic report requirements are based on the California Building Code or the California Division of Mines and Geology special publications. The high cost of completing the necessary reports may be considered prohibitive; however these reports are necessary for the welfare of the City and its residents. The City’s former Redevelopment Agency had initiated a grant program to assist in the geologic investigations, report development, and peer review process to decrease the burden on development within the Special Study Zone. The City of Arcata has adopted policies to assist in earthquake fault rupture report preparation and review for projects located in the Redevelopment Area. However, the loss of the Redevelopment Agency has eliminated this program.

Landslide Hazard Area: The City of Arcata contains a significant area of hilly terrain. Due to both public safety, environmental, and aesthetic concerns, the City has strictly limited hillside development. The LUC relies on the General Plan Figure PS-a “Hazards Map” to establish Hillside Development standards for parcels that contain slopes greater than 15 percent. As a result of new zoning requirements of the LUC, a significant portion of the City east of U.S. Highway 101 are encumbered with Hillside Development Permit requirements due to the presence of slopes greater than 15 percent. The Land Use Code specifies that no development shall occur on slopes more than 25 percent and each new hillside lot shall contain a “contiguous buildable area of at least 4,000 square feet, with a natural slope of 15 percent or less”. Existing lots that do not cannot meet the 15% slope requirement above may develop a buildable area of 1,500 square feet if the City determines there is no alternative building site.

Liquefaction Hazard Area: Portions of the City are in areas which are considered as having a potential high and moderate liquefaction hazard. Most development in the :NH combining zone is subject to reporting requirements and may require special construction techniques to develop the property. As with the Earthquake Fault Hazard Areas, these reporting requirements may be prohibitive but are considered necessary for the welfare of the City and its residents.

Special Flood Hazard Areas: The City of Arcata has several waterways that are managed in order to reduce flood hazards. All developments located in Zone A as delineated on the Flood Insurance

Rate Map are subject to review procedures and certification requirements. The City administers the flood hazard standards of the Federal Emergency Management Agency.

The Arcata General Plan conservation and safety elements include policies to protect the public, property, and flora and fauna from impacts associated with flooding and development. The Land Use Code (LUC) development standards implement the conservation and safety policies of the General Plan. All developments, including housing are reviewed for compliance with the development standards. The City of Arcata Public Works Director is the designated Floodplain Administrator and regularly reviews the City's flood management development standards and policies during development project review. In addition, the City regularly evaluates the Federal Emergency Management Agency (FEMA) flood maps in relationship to the Arcata General Plan safety, conservation and housing policies. FEMA is currently updating the flood zone maps for the City of Arcata. The revised flood zones maps are expected to be released in 2016.

TABLE A-54 GEOLOGIC HAZARD LAND USE MATRIX

												Notes	
Building Type/Land Use			Earthquake Shaking Hazard	Fault Rupture Hazard		Slope Stability Hazard				Liquefaction Potential			P: Development prohibited. R1: Engineering geologic report and soils report engineering report required. Engineering geologic report must be prepared by a Certified Engineering Geologist. Soil engineering report may be prepared by a Registered Civil Engineer with appropriate geotechnical knowledge and experience or by a Certified Engineering Geologist with appropriate geotechnical knowledge and experience. R2: Engineering geologic report required. Engineering geologic report may be prepared by a Registered Geologist with appropriate geotechnical knowledge and experience. D: Report requirement is left to the discretion of City building Inspector. SSZ: Alquist-Priolo Special Study Zone PAF: potentially active fault.
				SSZ	PAF	Low	High	V	IV	III	II & I	III	
Critical	Hazardous	Hazardous substance storage, reservoirs, natural gas storage tanks	R1	R2	R2	D	D	R1	R1	R1	R1	P	
	Essential	Hospitals, fire and police stations, emergency control centers, power plants, power and communication substations, schools, theaters											
	Private	Auditoriums, hotels, large motels, major office buildings, high density residential											
Non Critical	Moderate Risk	Residential structures on existing lots with footing loads greater than typical two story wood frame dwellings, residential structures with three stories or more	D	R2	D	D	D	R2	R1	D	R1	R1	
		Major subdivisions	D	R2	R2	D	R2	R1	R1	D	R1	R1	
		Heavy industrial	R2	R2	R2	D	R2	R2	R1	R1	R1	R1	
	Low Risk	Multifamily structures greater than 4-plexes	D	R2	D	D	D	R2	R1	D	R1	R1	
		Minor subdivisions	D	R2	D	D	D	R2	R1	D	R1	R1	
		Light industrial, warehousing, commercial	D	R2	D	D	D	R2	R2	D	R1	R1	
		Residential two stories or less on existing lots	D	D	D	D	D	R2	R2	D	D	D	

Source: City of Arcata Zoning Ordinance, 2014

Wetland Protection and Stream Protection Combining Zones. The Wetland Protection (:WP) and Stream Protection (:SP) Combining Zones are used to identify and protect wetlands, streams, tidelands, and their borders from destruction and degradation. These zones provide standards for development that incorporate streams and wetlands into the site design for the development and also seek to ensure that legally created lots in riparian and wetland areas contain a building site. These combining zones require setbacks typically between 25 and 100 feet from streams and wetlands; however, additional standards apply for projects located within the Coastal Zone. In some areas with significant riparian vegetation the stream or wetland setback may be a maximum of 250 feet. Permitted uses and conditionally permitted uses are allowed within the :WP and :SP zones, using the same standards and conditions that would apply in the primary zone. Because of Arcata's natural characteristics a significant amount of the community has development restrictions associated with wetlands and creek zones. As with all jurisdictions in California – watercourse and wet areas are regulated by both Federal and State regulations. In some cases the regulations or review authority are overlapping, and in some cases conflicting with one another. The City through its General Plan recognizes the importance of protecting environmentally sensitive habitat areas. Over the past several decades Arcata has successfully restored biological systems to improve the quality of habitat as well as provide the community with open space.

Coastal Zone. Nearly all of the land to the west and southwest of the City, as well as a substantial portion within city limits, is located in the California Coastal Zone. The Coastal Zone boundary and jurisdiction map – “Post LCP (Local Coastal Program) Certification Permit and Appeal Jurisdiction”, adopted in 1990, establishes the areas of the city within the California Coastal Zone and the permit and appeal jurisdiction. As part of the General Plan and Land Use Code Updates, the City is in the process of updating the Local Coastal Program. In some cases, the state retains the review authority for coastal development; however, through the Local Coastal Program the state authorizes some coastal development to be administered locally. Typically the jurisdiction boundary (California vs. Arcata) is based on the sensitivity to coastal resource impacts. Through Arcata's LCP, some coastal development is exempt from coastal development permits. However, in cases where a coastal development permit is required by either the State or City of Arcata, three to six months may be added to the project timeline.

The City of Arcata has identified policies in its Local Coastal Program designed to protect the coastal area. These policies address a variety of areas such as new urban development, public access and recreation, water and marine resources, industrial development, hazards, agriculture, and public works. The majority of these policies does not have an impact on housing and are consistent with the General Plan Land Use Designations. Policy GM-4a Urban Services Boundary does limit the housing in certain areas of the Coastal Zone. This policy stipulates “only the Agriculture-Exclusive (A-E), Natural Resources (NR), and Public Facilities (PF) land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone.” This policy limits the amount of residential development that could occur in Coastal Zone areas and therefore may be considered a constraint to housing development. However, the majority of this land is considered irreplaceable agricultural and natural resources land and should be reserved not only for its productive value but also for the natural beauty and open space value it gives to the

City. The Coastal Zone of the City is considered a very important element of the City and should be protected as such from the encroachment of urban development and its inherent problems.

Article 10.7 Section 65590 of the California Government Code establishes minimum requirements for housing within the Coastal Zone for low- or moderate-income households. Generally, the statute requires that the “conversion or demolition of existing residential dwelling units occupied by persons and families of low and moderate income...shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income.” The statute has certain location and time limits for the replacement of housing to the affected persons or families. Also, according to the statute, “new housing development constructed within a coastal zone shall, where feasible, provide housing units for persons or families of low or moderate income.” However, the section has a number of exceptions to the replacement rule: a residential structure with less than three units, the city coastal zone is less than 50 acres in size, if the city has an in-lieu fee program in place for replacement housing, etc. In addition, new development may provide affordable housing at another location within 3 miles of the Coastal Zone. This article may be considered a constraint to new housing as it may raise the cost of this housing and discourage developers from constructing new housing in this area. However, the City has no control over this statute, as it is a state code.

Housing Codes and Code Enforcement. The purpose of the building-related codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures in the City. Additional codes are designed to limit the State’s consumption of resources and limit greenhouse gases.

According to the City Building Official, there are some recent changes in Building Code requirements that will affect the cost of housing development. These new code requirements are initiated at the State level so would be considered a constraint not unique to Arcata. The Green Energy Code previously required specific standards on new residential construction to minimize water and energy consumption. However, beginning in January 2014, the standards will also apply to residential remodel and addition projects. For example, all the plumbing fixtures will have to be replaced within an existing dwelling unit with certified fixtures to reduce water consumption if a portion of the dwelling is remodeled or if there is an addition. This will apply to all residential units completed before January 1, 1994. This may increase to initial cost of preserving housing. Another Building Code change is that new residential dwelling units shall be equipped with automatic fire sprinkler systems.

The codes used by the City of Arcata are mandated by the State of California and were adopted by Ordinance 1438, January 2014. The City adopted local amendments to the building codes adopted from Ordinance 1337 (November 2002) that have an effect on housing standards. Adopted codes are as follows:

- 2013 California Building Code
- 2013 Uniform Administrative Code

- 2007 Uniform Housing Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- 2013 California Residential Code
- 2013 California Green Building Standard Code
- 2013 Energy Code

Most building and zoning enforcement activities of the City are in response to complaints by City residents.

Site Improvements. Arcata has on- and off-site improvement requirements for new residential development based on the location and size of the development. Residential subdivision projects are required to provide street, curb, sidewalk, driveway, and transition improvements to the frontage of each lot. Typical street widths including curb and gutters are as follows: local streets require 24 to 36 feet and collector streets require 24 to 48 feet in width. In the Planned Development (:PD) Combining Zone, standards vary and are determined on a case-by-case basis. Storm drainage and street lighting is required for subdivision development. Each residential project is also required to connect to an approved sanitary system and domestic water supply and to power.

Off-site improvements are required where necessary to allow for the proposed density of the development. For instance, a proposed high density residential development at the end of a gravel road would be required to upgrade to full street improvements along the access road. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters, and sewer and water line extensions.

Development Impact Fees and Processing Fees. Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. To maintain acceptable investment rate of returns, these costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing.

Development fees are a necessary City program and are in place to offset the cost of development the City incurs as a result of new construction. These fees, as with development standards, must be balanced with the production of housing. **Table A-55** provides the proportion of estimated fee cost to estimated overall development cost, **Table A-56** provides a breakdown of all typical residential fees for both a single and multi-family development and **Table A-57** provides a list of all City development fees.

As of 2014, a single-family housing unit typically costs \$8,502 in fees (making up 2.7% of the total project cost) and multifamily units cost \$4,351/unit in fees (making up 1.9% of the total project cost). The fees are not considered to constrain development and many of these fees are reduced or waived for affordable housing projects in order to assist the production of these units.

TABLE A-55 PROPORTION OF FEE IN OVERALL DEVELOPMENT

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$8,502	\$4,351
Typical estimated cost of development per unit (including land)	\$320,502	\$226,851
Proportion of estimated fee cost to estimated overall development cost per unit	2.7%	1.9%

Source: City of Arcata, 2014

TABLE A-56 TYPICAL RESIDENTIAL DEVELOPMENT FEES

Item	Fee*
Single-family: 1,500 sq. ft. home on a residential low density zoned lot -estimated construction cost of \$162,000.	
Building Department	\$3,684
Community Development	\$4,137
Public Works	\$2,685
Environmental Services	\$1,905
Other Fees	\$91
Total	\$8,502
Multifamily: four, on a residential high density zoned lot - estimated construction cost of \$350,000.	
Building Department	\$9,411
Community Development	\$539
Public Works	\$6,210
Environmental Services	\$170

Item	Fee*
Other Fees	\$1,074
Total	\$17,404

Source: City of Arcata Building Department

Note: *Based on typical fees charged. ** Cost if connection preformed by City in City limits.

TABLE A-57 CITY DEVELOPMENT FEES – 2014

Service Provided

Fee

Residential Construction Tax Fees – Multifamily

1% of the valuation of units being constructed.

Parkland Dedication Fee

Parkland dedication can be a dedication of land or an in lieu fee. Where a fee is required to be paid in lieu of parkland dedication for a subdivision, the amount of such fee shall be based on the current fair market value of the amount of land which would otherwise be required to be dedicated to parkland.

Currently the Parkland in lieu fee is \$3,888 per newly created residential parcel.

Drainage Development Fee

\$0.10 /Sq. Ft.

Wastewater Collection System Connection Fees

Sewer lateral in place	\$2,757 + \$2,757 *
Installation of sewer lateral and cleanout	\$5,730 + \$2,757 *
Installation of cleanout with existing laterals	\$981 per cleanout
New lateral installation after abandonment of existing connection	\$2,975 + \$2,757 *

* Additional charge for Residential Second Units and Commercial. Secondary Dwellings: Additional charge is assessed per parcel for second units. Residential / Commercial: additional charge for every 18 fixture units or fraction thereof beyond an initial 18 fixture units.

Water System Connection Fees

Connection performed by City in corporate limits

5/8 by 3/4" meter	\$2,217 + \$2,096
1" meter	\$2,354 + \$2,690
1 ½" meter	\$3,471 + \$3,779
2" meter	\$3,801 + \$3,894

Connection performed by City outside corporate limits

5/8 by 3/4" meter	\$2,365 + \$2,409
1" meter	\$2,464 + \$2,690
1 ½" meter	\$3,471 + \$3,779
2" meter	\$5,154 + \$4,208

Connection performed by subdivider in corporate limits

5/8 by 3/4" meter	\$242 + \$2,096
1" meter	\$649 + \$2,690
1 1/2" meter	\$1,078 + \$3,284
2" meter	\$1,319 + \$3,894

Connection performed by subdivider outside corporate limits

5/8 by 3/4" meter	\$281 + \$2,409
1" meter	\$746 + \$3,091
1 1/2" meter	\$1,359 + \$2,679
2" meter	\$1,535 + \$4,208

Seismic Fee - Residential

0.0007 per \$1.00

Grading Permits

50 cubic feet or less	\$546
51 to 1,000 cubic feet	\$1,015
1,001 to 50,000 cubic feet	\$1,258
50,001 cubic feet or more	\$1,425
Grading Plan Review	No Fee

Plumbing Permits

Permit issuance	\$197 to \$273
Additional Plan Check Fee (as required by Building Department)	\$284

Electric System Fees

Electrical Service Upgrade over 600 volts or over 1,000 amps	\$263
PV systems up to 10 HP/KW/KVA	\$314
PV systems 11 - 100 HP/KW/KVA	\$364
PV systems over 100 HP/KW/KVA	\$414
Additional Plan Check Fee (as required by Building Department)	\$379

Mechanical Permit Fees

Fireplace (pre-fab) / Woodstove	\$184 - \$217
Type I Hood System	\$184
Permit issuance	\$284

Building Permit Fees - Residential Single Family

Up to 1,000 square feet	\$3,684
1,001 to 2,000 square feet	\$4,569
2,001 to 5,000 square feet	\$7,872

Building Permit Fees - Multi-Family

Apartments/Condos up to 5,000 square feet	\$9,411
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Apartments/Condos 5,001 to 15,000 square feet	\$16,296
Apartments/Condos 15,001 to 25,000 square feet	\$23,181
Apartments/Condos 25,001 to 50,000 square feet	\$30,870
Planning and Zoning Fees	
Plan Check (both small and large)	\$137
<u>Design and Historic Review</u>	
Design and Historic Review – Small Projects	\$326
Design and Historic Review – Large Projects	\$650
Coastal Permit	\$1,302
Hillside Development	\$992
Tree Removal	\$992
Zoning Clearance	\$248
<u>Preliminary Reviews</u>	
Staff Preliminary Review	\$152
Zoning Administration	\$152
Planning Commission	\$304
City Council Review	\$304
Design Review	\$152
<u>CEQA/Environmental Document Processing</u>	
Statutory Exemption	\$40
Categorical Exemptions	\$40
Negative Declarations	\$2,376
Environmental Impact Reports	\$5,035
Legal Notices	\$291

Sources: City of Arcata Master Fee Schedule, 07-01-13 and Building Division Fee Schedule

Development Permit and Approval Processing. The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the zoning code.

Applications vary depending on the permit being requested. In addition, some planning applications require public hearings. Development permit approval processing in Arcata does not create any unnecessary delays or increases to the cost of housing. The City recently set up a database application, which is available at the front counter (and at each planner's desktop) that tracks, streamlines, and coordinates processes from initial application to file closure. The system is designed to mechanize certain aspects of the process in an effort to increase efficiency and shorten permit processing times. The database application also prepares status reports for each project to ensure that projects aren't falling through the cracks. This system is linked to the City's

billing database, thereby providing a higher level of accountability than was achieved under the previous paper system.

PROCESSING AND PERMIT PROCEDURES FOR RESIDENTIAL DEVELOPMENT

A. Where the land is zoned and subdivided for the type of development proposed, the typical application review time for residential development is summarized as follows:

1. Single-Family Dwellings and Secondary Dwelling Units: 15 Days from filing a completed application to issuance of a building permit.

EXCEPTIONS - Three months may be required to process projects within Neighborhood Conservation Areas, for new construction on properties with a designated historic landmark, or for City Jurisdiction Coastal Development Permits.

2. Duplexes and Multiple Family: Three months filing a completed application to issuance of a building permit (the City contracts for the review of multifamily projects, this adds several weeks to the review process).
3. Mobile Home Park: Estimated three months from filing a completed application to issuance of a Conditional Use Permit. The City has not process a Use Permit for a Mobile Home Park in over 25 years.

B. Where the land is zoned but not subdivided for the type of development proposed, the typical application review time for this discretionary process is summarized as follows:

1. Minor Subdivision. Once a complete application is received by the Community Development Department, the Zoning Administrator can usually process a minor subdivision within a four-month time period. If there are unanticipated modifications to the project by the applicant and/or a recommended review by the Planning Commission, then the average processing time in Arcata will extend to seven months.
2. Major Subdivisions and/or Planned Developments. Once a complete application is received by the Community Development Department, a major subdivision and/or Planned Development can usually be processed within a seven-month time period. The increase in time is attributed to the additional environmental work that is required. If there are unanticipated modifications to the project by the applicant, Planning Commission, or City Council, then the average processing time in Arcata will extend to 12 months.

The costs associated with development project review will vary between projects. Arcata utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. Prior to application submittal the applicant can request a Pre-Application meeting with City departments, utility providers and federal or state regulators. This is a valuable service utilized to identify opportunities and concerns regarding a proposal. The Pre-application service is free of charge. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development.

OPPORTUNITIES FOR ENERGY AND RESOURCE CONSERVATION

Energy-related costs could directly impact the affordability of housing in Arcata, particularly with California in a midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. As noted earlier, the City Building Department adopted the 2013 California Energy; Plumbing; Green Buildings Standard Codes that will ensure new development meets the latest standards for resource and energy conservation.

The City adopted a Greenhouse Gas (GHG) Reduction Plan (GHG Plan) that set a 20% below 2000 GHG levels. The City's municipal emissions were reduced by 30%, however the overall emission for residential, commercial, and industrial users has not been reduced to target levels. The City's GHG Plan focuses on energy efficiency; renewable energy; sustainable transportation; waste and consumption reduction; sequestration and other methods; and other cross-cutting approaches.

Arcata's overall energy policy and program relies on the General Plan Resource Conservation, Land Use Code Energy Conservation, and Solar Siting standards; the GHG Plan; the Energy Committee; Green Fleet Policy; Bicycle and Pedestrian Master Plan; and the Anti-Idling Ordinance. As a part of the City's General Plan Environmental Quality and Management Element, policies have been implemented to encourage the use of energy-efficient materials and appliances in home construction. These programs and policies serve as informational resources for residents and business owners interested in seeking ways to include energy efficiency practices in their daily lives.

PG&E serves the electrical and gas needs in Arcata. PG&E offers energy savings assistance programs for lower-income households to help these households to conserve energy and control utility costs. These programs include California Alternate Rates for Energy (CARE) and Relief for Energy Assistance through Community Help (REACH). PG&E has a number of energy reduction tips and information available such as home weatherization, energy saving tips, a residential energy guide and more. All information is available through PG&E and on their web site at <http://www.pge.com>.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. For a household with 4 persons the gross annual income cannot exceed \$47,100 to qualify for the CARE program.

The REACH program, administered through the Salvation Army provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, including persons with developmental disabilities, sick, working poor, and unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Health and Human Services funds the California Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. In addition, the Weatherization Program and Energy Crisis Intervention Program (ECIP) also provide funding to local government and nonprofit organizations to assist low income households.

Arcata is a member of the Redwood Coast Energy Authority (RCEA), a joint powers authority whose purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in our region. RCEA provides the community with educational material, products, and assistance to both the business and residential sectors for reducing energy and resource consumption.

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APPENDIX B

ADEQUATE SITES DATA

Residential High General (RH) Plan Designation, and Zoning District					
Allowable Density Range: 15.01 minimum to 32 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
503-361-025	2984 Mack Rd	1.02	4	20	Existing (e) 4-plex. Currently no interest in redevelopment. Hillside.
503-342-019	495 Evergreen Ln	0.33	1	6	(E) one housing unit. Currently no interest in redevelopment. Hillside.
503-342-020	540 24th St	0.56	1	10	(E) one housing unit. Currently no interest in redevelopment. Hillside.
021-088-003	630 11th St	0.25	1	4	(E) one housing unit. Currently no interest in redevelopment. Alquist-Priolo Fault Zone, Moderate liquefaction.
503-460-003	700 Union St	1.50	1	28	(E) one housing unit. Currently no interest in redevelopment. Alquist-Priolo Fault Zone, Moderate liquefaction.
021-057-002	968 F St	0.07	1	1	(E) one housing unit. Currently no interest in redevelopment. Alquist-Priolo Fault Zone, Moderate liquefaction constraints.
020-127-005	north of 11th on M St	1.20	1	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone.
507-011-045	709 Diamond Dr	0.31	0	8	None
021-082-006	across the street from 1225 F St (steep hillside next to 101)	0.35	0	7	Alquist-Priolo Fault Zone.
507-301-080	End of Boyd Rd, north of Courtyards Apts	1.44	0	28	High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone.
021-091-010	next 1192 I St	0.11	0	3	Alquist-Priolo Fault Zone.
503-381-062	next to 3040 L K Wood Blvd	0.29	0	7	None
505-131-014	1301 Foster Ave	1.82	0	35	Alquist-Priolo Zone, Moderate Liquefaction.
505-072-041	1516 Stewart Ct	0.33	0	7	100-Year Floodplain, High & Moderate liquefaction, Matthew's Dam Failure Flood Zone.
503-460-015	600 Union St	1.07	0	21	Alquist-Priolo Fault Zone, Moderate liquefaction.
505-131-016	Alliance Rd next to Shay Park	0.47	0	9	Alquist-Priolo Zone, Moderate liquefaction.
503-470-002	Bayside Ct	0.61	0	12	Moderate liquefaction.
503-460-014	Bayside Rd	2.50	0	47	Alquist-Priolo Fault Zone, Moderate Liquefaction constraints.

Residential High General (RH) Plan Designation, and Zoning District					
Allowable Density Range: 15.01 minimum to 32 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
020-127-004	north of 11th on M St	0.38	0	2	Moderate liquefaction, Matthew's Dam Failure Flood Zone.
505-072-034	End of Stewart Ct	0.46	0	7	100-Year Floodplain, High liquefaction, Matthew's Dam Failure Flood Zone.
Totals		15.07	10	267	
RH Underutilized		4.93	10	69	
RH Vacant		10.14	0	193	

Source: City of Arcata 2013

* Infrastructure is considered available to all property locations.

¹ All constraints will be mitigated as part of the development process and none of the constraints identified restrict development. All constraints were figured in to the realistic capacity of each site.

Residential Medium (RM) General Plan Designation, and Zoning District					
Allowable Density Range: 7.26 minimum to 15 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
503-061-004	250 Grotzman Ln	1.36	2	11	Earthquake fault zone, Hillside.
503-061-011	266 Grotzman Ln	1.40	1	15	None
507-071-019	3120 St Louis Rd	3.00	2	25	100-Year Floodplain, Matthew's Dam Failure Flood Zone.
507-071-018	3122 St Louis Rd	1.84	11	10	None
503-061-014	405 Grotzman Ln	1.60	1	14	Earthquake fault zone, Hillside.
503-061-010	415 Grotzman Ln	1.55	4	10	Earthquake fault zone, Hillside.
503-321-027	800 Hidden Creek Rd	1.90	1	16	Hillside development.
507-023-013	452 Tanglewood Rd	0.46	2	4	None
505-121-021	1301 Sunset Ave	5.92	1	52	Moderate liquefaction.

Residential Medium (RM) General Plan Designation, and Zoning District					
Allowable Density Range: 7.26 minimum to 15 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
507-291-032	Janes Rd North of Mad River Hospital	11.40	0	82	Split zoning: PF = 5.27 acres (hospital facilities); RM = 11.40 acres (healthcare related residential). Only RM portion of the site was considered for housing. 100-Year Floodplain, High & Moderate liquefaction, Matthew's Dam Failure Flood Zone.
503-061-008	656 Bayside Rd	0.54	0	5	Earthquake fault zone, Hillside development.
503-061-003	Grotzman Rd	1.55	0	14	Earthquake fault zone, Hillside.
503-224-052	next to 141 G St	0.12	0	2	High & Moderate liquefaction, Within Matthew's Dam Failure Flood Zone
507-071-017	St Louis Rd and St Louis Overpass	0.37	0	4	Within Matthew's Dam Failure Flood Zone
507-071-004	St Louis Rd and West End Rd	1.84	0	17	100-Year Floodplain, Moderate liquefaction.
507-301-044	west of Valley West Mobile Home Park	1.17	0	11	High & Moderate liquefaction, Matthew's Dam Failure Flood Zone.
505-121-019	Foster Ave (future AVFD)	1.82	0	17	Moderate liquefaction.
Total		37.84	25	309	
RM Underutilized		19.03	25	157	
RM Vacant		18.81	0	152	

Source: City of Arcata 2013

* Infrastructure is considered available to all property locations.

¹ All constraints will be mitigated as part of the development process and none of the constraints identified restrict development. All constraints were figured in to the realistic capacity of each site.

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
021-061-001	1350 C St	1.44	1	7	
503-014-019	1504 Buttermilk Ln	1.25	1	6	
507-341-001	1700 27th St	2.16	5	8	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-071-013	2450 Alliance Rd	4.07	1	16	100 Year Floodplain, High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-051-022	2545 Todd Ct	1.72	2	7	Moderate Liquefaction
507-341-028	2610 Wyatt Ln	3.17	2	12	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-092-008	548 Shirley Blvd	0.72	1	3	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
505-221-002	next to 1875 11th St	0.42	0	2	100 Year Floodplain, High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-151-024	100 E 7th St	1.85	0	7	Alquist-Priolo Fault Zone
503-142-013	1000 A St	0.82	0	4	50' of fault zone, Alquist-Priolo Fault Zone
505-221-016	1051 Q St	0.03	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-101-049	1149 Aloha Way	0.14	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-072-006	11th St and B St	0.17	0	1	
507-101-018	1200 Spear Ave	0.37	0	2	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-067-014	1215 Union St	0.25	0	2	
503-332-021	129 Sylva St	0.33	0	2	Hillside slope
507-091-048	1433 Spear St	0.16	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-234-009	1460 11 th St	0.14	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-331-012	174 Sylva St	0.13	0	1	Hillside slope
500-111-014	1770 Virginia Way	0.18	0	1	
503-332-022	183 Sylva St	0.13	0	1	Hillside slope
503-332-023	183 Sylva St	0.15	0	1	Hillside slope

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
505-211-032	1850 11 th St	0.15	0	1	100 Year Floodplain, High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-028	1890 11 th St	0.28	0	2	100 Year Floodplain, High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-122-007	198 Myrtle St	0.72	0	3	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
505-041-013	2315 Eye St	0.14	0	1	
505-041-012	2321 Eye St	0.13	0	1	
505-041-011	2327 Eye St	0.23	0	2	
020-023-010	251 E 13 th St	0.09	0	1	Hillside slope
503-322-001	2510 Terrace Ave	0.46	0	2	Hillside slope
503-324-024	2702 Greenbriar Ln	0.5	0	2	Hillside slope
020-024-006	275 12th E St	0.35	0	2	50' of Fault zone, Hillside slope
507-331-039	27th St and Alliance Rd	0.55	0	3	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-332-018	2937 Greenbriar Ln	0.13	0	1	Hillside slope
503-321-004	2950 Terrace Ave	0.23	0	1	Hillside slope
507-092-035	3028 Alliance Rd	1.88	0	7	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-341-010	305 California Rd	0.15	0	1	Hillside slope
507-021-013	3401 Curtis Ave	0.81	0	3	Hillside slope
507-023-007	420 Tanglewood Rd	0.15	0	1	Hillside slope
507-023-004	448 Tanglewood Rd	0.13	0	1	Hillside slope
503-102-002	625 Park Ave	0.59	0	3	50' of Fault zone, Hillside slope
503-103-033	741 Park Ave	0.3	0	2	Hillside slope
503-441-009	87 Robert E Ct	0.28	0	2	Hillside slope
503-131-018	911 Spring St	0.06	0	1	Alquist-Priolo Fault Zone

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
503-422-001	920 Shirley Blvd	0.2	0	1	Hillside slope
505-231-008	983 Villa Way	0.16	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-324-020	across from 2730 Terrace Ave	1.54	0	6	Hillside slope
503-424-016	Barbara Ct	0.29	0	2	Alquist-Priolo Zone, Hillside slope
507-092-028	behind 1175 Spear Ave	0.13	0	1	100 Year Floodplain, Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-103-034	behind 288 Shirley Blvd	0.09	0	1	Hillside slope
503-301-009	behind 65 California Ave	0.26	0	1	Hillside slope
503-401-023	Beverly Dr	0.17	0	1	Hillside slope
503-392-012	Beverly Dr	0.08	0	1	Hillside slope
503-401-013	Beverly Dr	0.15	0	1	Hillside slope
503-401-019	Beverly Dr	0.16	0	1	Hillside slope
503-401-020	Beverly Dr	0.18	0	1	Hillside slope
503-401-034	Beverly Dr	0.18	0	1	Hillside slope
503-401-035	Beverly Dr	0.2	0	1	Hillside slope
503-401-021	Beverly Dr	0.17	0	1	Hillside slope
503-401-036	Beverly Dr	0.2	0	1	Hillside slope
500-112-014	Charles Ave	0.2	0	1	Hillside slope
500-121-007	Chester Ave	0.18	0	1	50' of Fault zone
503-411-056	End of Dorothy Ct	0.07	0	1	Hillside slope
503-411-015	End of Dorothy Ct	0.17	0	1	Hillside slope
503-372-006	End of St Louis Rd	1.17	0	5	High Liquefaction
505-231-032	next to 1032 Villa Way	0.15	0	1	High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
021-222-010	next to 1060 O St	0.06	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-302-020	next to 109 California Ave	0.26	0	1	Hillside slope
503-332-015	next to 113 Sylva St	0.19	0	1	Hillside slope
021-067-018	next to 122 12th Ave	0.14	0	1	
021-067-020	next to 122 12th Ave	0.2	0	1	
021-231-021	next to 1265 P St	0.07	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-095-015	next to 1538 Foster Ave	0.07	0	1	Moderate Liquefaction
020-154-040	next to 1798 J St	0.03	0	1	
020-154-041	next to 1798 J St	0.01	0	1	
503-322-063	next to 200 California Ave	0.16	0	1	Hillside slope
505-094-015	next to 2035 Foster Ave	0.04	0	1	
505-092-016	next to 2097 Eastern Ave	0.13	0	1	
505-092-017	next to 2097 Eastern Ave	0.13	0	1	
505-092-018	next to 2097 Eastern Ave	0.13	0	1	
503-322-054	next to 220 California Ave	0.24	0	1	Hillside slope
505-062-011	next to 2295 Ross St	0.07	0	1	
505-063-007	next to 2299 Jay St	0.04	0	1	
505-042-018	next to 2310 Eye St	0.12	0	1	
503-322-060	next to 250 California Ave	0.2	0	1	Hillside slope

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
503-321-005	next to 2607 Terrace Ave	0.17	0	1	Hillside slope
503-302-024	next to 2911 Highland Ct	0.13	0	1	Hillside slope
507-022-023	next to 3440 Curtis Way	0.15	0	1	Hillside slope
507-023-001	next to 3500 Curtis Ave	0.35	0	2	Hillside slope
020-082-010	next to 361 14th Ave	0.02	0	1	
507-023-002	next to 448 Tanglewood Rd	0.2	0	1	Hillside slope
505-231-005	next to 942 Janes Rd	0.98	0	4	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-234-011	O Street	0.22	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-234-012	O Street	0.53	0	2	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-121-001	Park Ave and Fickle Hill Rd	0.45	0	2	50' of Fault zone, Hillside slope
507-011-025	Redwood Ave and L K Wood Blvd	0.34	0	2	Hillside slope
503-131-017	Sprint Ave	0.06	0	1	Alquist-Priolo Fault Zone
020-131-002	Vacant city parcel at the west end of 16th St	0.34	0	2	50' of Fault zone, Alquist-Priolo Zone, Moderate Liquefaction
020-133-021	1100 15th St	0.14	0	1	Alquist-Priolo Fault Zone
020-133-008	1505 J St	0.17	0	1	Alquist-Priolo Fault Zone
505-362-001	2203 ARIEL WAY	0.12	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-048	2207 KAREN CT	0.11	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-060	2352 KAREN CT	0.14	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-058	2376 KAREN CT	0.11	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-057	2392 KAREN CT	0.11	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone

Residential Low Density (RL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 minimum to 7.25 maximum units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
505-362-014	2395 ARIEL WAY	0.12	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-038	2399 KAREN CT	0.12	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-142-013	1000 A St	0.82	0	1	Alquist-Priolo Fault Zone
021-074-003	north of 1000 A St	0.39	0	1	Alquist-Priolo Fault Zone
RL Total		42.79	13	213	
RL Underutilized		14.53	13	59	
RL Vacant		28.26	0	154	

Source: City of Arcata 2013

* Infrastructure is considered available to all property locations.

¹ All constraints will be mitigated as part of the development process and none of the constraints identified restrict development. All constraints were figured in to the realistic capacity of each site.

Residential Very Low Density (RVL) General Plan Designation, and Zoning District					
Allowable Density Range: 2 units per acre.					
APN*	Location	Acres	Current Units	Projected Units	Natural Hazards/Constraints¹
507-481-001	3763 Coombs Ct	1.84	1	2	Moderate liquefaction, Matthew's Dam Failure Flood Zone, Hillside slope
503-082-012	1007 Beverly Way	1.01	1	1	50' of Fault zone, Hillside slope
503-082-029	1038 Beverly Way	1.84	1	1	50' of Fault zone, Hillside slope
021-075-003	1063 A St	1.42	3	1	Alquist-Priolo Fault Zone
503-082-028	1098 Beverly Way	1.23	1	1	Hillside slope
500-321-004	1133 Anderson Ln	1.08	1	1	Hillside slope
500-171-023	1171 Old Arcata Rd	1.44	1	1	Wetland, Moderate Liquefaction
500-172-021	1177 Anderson Ln	1.19	1	1	Hillside slope
500-172-011	1180 Anderson Ln	2.18	1	1	Hillside slope

500-172-017	1196 Anderson Ln	2.29	1	1	Hillside slope
503-111-018	1200 Fernwood Dr	1.76	1	1	Hillside slope
503-111-025	1240 Fernwood Dr	5.1	1	1	Hillside slope
500-172-006	1246 Anvick Rd	4.67	1	1	Moderate Liquefaction, Hillside slope
503-111-024	1280 Fernwood Dr	1.62	1	1	Hillside slope
500-172-034	1280 Old Arcata Rd	1.17	2	1	Moderate Liquefaction
020-038-002	151 E 16th St	2.1	1	1	Hillside slope
503-431-021	1542 Panorama Dr	1.38	1	1	Hillside slope
500-221-005	1708 Old Arcata Rd	1.18	1	1	Moderate Liquefaction
500-191-033	1811 Golf Course Rd	1.18	1	1	Hillside slope
500-191-010	1867 Golf Course Rd	1.26	2	1	Hillside slope
500-281-010	1871 Panorama Dr	1.9	1	1	Hillside slope
500-221-023	1874 Golf Course Rd	1.02	1	1	
500-221-022	1878 Golf Course Rd	1.53	1	1	
500-300-001	1980 Panorama Ct	3.71	1	1	Hillside slope
500-281-004	1981 Panorama Dr	1.44	2	1	Hillside slope
500-300-012	1999 Panorama Ct	1.43	1	1	Hillside slope
500-300-011	2033 Panorama Ct	3.18	1	1	Hillside slope
500-300-004	2050 Panorama Ct	1.39	1	1	Hillside slope
503-161-025	240 Bayside Rd	2.44	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-161-020	250 Bayside Rd	3.21	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-460-005	251 Bayside Rd	1.82	1	1	50' of Fault zone, Alquist-Priolo Zone, Moderate Liquefaction
503-091-018	275 Shirley Blvd	1.11	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-460-006	285 Bayside Rd	3.56	2	1	50' of Fault zone, Alquist-Priolo Zone, Moderate Liquefaction
503-091-012	295 Shirley Blvd	1.06	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-091-013	305 Shirley Blvd	1.29	1	1	Within 50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-111-030	34 Fickle Hill Rd	1.14	1	1	Hillside slope

507-321-019	3537 Spear Ave	1.16	1	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-321-001	3657 Spear Ave	1.02	1	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-151-019	380 9th St	2.19	2	1	50' of Fault zone, Alquist-Priolo Zone
503-091-021	415 Lynn St	1.02	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-171-003	434 Bayside Rd	1.95	2	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-091-022	435 Lynn St	1.01	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-071-006	451 Grotzman Rd	2.79	1	1	50' of Fault zone, Hillside slope
503-091-015	460 Lynn St	1.23	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-091-014	470 Lynn St	1.03	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-171-008	500 Bayside Rd.	3.87	1	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-171-009	500 Bayside Rd	1.52	1	1	50' of Fault zone, Hillside slope
503-181-013	555 Bayside Rd	1.37	1	1	50' of fault zone, Moderate Liquefaction
503-061-012	580 Bayside Rd	1.22	1	1	50' of Fault zone
503-071-023	647 Grotzman Rd	1.7	1	1	50' of Fault zone, Hillside slope
503-061-002	650 Grotzman Rd	3.47	1	1	50' of Fault zone, Hillside slope
500-321-006	1100 Anderson Ln	1.28	2	1	Moderate Liquefaction
503-261-031	723 Fickle Hill Rd	1.58	1	1	Hillside slope
503-261-034	777 Fickle Hill Rd	1.77	1	1	Hillside slope
503-082-010	917 Beverly Way	1.44	1	1	Within 50' of Fault zone, Hillside slope
500-151-010	919 Bayside Rd	1.6	1	1	USFWS Wetland, Moderate Liquefaction
500-151-003	945 Bayside Rd	1	1	1	USFWS Wetland, Moderate Liquefaction
500-171-021	950 Old Arcata Rd	4.53	1	1	Moderate Liquefaction
500-151-005	963 Bayside Rd	1.22	1	1	Moderate Liquefaction
503-082-033	967 Beverly Way	1.54	1	1	50' of Fault zone, Hillside slope
503-261-035	857 Fickle Hill Rd	4.87	1	1	Hillside slope
507-481-006	3710 Coombs Ct	1.83	1	1	Hillside slope
507-471-023	800 Diamond Dr	1.38	1	1	Hillside slope
507-471-022	807 Diamond Dr	3.05	1	1	Hillside slope

507-471-021	819 Diamond Dr	1.51	1	1	Hillside slope
507-191-070	3488 Ribeiro Ln	0.38	0	1	High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-331-056	3039 Alliance Rd	1.55	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
503-491-014	290 California Ave	0.73	0	1	Hillside slope
500-281-012	1837 Panorama Dr	1.04	0	1	Hillside slope
500-221-021	1698 Noga Ln	0.53	0	1	
500-172-022	Anderson Lane	0.95	0	1	Hillside slope
501-031-020	1687 Old Arcata Rd	0.31	0	1	Moderate Liquefaction
020-201-005	North of Arcata Community Forest	43.3	0	1	Hillside slope
503-122-016	behind 178 Myrtle Ct	1.6	0	1	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
500-191-034	Behind 1811 Golf Course Road	0.99	0	1	Hillside slope
507-331-020	behind 3039 Alliance Rd	1.96	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-331-033	behind 3353 Spear Ave	1.28	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
501-011-027	behind Bayside Post Office	0.48	0	1	
501-011-026	behind Bayside Post Office	0.49	0	1	
503-151-044	End of Center Ave	0.58	0	1	50' of fault zone, Alquist-Priolo Fault Zone
503-151-045	End of Center Ave	0.98	0	1	50' of fault zone, Alquist-Priolo Fault Zone
503-071-014	End of Dorothy Ct	1.59	0	1	Hillside slope
507-191-075	next to 3598 Spear Ave	1	0	1	Moderate Liquefaction, Mathew's Dam Failure Flood Zone
507-191-038	next to 3604 Spear Ave	0.15	0	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
020-011-006	North of Redwood Park	2.56	0	1	Hillside slope
500-300-008	Panorama Ct	0.43	0	1	Hillside slope
500-300-010	Panorama Ct	0.38	0	1	Hillside slope
503-161-018	Bayside Rd	3.59	0	1	50' of Fault zone, Within Alquist-Priolo Zone, Hillside slope
503-441-040	76 California Ave	0.56	0	1	Hillside slope
503-511-060	2925 Woodland Ct	0.92	0	1	Hillside slope

503-511-039	2925 Woodland Ct	0.19	0	1	Hillside slope
503-181-012	537 Bayside Rd	0.82	0	1	50' of Fault zone, Moderate Liquefaction, Hillside slope
500-321-005	Anderson Lane	3.39	0	1	Moderate Liquefaction, Hillside slope
507-031-009	End of Diamond Dr	4.6	0	1	Hillside slope
503-511-083	End of Diamond Dr	2.44	0	1	Hillside slope
503-511-001	End of Diamond Dr	9	0	1	Hillside slope
507-501-002	McMillan Ct	0.3	0	1	Hillside slope
Total		212.39	74	98	
RVL Underutilized		123.32	74	66	
RVL Vacant		89.07	0	32	

Source: City of Arcata 2013

* Infrastructure is considered available to all property locations.

¹ All constraints will be mitigated as part of the development process and none of the constraints identified restrict development. All constraints were figured in to the realistic capacity of each site.

APPENDIX C
HIGH AND MEDIUM DENSITY SITE INVENTORY
MAP



Residential High and Residential Medium Density Land Inventory Map July 2014

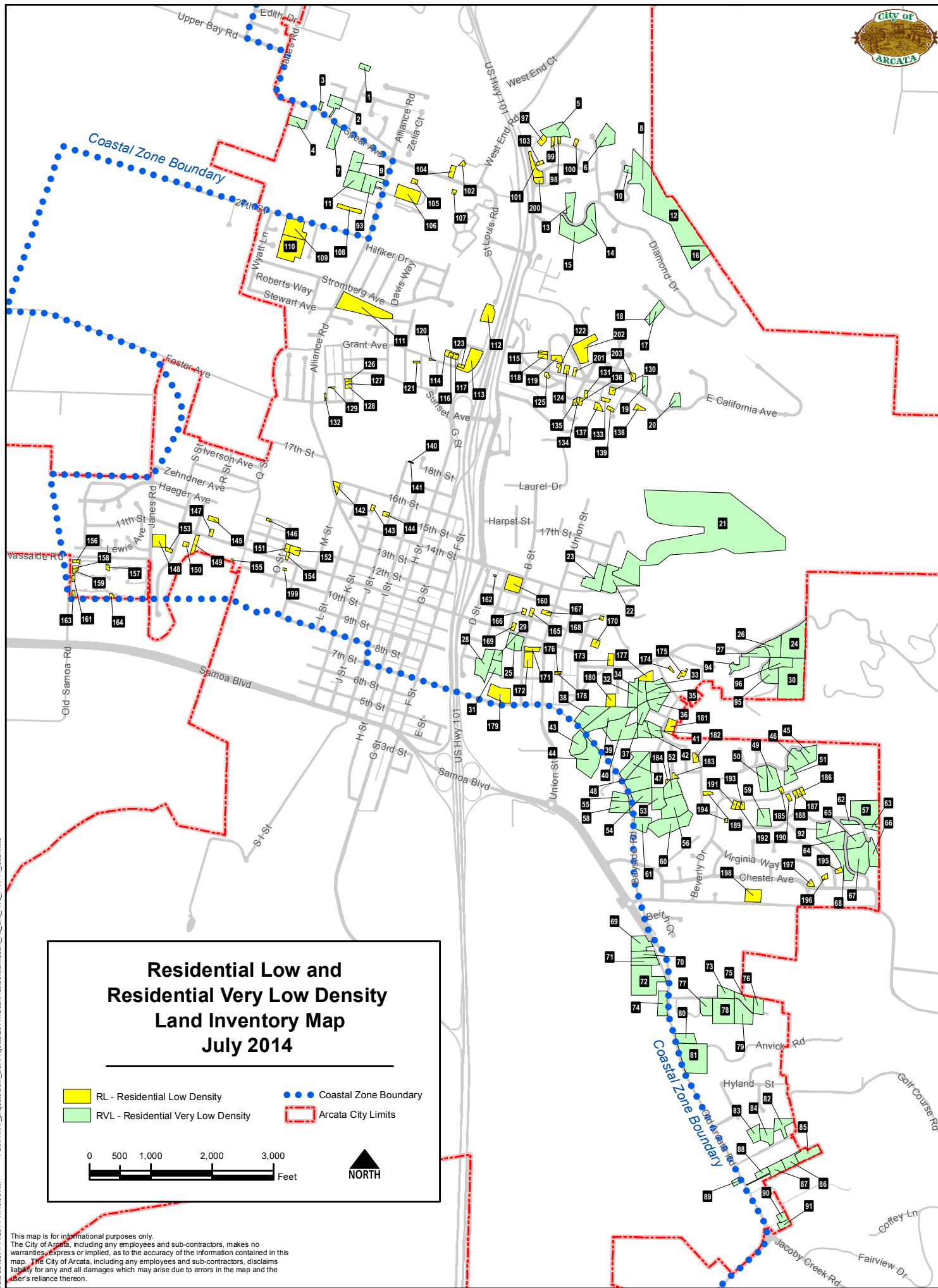
RH - Residential High Density
RM - Residential Medium Density
Arcata City Limits
Coastal Zone Boundary

0 500 1,000 2,000
Feet



Map ID	APN
1	507-301-080
2	507-011-045
3	503-361-025
4	503-381-062
5	505-072-041
6	505-072-034
7	503-342-020
8	503-342-019
9	505-131-014
10	505-131-016
11	020-127-005
12	020-127-004
13	021-082-006
14	021-088-003
15	021-057-002
16	503-460-003
17	503-470-002
18	021-091-010
19	503-460-014
20	503-460-015
21	507-301-044
22	507-291-032
23	507-023-013
24	507-071-004
25	507-071-018
26	507-071-019
27	507-071-017
28	503-321-027
29	503-224-052
30	503-061-008
31	503-061-010
32	503-061-014
33	503-061-003
34	503-061-004
35	503-061-011
36	505-121-026
37	505-121-030

APPENDIX D
LOW DENSITY SITE INVENTORY MAP



APPENDIX E

PUBLIC COMMENTS

PUBLIC LETTERS RECEIVED

11/12/2013

Mary Ella Anderson

- Appreciate many amenities this community offers to older residents;
- Support the creation of affordable senior housing because there are more poor seniors in the future;
- Seniors want to age in place;
- Housing Element should keep the elderly in mind;
- Support HSU research on mapping the location of seniors and the related services/resources to improve those services;
- Support inclusionary zoning to avoid segregation of groups;
- Increasing number of seniors are becoming primary caregivers to grandchildren – need to ensure occupancy requirements (age restrictions) do not preclude a grandparent caring for a grandchild

APPENDIX F

STAKEHOLDER CONTACTS

Title	Organization	2/21/2013 PC & CC	05/01/13 CC	06/14/13 Work Group	06/25/13 CC & PC	08/13/13 PC	09/10/13 PC	10/22/13 PC	11/12/13 PC	12/10/13 PC	01/14/14 PC	02/11/14 PC	02/25/14 PC	03/11/14 PC	03/19/14 CC
Executive Director	Arcata House							x	x	x	x	x	x	x	x
	Arcata House Partnership							x	x	x	x	x	x	x	x
Administration	Arcata Night Shelter							x	x	x	x	x	x	x	x
Director of Community De	City of Eureka							x	x	x	x	x	x	x	x
Housing	College of the Redwoods							x	x	x	x	x	x	x	x
Housing Division	Hum. Co							x	x	x	x	x	x	x	x
Mental Health	County of Humboldt							x	x	x	x	x	x	x	x
Social Services	County of Humboldt							x	x	x	x	x	x	x	x
Public Health	County of Humboldt							x	x	x	x	x	x	x	x
Director of Health and Hum	County of Humboldt							x	x	x	x	x	x	x	x
Administration	Healthy Humboldt Coalition							x	x	x	x	x	x	x	x
Administration	Humboldt Domestic Violence Services							x	x	x	x	x	x	x	x
Administration	Humboldt Housing & Homeless Coalition							x	x	x	x	x	x	x	x
Executive Director	Redwood Community Action Agency							x	x	x	x	x	x	x	x
President	Food for People							x	x	x	x	x	x	x	x
Executive Director	Humboldt Area Foundation							x	x	x	x	x	x	x	x
Executive Director	Housing Humboldt (former Hum Bay Housing Dev Corp)			x				x	x	x	x	x	x	x	x
Executive Director	Area 1 Agency on Aging							x	x	x	x	x	x	x	x
Executive Director	Arcata Economic Development Corporation							x	x					x	x
Executive Director	CASA of Humboldt							x	x	x	x	x	x	x	x
Executive Director	Redwood Coast Regional Center										x	x	x	x	x
Administration	Yurok Tribe							x	x	x	x	x	X *Asked to be removed from list		
	Wyot Tribe								x	x	x	x	x	x	x
Administration	Arcata Elementary School District								x	x	x	x	x	x	x
Administration	Bear River Band of Rohnerville Rancheria							x	x	x	x	x	x	x	x

Title	Organization	2/21/2013 PC & CC	05/01/13 CC	06/14/13 Work Group	06/25/13 CC & PC	08/13/13 PC	09/10/13 PC	10/22/13 PC	11/12/13 PC	12/10/13 PC	01/14/14 PC	02/11/14 PC	02/25/14 PC	03/11/14 PC	03/19/14 CC
Administration	Bear River Band of Rohnerville Rancheria							x	x	x	x	x	x	x	x
Administration	Blue Lake Rancheria							x	x	x	x	x	x	x	x
Administration	CA Dept of Resources Recycling & Recovery (CA Integrated Waste							x	x	x	x	x	x	x	x
Administration	CA Regional Water Control Board							x	x	x	x	x	x	x	x
Administration	Humboldt Bay Municipal Water District								x	x	x	x	x	x	x
Administration	Humboldt Waste Management Authority							x	x	x	x	x	x	x	x
Administration	Jacoby Creek Elementary School District							x	x	x	x	x	x	x	x
Administration	Local Agency Formation Commission							x	x	x	x	x	x	x	x
Administration	Northern Humboldt Unified School District							x	x	x	x	x	x	x	x
Administration	Pacific Union Elementary District							x	x	x	x	x	x	x	x
Executive Director	Humboldt County Association of Governments							x	x	x	x	x	x	x	x
Foster Youth & Homeless	Humboldt County Office of Education							x	x	x	x	x	x	x	x
Administration	North Coast Veterans Resource Center							x	x	x	x	x	x	x	x
Senior Planner	Redwood Community Action Agency							x	x	x	x	x	x	x	x
Administration	Humboldt Builders Exchange, Inc							x	x	x	x	x	x	x	x
Executive Director	Humboldt Association of Realtors							x	x	x	x	x	x	x	x
	Humboldt State University - Housing							x	x	x	x	x	x	x	x
	Nick Vogel - Health Human Services								x	x	x	x	x	x	x
	Changing Tides							x	x	x	x	x	x	x	x
Executive Director	Butler Valley, Inc								x	x					
	Mark Burchett			x			x	x	x	x	x	x	x	x	x
	Gene and Kris Callahan			x			x	x	x	x	x	x	x	x	x
	John Cappacio - HSU Housing							x	x						
	Elizabeth Conner			x			x	x	x	x	x	x	x	x	x

Title	Organization	2/21/2013 PC & CC	05/01/13 CC	06/14/13 Work Group	06/25/13 CC & PC	08/13/13 PC	09/10/13 PC	10/22/13 PC	11/12/13 PC	12/10/13 PC	01/14/14 PC	02/11/14 PC	02/25/14 PC	03/11/14 PC	03/19/14 CC
	Paula Mushrush			x			x	x	x	x	x	x	x	x	x
	Ken and Ellen Zanzi			x			x	x	x						
	John Pope			x			x	x							
	Humboldt County Housing Authority										x	x	x	x	x
Pam Floyd 11/01/13	Mad River Hospital							x							
	CA Coastal Commission							x	x						
	Mad River Union Publish											x	x	x	x
	Roger Prior		x												
	Northcoast Environmental Center							x	x	x					
	Strombeck Properties						x	x	x	x				x	x
	Mosher Properties						x	x	x	x			x	x	x
	Arcata Fire Protection District							x	x	x	x	x	x	x	x
	Boodjeh Architect							x	x	x					
	Danco Builders						x	x	x	x	x	x	x	x	x
	Matt Babich						x	x	x	x	x	x	x	x	x
	Pacific Builders						x	x	x	x	x	x	x	x	x
	Laporte Architecture							x							
	Humboldt County Planning							x	x	x	x	x	x	x	x
	Debbie Coles @humboldt.edu							x	x	x	x	x	x	x	x
	LACO Associates						x								
	Greenway Partners						x								
CC = City Council	All CC & PC meetings noticed according to Brown Act and Government Code Section 65090 and 65091.														
PC = Planning Commission															

APPENDIX G

SB 244 ANALYSIS

SB 244 ANALYSIS

According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. SB 244 requires LAFCOs to identify disadvantaged unincorporated communities in their Municipal Service Reviews (MSR). Local governments are required to identify unincorporated island, fringe, or legacy communities inside or near their boundaries. Cities and counties are not required to analyze or update their Land Use and Housing Elements as provided in SB 244 if: 1) the aforementioned communities are not present; or 2) if present, the communities are not defined as disadvantaged communities based on the analysis of the data available through the U.S. Census Bureau, Department of Finance, California Franchise Tax Board, or determined by LAFCo.

The City addressed SB244 during the 2014 Housing Element update. The analysis was based on information included in the Humboldt County “Detail of Infrastructure and Service Needs of Legacy Communities” included in its 2014 Housing Element update and the MSR of LAFCo. LAFCo has not identified any disadvantaged unincorporated communities as the reviews have not been updated since the SB 244 requirements were established. The County analysis, which is the most robust analysis to date, does not identify the communities outlying the City of Arcata as being disadvantaged. As such, the City of Arcata does not have evidence that such communities exist in or outlying its borders.