

Regional Housing Needs Allocation

The State requires that Arcata plan for **610 new housing units by 2027.**

This would require the creation of **76 new housing units per year.**

Our Goals:	
<u>Income Levels</u>	
Very Low Income	142
Low Income	95
Moderate Income	111
Above Moderate	<u>262</u>
TOTAL	610

Where in Arcata would you put them?

- Go to cityofarcata.org/152/Housing and find the online map link
- Choose either “Add housing” or “Do not add housing”
- Press the map, zoom in by clicking the + sign, and center the location where you think Arcata should or shouldn’t add housing under the blue arrow icon.
- You can enter comments or a note about what type of housing (apartment, single-family, ADU, etc.) you think would be appropriate in this location and submit.
- Thank you for your feedback and for using our mapping tool!!

Housing Affordability

Housing is considered affordable when it costs less than 30% of your household's monthly income.

Check out this table to see how your household compares to other people in Humboldt :

Household Size	Annual Income	Monthly Mortgage or Rent (includes insurance and utilities)	Maximum Home Purchase Price
Extremely Low Income (under 30% of Median Family Income)			
1-Person	\$12,600	\$315	\$32,411
2-Person	\$16,460	\$412	\$46,608
3-Person	\$20,780	\$520	\$58,455
4-Person	\$25,100	\$628	\$69,631
5-Person	\$29,420	\$736	\$81,031
Very Low Income (31 to 50% of Median Family Income)			
1-Person	\$21,000	\$525	\$69,966
2-Person	\$24,000	\$600	\$80,249
3-Person	\$27,000	\$675	\$86,285
4-Person	\$29,950	\$749	\$91,371
5-Person	\$32,350	\$809	\$94,052
Low Income (51 to 80% of Median Family Income)			
1-Person	\$33,550	\$839	\$126,016
2-Person	\$38,350	\$959	\$144,349
3-Person	\$43,150	\$1,079	\$158,432
4-Person	\$47,900	\$1,198	\$171,565
5-Person	\$51,750	\$1,294	\$180,786
Moderate Income (81 to 100% of Median Family Income)			
1-Person	\$50,350	\$1,259	\$191,739
2-Person	\$57,500	\$1,438	\$219,402
3-Person	\$64,700	\$1,618	\$242,874
4-Person	\$71,900	\$1,798	\$265,675
5-Person	\$77,650	\$1,941	\$282,160

Sources: HCD Income Limits, 2018

Everyone benefits from a wide range of housing options!

Creating housing for...	Benefits everyone by:
<p>Very Low Income Households</p>	<p>Providing safe, decent, accessible and affordable housing for the most vulnerable, special needs populations within our community has many benefits. Improving housing stability and affordability improves health outcomes and reduces emergency room visits, public health costs and strain on the police department. Adults who may not have been able to work or participate in community life have greater opportunities to do so, children are exposed to fewer environmental health hazards and are more likely to succeed in school and in life. Senior members of the community can live with greater independence and dignity.</p>
<p>Low Income Households</p>	<p>Improving housing stability by increasing affordable housing options will help retain community members who are a vital part of our local workforce, particularly those in the service industry. Shorter commutes mean less traffic on the roads, reduced greenhouse gas emissions, more quality time with loved ones and more money in their pockets. Children will benefit from improved access to local educational and childcare resources. Creating more housing in this category also opens up housing currently occupied by this group, which could be considered affordable to very low income households.</p>
<p>Moderate Income Households</p>	<p>Creating more housing opportunities for moderate income households in Arcata will help to retain and recruit more middle-income professionals and tradespeople. Individuals who fall into this income category enroll their children in local schools and enrich the local economy by spending money where they live. Creating more housing in this category also opens up housing currently occupied by this group to low income households.</p>
<p>Above Moderate Income Households</p>	<p>More high income housing options will help to retain and recruit highly-skilled professionals who enroll their children in local schools and spend money in Arcata, enriching the local economy. Creating more housing in this category will also free up housing currently occupied by this group which is affordable to middle income households.</p>

Accessory Dwelling Units (ADU)

What is an ADU?

An ADU is small home associated with an existing single-family home. Sometimes called a “second unit” or “mother-in-law unit”.

Can I add an ADU to my property?

YES! Tell us why you can't and we'll try to find a solution. ADU's are an effective use of Arcata's built environment.

Can the ADU be attached to my house?

Yes, but it can be detached as well. There are four ways to add an ADU to your property:

1. Internal Conversion: Convert a portion of the existing house.
2. Conversion of Existing Garage: Convert an existing structure (garage, shed, etc.).
3. ADU Addition: Build a new addition to the existing house.
4. New Freestanding ADU: Build a detached ADU on the property.

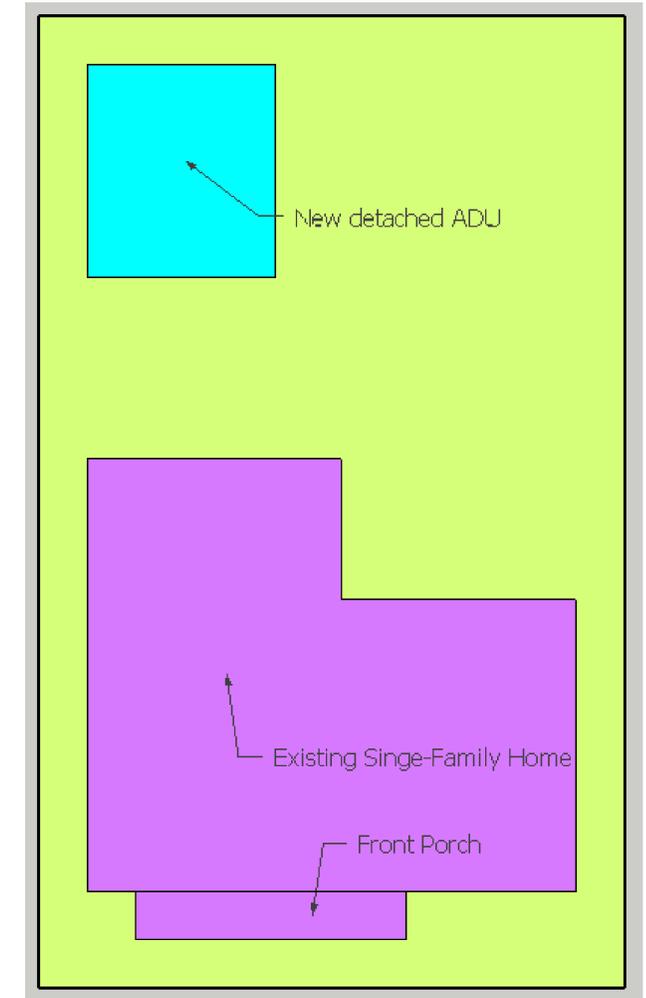
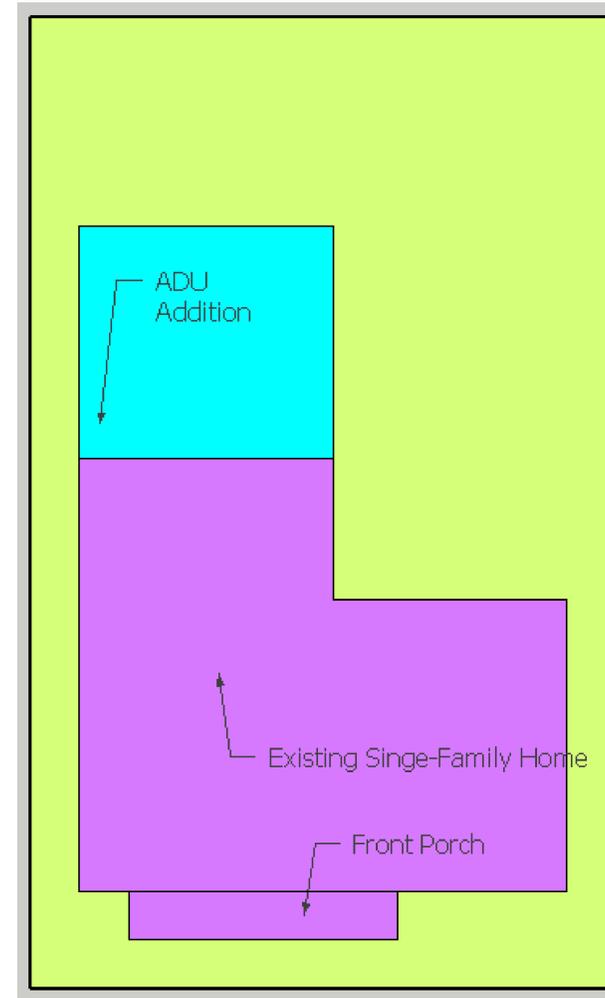
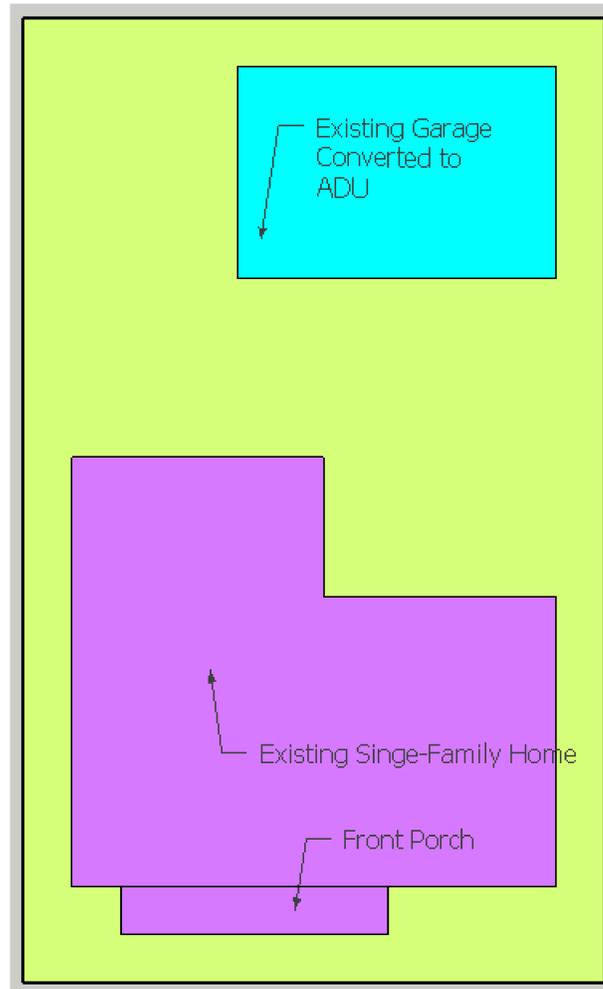
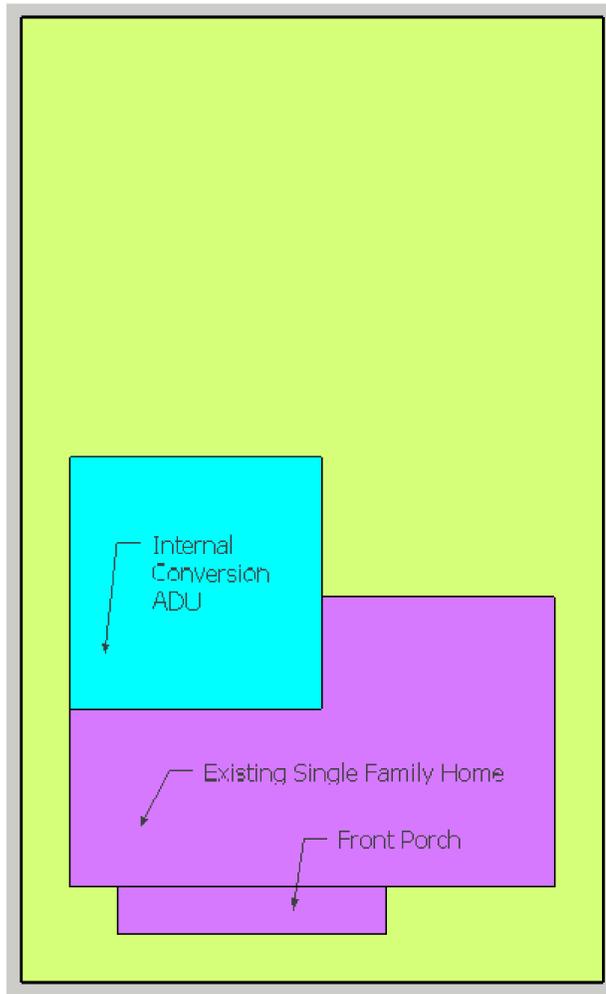
How many ADU's can I build on my property?

Most residential properties can have one primary house and one ADU.

However, parcels zoned residential medium & high density can have more than two houses. Other options may be available for your property. Call 822-5955.

Accessory Dwelling Units (ADU)

There are four common ways you can create an ADU:



1. Internal Conversion

2. Garage Conversion

3. ADU Addition

4. New Freestanding ADU



Accessory Dwelling Units (ADU)

What are your biggest personal obstacles to creating an ADU?

I can't afford to buy a home in Arcata in the 1st place.

I don't want a renter living near my house: **1**

The planning and building regulations are too confusing: **6**

Make providing for parking easier and setbacks

Not too confusing but the ROI for existing regs will not pay off in my lifetime

I can't find a contractor to do the work: **1**

Yes! Big time need more contractors

I don't have the cash to do it and I'm not sure I could get financing: **6**

- 1 own
- 3 Ag. Areas in Arcata

ADU's just aren't big enough:

Vote with a sticker!

Other Obstacles & Ideas:

Trees

Allow single family homes to offer 1 RV space. Perfect for students. Affordable for homeowners. Win - Win

Not cost effective to build and then rent

1

Tiny House

So you want to live in a Tiny House?

What is a Tiny House?

There is no official definition of a tiny house. It means different things to different people. Below you'll find an exploration of the different housing types that might fall into the category of "tiny houses". *CA Health and Safety Code allows "Efficiency Units" as small as 150 square feet.*

Current Options: You can have one of the following right now:
150 square feet or larger

Really Little House. You can build an attached or detached house as small as 150 square feet. It could be site-built or pre-fabricated but would have a permanent foundation and water / wastewater services.



Really Little Accessory Dwelling Unit (ADU). You can build an ADU as small as 150 square feet. It could be site-built or pre-fabricated but would have a permanent foundation and water / wastewater services. As an ADU, it would have to be located on the same site as another house and could not be sold separately from the other home.



Groups of Really Little Houses. You can build each house as small as 150 square feet. They could be site-built or pre-fabricated but would have it's own bathroom, kitchen, and permanent concrete foundation. This would be considered a multi-family residential development no different than an apartment with more than two attached units. The number of housing units is based on the maximum density allowed in each zoning district.



Micro Apartment Building. You can build an apartment building where each housing unit is as small as 150 square feet. These could be for rent or for sale (condominium style). The number of housing units is based on the maximum density allowed in each zoning district.



Housing Programs

The State requires the City to help create, preserve, and improve housing.

What would you do to accomplish those goals?

Create Housing

(Example: “Build ADUs”)

Accessory Dwelling Units

- Do not tax ADU’s to incentivize building of ADU’s
- Subsidize the cost of building ADU’s
- Package of pre-approved, fee-free ADU plans. Make it easy & get the word out
- ADU tours to see what its like
- Tiny house village
- Rent control (A.D.U.’s)
- Loan incentives to C.O.A. residents for A.D.U development(s)
- Subsidize low income housing
- Tax parking for housing (those who live) - use the money (recycle back into the system)
- Allow tiny houses to be portable on trailers
- Houseless campground w/facilities
- Allow elders to have roommates without penalty of income
- Affordable-by-Design: Micro Units [300 sf] apartment buildings

Preserve Housing

(Example: “Maintain our affordable housing stock”)

- Create and utilize a Community Housing Trust
- Make it easier (interest full quality for loans & grants) Lower threshold to improve and provide pressure
- Incentivize owner occupation
- Regulate property owners who don’t live on their property
- Limit # of units
- XX Make it harder to do?
- More owner occupied homes
- \$ → long-term communities/people to donate
- Inherited or unused land/properties for specific use of housing plan (Tiny Eco Villages and Cooperative housing)

Improve Housing Condition

(Example: Housing Rehabilitation loans for Low-Income Homeowners)

- Offer low cost contractor services to get the work done **1**
- Increase accountability in already existing (low income) properties **1**
- People are building outside of code - Arcata makes it so hard - they just throw up their hands & build anyway. Arcata needs to make it easier.
- Have tax waivers for low-income/seniors
- Use grant money to pay planners, code enforcers, etc. to assist person wanting to build & do not charge fees. Whether creating, preserving, or improving the whole process is too expensive!
- Offer tax breaks to people who take measures to maintain their homes

Other Ideas:

Mandatory Tax on homeowners ⇒ goes to Wiyot people; or just give it back! 😊 We are squatting on Native Land!

2 Don't make Arcata too crowded.

1. Allow for denser development in residential zones

Yes! Allow for apartment buildings or third units in residential areas.

7

Vote along the spectrum

- Define denser!
- ?? taller dense homesteads b/c we moved here to get away from city density but in some places can wait
- Consider a good transportation system! not just housing
- Depends on the neighborhood. Yes! Where young kids around school
- I am generally in support except x

2 We don't need any new tall buildings, especially not with housing units.

2. Encourage multi-story apartments near Downtown

Go big! Build the biggest buildings possible and fill them with housing.

7

vote along the spectrum

- This is esp. important
- I like that Arcata doesn't have any building over 3 stories
- Please do not build over 3 stories high!
- Building no more than 3 stories. If higher (i.e. 4 stories by Co-op) it needs to be with great approval from community
- Not w/o parking
- Condos give pride of ownership to high density housing. Walk to downtown with property taxes
- Build up the city core

This is unrealistic. Focus on other priorities.

3. Encourage multi-use development in and around commercial areas

Yes! Build housing on top of retail or office spaces.

14

vote along the spectrum

- Look aspiring-???

No! This will overcrowd my neighborhood.

4. Build Accessory Dwelling Units (mother-in-law units)

Yes! These smaller units are more affordable and are compatible with Arcata.

13

vote along the spectrum

- Allow RV/Tiny House as AUDs. It's too expensive for homeowners to build + results in high rents for tiny spaces.
- Have some on ground floor for accessibility

6 No! We don't want to grow into our agricultural land.

5. Annex land outside City limits to create new subdivisions for single family homes.

Yes! This is a good ??? more ??? homes.

2

vote along the spectrum

- Dangerous to expand in the bottoms w/ sea level rise
- Annex land only if developer pays for infrastructure additions/expansions

If Arcata allowed high density housing without public review, what would you like to see provided in the following policy areas?

Please write your ideas and post them in each category below:

Affordable Housing:

(USING HUD DEFINITION)

- Condos
- Small variety of limits
- 1 affordable per 1 market
- 100%
- Outreach to local tribal members!!
(Make it free for them)
- 80%
- Yes, Inclusionary: 20% Affordable is imperative
- Affordable and accessible for folks w/disabilities
- % of community housing trust
- At least 30% of units
- Energy efficient affordable homes
- More housing for homeless near transit stops.

Recreation or Community Space:

1

- Please be aware of Wiyot Sacred Land. Use this community space to have educational opportunities for kids/people to learn about Wiyot People. Pay Wiyot to educate! Please don't let an old white man teach kids about Indians

- Playgrounds, water features, walking/running paths, event spaces, picnic
- Affordable and family friendly
- Tiny houses village Eco-friendly community composting?
- Community campground for homeless/houseless
- Mandatory

Energy:

1

- Lower greenhouse gas emissions
- Solar
- No natural gas all electric
- Smart - Design (sustainable utilities)
- Segregated Parking (properties for people only)
- All new units should be 100% using renewable energy
- Agree w/ renewable energy

Alternative Transportation:

- Electric pool cars
- Zip cars, bike lockers, plug ins, scooter loans, drop off bikes
- Yes, near transit
- 20%
- Yes, if delux bike garage
- Work w/city planning to establish dedicated bikeway to city center
- Bike infrastructure, safe sidewalks, encourage curfew life
- Keep up the good work with Arcata bus system
- Need a south bound HTA bus stop on South G str.

Other:

- Architectural review; defined styles, standards, materials, etc. Early input from community -or- defined examples of acceptable styles
- Public review should be required for high density development 2
- Still need some form of public review, but could abbreviate
- Climate change adaptation
- "Condominium" Ownership as end result. Land held in city trust
- Condo's
- Connectivity to or new install of recreation facilities as in existing
- Upgrade Arcata Marsh Sewer for increase population
- Public Review is important! Not in favor of this "fast track"
- Is this a setup to develop a fast-track based on this workshop 's majority ??

In the space below, answer the questions about housing in Arcata...

What is good about housing in Arcata?	What are Arcata's biggest housing challenges?	If you could change one thing about housing in Arcata it would be....
<ul style="list-style-type: none"> • City Center accessible • Most houses are not huge mansions • H's in Arcata • Lots of older well built homes • In some places you can walk everywhere (except Sunny Brae & Valley West) • Cute old houses make walking around town enjoyable • Walkable, bike lanes, small residential areas with character and community feeling • Walkable and bikeable, lots of parks 	<ul style="list-style-type: none"> • Expansions of HSU student population. Cap HSU students at 6700 FTE • House where group of people can ? that is reasonable in rent; Houses where 8 or more people can live with more rooms renting for 400 per room • Quality affordable spaces • Providing nicer houses for people who work at HSU + in town • Slum Lords who take advantage of students • Cost & availability • Housing/rental markers based around students and not the need of locals • House owners charge way to much for a house that a 1,000 people have lived in over the years. They take advantage of students • HSU setting prices for rental properties based on single living dwelling & flooding family home spaces • Arcata is a desirable place to live; Landlords definitely take advantage of this and charge way too much for rents • Eureka and Mckinleyville rents are 20% cheaper • Transitional housing with more centralized location; Turn library into safe parking/center resource (move library to Ten Pin Building) • Landlords take advantage of renters when they are leaving their house, keeping the deposits knowing that students don't care especially when cosigned by parents. I've had to take or threatened to take landlords to small claims courts to get deposits back. In the last minute the landlord gives in because they know they are in the wrong but don't want to admit it. • Rental market encourages absentee landlords • Housing is too expensive given the median wages + job market. People can't afford it. • Insufficient services for people w/disabilities, addiction or mental health issues + they end up on the street 	<ul style="list-style-type: none"> • Increase infill, use vacant spaces & go up • Better infrastructure – roads, transportation, water • Downtown apartments • More diversity of affordable housing • Offer cheap housing/shelter/campground for homeless people • Keep single home tracts as part of mix which do not allow 2 stories, nor ADU's • More middle & upscale homes in Arcata - many people looking for "East side" homes • More housing for the homeless population • That a 2 income home can afford to buy or rent near our kids' schools and not have to compete with student market for bigger homes • Landlords and property mgrs need to treat renters fairly regardless of income or credit status • Don't allow absentee landlords to own more than 1 property • Any member of a local Tribe should be granted • Housing opportunities for low income folks • Fewer Airbnbs • Place tax on Airbnbs within city limits based on square foot of living space to free up more homes to rent to families & students and even out profit margins from Airbnb • More low-income housing for seniors

Concerns, thoughts, or ideas on housing for:

Students	Seniors	Individuals with physical or developmental disabilities	Housing insecure or unhoused families and individuals
<ul style="list-style-type: none"> • Are there other options for annexation than the west wing? • Not enough attention paid to equity - P.O.C. and otherwise • Infill is great, especially if we can develop more group housing with green spaces shared. • If we expand our footprint why not make it high density? It doesn't seem necessary AT ALL to make it conventional building • Have we asked the Native People (Wiyot) @ Bear River Rancheria, Blue Lake Rancheria + Wiyot Tribe. Are there lands that we can give back? We are still on stolen land! - Let's give it back • Connect IHSS workers and folks in need of the services = housing and jobs and care. Anyone can be an IHSS worker! • HSU accepting more students from out of the area with no plan to house them • Intergenerational living is the future + better • RENT CONTROL- I think students in particular may be treated unfairly by landlords and property managers. • The plan for off campus housing specifically for students, with services, had promise, I think 	<ul style="list-style-type: none"> • Condos • If possible, keep people in their own homes and increase services (home care and check-ins) • More housing for seniors to live with multiple people. Taking their incomes into considerations • More housing (small houses) with medical assist with progressive care • Housing development (more than one floor with dining, ?, gym, ???) • Make sure building is close to public transportation options • Not enough access to bus stops. Would like to be able to downsize to downtown when I can no longer drive. • Senior Apartments • IHSS + Bus Stops • More community housing for seniors w/ services onsite/nearby like the one by the Co-op 	<ul style="list-style-type: none"> • Location is extremely important i.e. transportation + access to local services • More WRB cuts • Eco villages • This group has families too & often housing for people w/disabilities doesn't take this into account 	<ul style="list-style-type: none"> • Tiny home village • City camp ground for homeless/houseless • Safe parking for temporary displaced families • Onsite/easily available counselors to connect services and resources • More extensive + frequent public transit options • Transportation - better coordinated • Vacation rentals are plentiful in Arcata orm 100+ <ul style="list-style-type: none"> • Good idea • Need outreach services • LIMIT Airbnb! • Tax within city limits for Airbnb per square foot of living space that would even the playing field for homeless families + students by making it a similar profit margin to rent long term
<p>For all categories -</p> <ul style="list-style-type: none"> • Climate emergency: Unwise to build in lowland • develop as much in fill as possible + then reach out to oed industrial + small expansions, use creative green + sxar group - provide transport options + affordable entities 			

What do you love about Arcata?

(not limited to housing)

Draw it, write it, or diagram it here:

- Bikeability (3)
- The people
- The bike library
- The Co-op
- Arcata House
- The playhouse
- Farmer's Market
- Northern Books
- Power Lunch
- Artistic Community
- All the artists creative people ♡
- Arcata has the potential to be an absolute amazing place, but we need to accommodate all income levels, including the homeless.
- I love that you can walk or bike anywhere but there is still trails, beaches, rivers
- "Connectivity" Design
- Environmental foresight Design
- Arcata Community forest trails - Sunnybrae trails too!
- Dunes & ocean close by
- It has more room for being better than it is "future thinking"
- Walkable , nature trails redwoods
- Aware people, conscious, Eco-Friendly watershed aware
- I love all of the diversity and eco-friendliness.
- I love the eco-friendliness and all of the local businesses we have ♡ and our pretty redwoods
- The Food! I love being able to get almost everything I eat from local growers. Plus so many good restaurants
- Focus on caring for our planet ♡
- I love our community of native people! (6% of our populations in Humboldt)
- Friendly people
- I love all the local food ♡
- The Redwoods
- The marsh
- The community Forest
- Walkable, small, local businesses
- I love how Eco-friendly Arcata is and local businesses and food. We also have a lot of diversity
- Let's start giving back the stolen land! At least pay taxes for living here.

Polarity Maps

- Predictability
- Safety
- Quality of life
- Infrastructure costs
- Knowing your fellow community
- Lots of people like you
- Don't have to put people near hazards like floodplains or build w/mitigation measures
- Open space remains open space
- Unobstructed views
- Maintain your property footprint (no need for ADU)
- No change in sun into your home

**Stability
(Little/No Growth)**

- Unrealistic
- Exclusionary
- Doesn't acknowledge pop/ growth or kids that grow up here & want a home of their own
- State control if city doesn't act
- No equity
- Deterioration of stock/lack of investment
- More community, traffic to come to Arcata for jobs
- Quality of life
- Students may not want to come here
- Lack of tall full tax income

- Diversity
- Investment opportunities
- New Community relationships
- Children grow up & have places to live
- Students want to come/have housing
- New architectural styles- staying current
- Using green buildings & energy efficient appliances
- Chance to learn from bad design, lack of maintenance
- Higher the base, more infrastructure
- Better transit options - more use
- Attract talented people
- Enough people to support a universal bus system safer, more eyes
- Nine senior housing - to offer up nine single family homes
- Medical care (? possible)
- Increase pale? tax

**Change
(Growth)**

- Too fast - could be issues if transit & schools infrastructure cant keep pace
- Traffic
- Pollution
- Noise
- Ecosystem disruption - chases out wildlife
- Roadkill
- Urban/Wildland interface
- Crime if jobs/opportunities are not growing at the same pace
- Competition for jobs
- Long standing community member may leave
- More accommodation for seniors
 - Medical care
 - Housing
- Less Medical care
- Views change
- ??? -as the city expects APT residents ? to ? can to get to work

Polarity Maps

- Housing the inadequately sheltered
- Housing for everyone
- Working to reduce all around housing costs
- Potential to increase creating more comfortable living situations gouging rents.
- More accessibility for aging population ↑ core density
- Keep more young people in community w/positive renting experience
- More accessibility increase quality of life
- More commerce/support for ? big income ↑ downtown & annexation

Planning for the People Here Now

- It's hard
- Sea level rise (now)
- Too narrow focused
- Climate refugees from i.e. SoCal drives up prices (Marine Co.)
- Demographics could change not enough diversity
- Cultural shock

- Belong in both upper gradients
- Artificial to create this tensions
- The polarity is too intensified.
- We won't be there
- Tiny villages/ eco communities with agreements: composting gardening
- An eco-friendly → co-operative Thank you ♡

Planning for the People Yet to come (kids→adults, future generations, HSUs)

- Investment to get benefits later
- [Annexation] sprawl = lose ag. land
- Infill = higher congestion

Polarity Maps

- Stabilize existing community opportunities - employment
- People are already living here, and can speak for themselves
- Opportunity to look at ADU options
- Opportunity for infill - community members vs. outside institutions
- Small town approach. Advantage (small town)
- Infill more attractive to existing residents
- Increasing safety + stability
- More housed people - Less unhoused folks (students + otherwise)
- More community resources (housing, health, economic, recreation, gardens)
- Freed up people to contribute to their personal and communal lives/spaces

Planning for the People Here Now

- Lack of diversity - ethnic, racial, economic
- Reactionary planning
- Reactionary in political sense
- Population may be restricted due to housing; Limiting economic opportunity
- Creative influx may be limited due to housing
- Housing shortage
- Negligent of the upcoming challenges (↑\$\$ and ↑[?])
- Continuous unwelcoming status quo (P.o.c and low income)
- May continue to reinforce differences
- Scarcity based

- More diversity is possible
- If growth in housing is there, City is not caught short
- Embraces change rather than having the city plan in fear.
- Housing is not dominated exclusively by developers
- Helps vs envision the type of community we want.
- Prepared for those who are going to come
- More efficient and effective uses of resources
- Eliminating operating in crisis mode (proactive > reactive)
- Encourages creativity w/in the community
- Keeps people interested in coming here (students, tourists, etc.)

Planning for the People Yet to come (kids→adults, future generations, HSUs)

- Can negatively affect the existing population
- May not take into account the needs of existing housing stock - including infrastructure
- Existing residents may feel excluded, and not part of the community
- Reduces legitimacy of planning itself, as it doesn't take into account existing people
- No opportunity to evaluate /follow up on current development
- Polarization b/w folks here and now those coming
- Further economic strain b/c not addressing current \$\$ challenges
- Doesn't address problems of here and now
 - leaves lacking mental + additional services as is or in devine
- Potential increased anxiety about who might come

Polarity Maps

- Affordability
- Infrastructure - incl transportation, utilities, etc.
- Environment already made
- Retaining open land
- Less fuel consumption
- Greater possibility of access to goods, services, resources
- More diverse types of housing; More mixed use
- More resident ownership rather than developer ownership
- More connectedness & community participation
- Less needed for vehicles (walkable)
- Less need to build infrastructure (Roads, utilities, gas stations)
- Limited amount of land
- Persecurating positive land
- Sense of community, neighborhood
- Mixed - use

Building in our current footprint

- Congestion
- Loss of small town fee
- Rules of game change
- Increased accidents - esp. more dangerous for non-motorized transport
- Lose aesthetic value, including Bay views (taller buildings)
- Concerns about property value going down
- Greater competition for resources
- Space at a premium
- Loss of green space for enjoyment & habitat
- More noise
- More human tension
- No sense of space
- More rats
- Increase in rents (less square footage)
- No garden space
- Less parking
- More pressure on current infrastructure
- More when lifestyle

- Opportunities for innovative design 7 different types of communities
- More space = more housing
- More transportation infrastructure built designed creativity
- Greater connectivity to other communities
- New opportunities for ownership
- Could include mixed housing with varying density - co-ops!
- Quieter neighborhoods
- Move RV & car parking
- Locate considerable things in periphiny - cause in annex - light trail into town
- Land held in community trust
- More space around the house
- Less expensive to build?
- Better for people who have cars (more parking)
- More opportunities for businesses
- Quieter
- Rural gardens

Expanding our Footprint

- Loss of farmland
- Loss of green space & habitat & public lands
- Too costly to build infrastructure needed to do it right
- Increase population numbers beyond land capacity to sustain the population
- Community would lose character & charm
- Sprawl
- Increased flooding - sea level rise & storm water drainage problems
- More people will move here
- Loss of wildlife
- Possible flooding in low lying area
- Cut trees
- More cars/traffic
- Infrastructure costs
- Lose Ag. card
- Potential for when/forest interface (fire)
- When/ag. interface (cous, Sun Valley, sheep, cannabis)
- Impact on local wildlife

Polarity Maps

- Eliminate sprawl
- (Transportation/traffic) Services already there
- Saves farmland/AG. resources
- Creates a more vibrant community
- More walkable/bikeable
- Business friendly
- Less climate change impacts
- Maintains natural beauty of area
- Get rid of blight
- Use existing infrastructure
- Increase housing density with structures
- Better use of degraded/under utilized sites structures
- Cheaper less taxes infrastructure fees
- Use less resources
- Less carbon footprint

Building in our current footprint

- Potential increase in crime
- Traffic increase
- Parking issues
- Noise increase
- Loss of privacy - open space
- Loss of solar access
- Sewer/water capacity
- Loss of view - viewshed
- Public transportation capacity
- Increase population
- Increase storm water runoff
- Increase in permeable surfaces
- Not enough land available
- Destroying character of neighborhoods
- May need to cut trees
- Shading neighbors yards
- Blocking solar access

- Cottage industries (Cypress Grove)
- Higher ground (expand to Battlemilt lose)
- Broaden tax base
- Re-use of former mill sites
- Increase in personal space
- Easier to develop
- Opportunity to create neighborhood character
- Increase family homeownership
- Financial opportunities
- Control land use decision & localized control
- Gives people space
- Gets to plan infrastructure new
- Spreads out traffic (possibly)
- May have less parking impacts

Expanding our Footprint

- Loss of natural habitats
- High infrastructure cost-short - long-term costs
- Sprawl - congestion
- Increased automobile dependence
- Increase carbon footprint
- Loss of productive - Ag lands/forests
- Competition for city services
- Slower response time for emergency services
- Flooding -Liquefaction tsunami hazards
- Habitat loss
- Loss of natural area
- Loss of farm lands/AG
- Potentially more people into areas prone to climate change problems
- Not enough developable land to meet housing needs
- Expensive for infrastructure
- Higher energy usage
- More roads
- More car trips

Polarity Maps

- Create neighborhood character
- Increase professionals
- Use existing resources
- Avoid sprawl
- Use empty building
- More vitality in downtown
- More businesses
- Protecting natural resources - wetlands
- Reduces transportation
- Adding more units to help homelessness
- Mass transit

Building in our current footprint

- Traffic/congestion
- People like their yards/space
- Not everyone wants to live in apartments
- Still won't meet city's needs for housing
- Parking issues
- Noise downtown - loss of open space
- Higher demand on services
- Loss of trees
- Too many people (conflict)
- Utilities?
- Emergency planning

- Ownership/more single family homes w/yards
- Bigger lots (potentially)
- More solar gardening
- Reuse old industrial sites
- Could be high density housing
- Design green space into urban planning
- Can be creative
- Homeownership (increases housing stock)

Expanding our Footprint

- Increased transportation need
- Loss of productive working lands
- Traffic increase/increased need for parking (otherwise conflict)
- Lack of access to campus/downtown other destinations
- Loss of opportunity to relieve blight

Polarity Maps

Affordable housing is a stepping stone but not a solution to homelessness

- More safety in community
- More diversity
- More stability
- Supporting student success
- Longevity of community members
- Stepping stone to stability & housing
- Stability for people who can't afford housing
- Peace in Arcata
- Easier to put your dollars to important needs
- Variety of choices & locations
- More quality housing opportunities - less settling for terrible spaces etc..
- More equitable for those w/less privileged & resources
- Ppl have more money to spend in local biz
- Sense of connection
- Less anxiety

Focus on Affordable Housing

AKA subsidized housing for those who qualify for low income access

- Imbalance between jobs & housing → economic growth not necessarily supporting housing/population growth
- Climate refugees may flock area
- Sustainability
- ↑ In population if Arcata offers too much, too affordable housing
- (-) Because limited area where we can grow nature
- Attracting & keeping professional to health & HSU sectors increasingly difficult
- Job availability @ low-wage saturated @ high-wage are lost or reduced - challenge particularly for students to find close employment w/super-saturated local employment market
- Lose bringing in people of higher income they bring resources (spending power, professional acumen. spare time to volunteer etc.)
- Srew to more affluent people
- Demographics implications
- Could decrease value of single family homes
- Missed opportunity for innovation in market rate housing (affordable by design)
- Quality of tenants?
- Properties in disrepair
- Landlord/tenant laws protect challenging tenants

- Provides a housing continuum
- Opportunities
- Better built structures
- More property tax → Better streets, infrastructure...
- More diversity → supports middle class families
- More professional level folks attracted/stay
- Increase in avg. wages/disposable income/biz
- Support for more amenities
- Freedom choice of housing type
- Homeowners want more things & buy them
- Invest more in community
- No direct subsidies (in taxes)
- Will attract professionals (doctors, teachers)
- Better care + regulation
- More \$ to gov't through increases assessments

Focus on Market-rate Housing

AKA variety of small single family to high-end housing & condos

- Less density
- More homeless issues
- Less stability
- Doctor, medical professional retention an issue because of homeless issue
- Increased houselessness (homelessness)
- “Even market rate housing is not affordable”
- People buy units and live elsewhere (investment properties)
- Increased crime-move valuable homes, increased homelessness
- Monopolization from cut-of-area people/landlords
- Inequalities in econ/social outcomes, access
- Excludes options for most single households
- Force problematic & unsafe situations w/crowding in housing not built
- Too much space & infrastructure taken by fewer people - cost/person ↑
- Future: negative impact on climate change (more energy use driving, etc...)

Polarity Maps

**Focus on Affordable
Housing**

- Improvement of appearance of community
- More capital overall (more potential for housing)
- Less stress on infrastructure
- Higher quality materials - built to last
- More \$ for schools (thru property tax)

**Focus on Market-rate
Housing**