City of Arcata
Housing Element
2014

Prepared By
Community Development Department Staff

CITY OF ARCATA
HOUSING ELEMENT

CHAPTER 3 OF THE ARCATA GENERAL PLAN

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3.1   INTRODUCTION

Meeting the housing needs of Arcata residents as well as the City's share of regional housing needs remains an important goal for the City of Arcata. As the population of the state continues to grow and pressure on resources increases, Arcata is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. This Housing Element (2014-2019) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on August 21, 2014.

Purpose. The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, the government should assist the private sector in developing the greatest diversity of housing opportunities feasible for all and accommodate regional housing needs through cooperative efforts, while maintaining a responsibility toward economic, environmental and fiscal factors, and community goals as outlined in the general plan.

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

> ➢ an analysis of population and employment trends,

> ➢ an analysis of the City's fair share of the regional housing needs,

> ➢ an analysis of household characteristics,

> ➢ an inventory of land suitable for residential development,

> ➢ an analysis of governmental and non-governmental constraints on the improvement, maintenance, and development of housing,

> ➢ an analysis of special housing needs,

> ➢ an analysis of opportunities for energy conservation, and

> ➢ an analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the

preservation, improvement, and development of diverse housing types in Arcata that are available at a range of costs.

3.2   RELATIONSHIP TO OTHER ELEMENTS (GENERAL PLAN CONSISTENCY)

State law requires that "the general plan, its elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The update to the Housing Element has been reviewed for consistency with all elements of the Arcata General Plan; and amendments have been made as necessary to ensure General Plan consistency.

3.3   SUMMARY OF FUTURE HOUSING NEEDS

The City's future housing needs are projected based on demographic trends, housing stock characteristics, housing market trends, and the availability of appropriately zoned land to accommodate projected need. The following summarize the detailed analysis of housing needs included in Appendix A.

- Arcata's population is growing slowly and is trending to peak at less than 20,000 by 2020. Though modest overall, growth was greatest in the 55-64 age group, which doubled since the 2000 census. Young adults in the 15-24 and 25-34 age groups comprise the majority of the City's population (32% and 20%, respectively).

  - On- and off-campus housing is needed. The demographic trends may reflect the student population housed in Arcata, the off-campus population of which is estimated to be 3,600 individuals.

  - Senior Housing is needed to accommodate that growing population.

- The majority of households are 1-, 2-, and 3-person households; there are very few households comprised of five or more persons (<5% of total population); and average household size is 2.09.

  - Though large households represent a small proportion of Arcata's population, providing opportunities for large-family and student housing is important.

- There are 1.7 times fewer family households than non-family households, and a majority of non-family households are single member households.

  - Efficiency or Single Room Occupancy housing targets student and other single person households and may meet the needs of lower income persons.

- Owner occupancy has dropped to 34% from 36% since 2000. The decline is due to a combination of multifamily unit development and conversion of owner occupied

housing to rental housing. Since last period, an estimate 84 multifamily units and 24 single family units have been built.

- While overcrowding is not a large issue for Arcata (<5% of Arcata's population), owner overcrowding has declined since 2000 and "severely overcrowded" rental households (more than 1.5 persons/room) has doubled to 211 households. This shift and the ownership rates suggest a trend towards rental group non-family housing – conversion to student rental housing.

  o Need additional owner occupancy opportunities.

  o Need additional off-campus student housing opportunities to relieve pressure on single-family housing market.

  o Need more multifamily housing.

  o Need to accept owner occupancy will be low due to need for multifamily housing opportunities for students and lower-income permanent residents.

- Half of Arcata's housing stock is greater than 40 years old; but roughly 1,000 units have been added to the housing stock each decade since 1950. Arcata's housing stock is in relatively good condition.

  o City should continue rehabilitation programs

- A significant proportion of lower income renter households are overpaying housing costs; whereas, a moderate proportion of lower income owner households are overpaying.

  o Affordable housing projects and programs are critical, especially for lower-income renters, in meeting the City's housing goals.

- Arcata's seniors generally live in homes they own; but this may be because there are few rental options available.

  o Need more senior housing options of all types for all income levels.

3.4   REGIONAL HOUSING NEEDS ALLOCATION

The State of California (Government Code, Section 65584), requires regions to address housing issues and needs based on future growth projections for the area by developing a Regional Housing Needs Plan (RHNP) to distribute the Regional Housing Needs Allocation (RHNA) as determined by HCD. HCD provides the County's total RHNA to the Humboldt County Association of Governments (HCAOG) and that entity then develops the RHNP, which allocates to cities and the unincorporated county their "fair share" of the total county RHNA. The principal use of the allocations in the RHNP is inclusion in local housing element as the shares of regional housing

need. The state-established RHNA period of Humboldt County is 2014 to 2019 with a Housing Element update due on June 30, 2014. **Table 1** shows the City's adopted "fair share" allocation as provided by HCAOG.

Table 1. Humboldt County Regional Housing Needs Allocation 2014–2019

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
Arcata	**85**	**56**	**62**	**160**	**363**
Blue Lake	4	1	2	4	11
Eureka	145	96	104	264	609
Ferndale	6	3	4	8	21
Fortuna	39	24	27	71	161
Rio Dell	8	4	4	15	31
Trinidad	2	0	1	2	5
Unincorporated	211	136	146	366	859

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, 2013

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill their share of the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides opportunity for a mix of housing affordable to all economic segments of its population. The RHNP process requires local jurisdictions to be accountable for ensuring that projected housing needs can be accommodated and providing a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that sufficient appropriately designated land and opportunities for housing development address population growth and job generation. Based on the HCAOG's adopted allocation, the City of Arcata is planning for a total of 363 residential units to meet the projected housing need for the 2014 to 2019 period. The residential units are distributed into four household income groups for the City of Arcata. The income groups are defined by HCD as follows:

- Very low-income: 31 to 50 percent of AMI;

- Low-income: 51 to 80 percent of AMI;

- Moderate-income: 81 to 120 percent of AMI; and

- Above moderate-income: 120 percent or more of AMI.

As of June 30, 2014, the City has produced and/or approved 8 housing units towards the 2014 - 2019 planning cycle RHNA allocation (**Table 2**). During the previous cycle (2009-2014), the City produced a total of 137 housing units. Between 2009 and 2012 the City issued building permits for 15 very low-income units, 40 low-income units, 79 moderate-income units and three above moderate-income units. As a result of the building production from 2009 to 2012, the City produced about 17% of 811 total housing allocations for the 2009-2014 planning cycle.

To meet this planning cycle's RHNA allocation, the City of Arcata currently has about 10 acres of vacant land zoned Residential High (RH) and 19 acres of vacant land zoned Residential Medium (RM) for multifamily residential development. The City has an additional about 5 acres of underutilized land zoned RH and about 19 acres of underutilized land zoned RM.   The underutilized parcels provide for 226 units.

The City has about 117 acres of vacant land available for single-family development. The City has about an additional 138 acres of underutilized land zoned both RVL and RL. Except for the above moderate income group the City is not relying on any of its underutilized land to meet its regional housing need (**Table A-46, Appendix A and Appendix B**). The majority of vacant land in the City is zoned Residential Very Low density (RVL), which permits two primary units per acre. However, because of the constraints associated with developing in the RVL zone, such as hillside development standards, creeks, and accessibility, the conservative estimate of capacity of 1 unit per parcel was used in our analysis. There are about 89 acres of vacant land available in the RVL zone allocating a maximum of 32 units. The Residential Low density (RL) zone has approximately 28 acres of vacant land available, which if developed, considering site constraints and mid-point density designations, would contribute 154 dwellings to the City's housing stock.

Table 2. Arcata Regional Housing Needs Allocation 2014–2019

Income Group	Total RHNA	Progress since January 2014*	Remaining RHNA
Very Low	85	0	85
Low	57	0	57
Moderate	62	5	57
Above Moderate	159	3	156
Total	**363**	**8**	**355**

*Source: City of Arcata, 2014; HCAOG, Regional Housing Needs Plan   * Building Permits issued for new residential construction.*

3.5   QUANTIFIED OBJECTIVES SUMMARY

The quantified objectives summary estimates the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. It does not assess the sites available to meet the RHNA; rather, it shows projects likely to be built. The quantified objectives do not seek to represent a ceiling on development, but rather set a target

goal for the jurisdiction to achieve based on needs, resources and constraints. Based on the goals, objectives, polices and implementation measures outlined above, the City has established the following quantified objectives (**Table 3**). Over the next planning period, the City anticipates new construction of 197 new units, assistance with the rehabilitation of 185 units, most of which will be substantial rehabilitations. New regulatory agreements associated with rehabilitation loans for two "at-risk" projects will preserve 175 affordable housing units beyond this planning cycle.

Table 3. Quantified Objectives Summary

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Fair Share Allocation	**40**	**45**	**56**	**62**	**160**	**363**
Permits 1/1 –6/30/14	0	0	0	5	3	8
New Construction	40[1]	0	21[2]	15[2, 3]	121[3]	197
Rehabilitation	0	0	185[4]	0	0	185
Preservation	0	0	175	0	0	175
Total	40	0	381[5]	20	124	565
Remaining RHNA	**0**	**45**	**0**	**42**	**36**	**0**

Source: City of Arcata, 2014; HCAOG, Regional Housing Needs Plan

1 – 280 E Street, Permanent Supportive Housing – Housing Humboldt

2 – Table A-45 in Appendix A documents several approved developments anticipated to be under construction during the planning period

3 – Second Unit production: 11 units anticipated (12 are allowed in the Trillium Creek Subdivision approval)

4 – Juniper Apts (10 units); Humboldt Plaza Apts (135 units); River Community Homes (40 units) – Substantial Rehabilitation

5 – At – risk units preserved through rehabilitation loan regulatory agreement to Humboldt Plaza Apts (135 units); River Community Homes (40 units).

3.6   HOUSING GOALS, POLICIES, AND IMPLEMENTATION MEASURES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

This chapter presents the City of Arcata's housing program, which is based on state, regional, and local housing policies, as well as identified housing needs of the City's residents, housing resources, and housing constraints. The housing program works toward the preservation,

improvement, and development of housing for Arcata. The housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities can be developed and implemented.

The Housing Element Goals are

  A.   Housing Quality
  B.   Housing Quantity
  C.   Affordable Housing
  D.   Equal Housing Opportunity
  E.   Natural Resources, Energy Conservation, and Sustainable Living

A.   Housing Quality
It is the goal of the City of Arcata to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.

Policy HE-1   Support innovation and creativity in construction techniques, design, property conveyances, and types of development. Condominium, Community Land Trusts, cooperative and co-housing, developments and planned developments shall be encouraged. (Reference Implementation Measures: 12, 17, 18, and 30)

Policy HE-2   Regularly review and update the City General Plan, Housing Element and Land Use Code to analyze the effectiveness of the goals, policies, measures and codes and assist in the development of housing for all Arcata residents. (Reference Implementation Measures: 1, and 17)

Policy HE-3   Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. (Reference Implementation Measures: 4, 5, 14, and 15)

Policy HE-4   Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. (Reference Implementation Measures: 11, 30, and 32)

Policy HE-5   Continue to encourage and support public involvement in decisions concerning housing. (Reference Implementation Measures: 1, 3, 11, 15, and 32)

Policy HE-6   Take appropriate engineering, site design, and construction techniques, consistent with the Public Safety Element of the General Plan and the Building Code, to minimize health and safety impacts to an acceptable level that may be associated with developing housing in fault zone/surface rupture; Alquist Priolo Special Studies Zone; tsunami run up; tidal flooding inundation; Matthews Dam inundation; slope stability hazard; liquefaction; FEMA floodplain; wildland fire hazard; contaminated soil and water and other natural and/or human hazard areas. Continue to prioritize housing development that avoids the most serious

natural and human hazard areas. (Reference Implementation Measure: 1, 17, 32)

B.   *Housing Quantity*

It is the goal of the City of Arcata to provide housing opportunities for people of all income levels through the development of a wide range of housing types and the preservation of existing housing.

Policy HE-7   Identify adequate sites that are or will be made available with appropriate zoning and development standards and that will have the public services and facilities needed to facilitate and encourage the development of a variety of types of housing for the needs of all income levels. (Reference Implementation Measures: 6, 22, 31, and 32)

Policy HE-8   Provide opportunities for infill development of vacant and re-developable properties in a way that allows for gradual, rather than drastic, changes from surrounding development density or type. Design features such as gradual increases in building height, functional open space, well-designed landscaping and natural vegetation, breaks in wall and roof lines, and building separations. (Reference Implementation Measures: 20, 21, 22, 30, and 32)

Policy HE-9   Encourage a wide range of public and private investment to help meet the City's Housing Goals. (Reference Implementation Measures: 6, 7, 8, 9, 11, 12, 13, 14, 26, 27, 28, 29, 31, and 32)

Policy HE-10   Eliminate unnecessary discretionary review procedures and delays in the housing development process due to complex processing procedures for housing projects, which may be under tight timelines imposed by state and federal funding programs. (Reference Implementation Measure: 25, 31, 32, and 33)

Policy HE-11   Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. (Reference Implementation Measures: 25, 30, and 33)

Policy HE-12   Focus housing development in the downtown area to promote higher densities and levels of affordability and to create a more vibrant city center. (Reference Implementation Measures: 20, 21, and 22)

Policy HE-13   Encourage higher densities near the Intermodal Transit Facility and near bus stops. (Reference Implementation Measures: 20, 21, 22, 26, 27, and 29)

Policy HE-14   Encourage Humboldt State University to develop additional on campus housing and to work with the City and private developers to ensure that there are adequate and appropriate housing opportunities for Humboldt State University Students and staff. (Reference Implementation Measure: 29)

Policy HE-15   Infill development projects that exceed the density standards shall be designed to accommodate an adequate number of off-street parking spaces to minimize

effects of increasing densities in established neighborhoods.   (Reference Implementation Measures: 20, and 21)

C.   _Affordable Housing_

It is the goal of the City of Arcata to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

Policy HE-16   Support private and nonprofit developers through grants, loans and other forms of assistance to voluntarily develop housing affordable to extremely-low, very-low and low income households. (Reference Implementation Measures: 6, 8, and 9)

Policy HE-17   Preserve assisted housing identified in this document as reserved for lower-income households. (Reference Implementation Measure: 5)

Policy HE-18   Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, disabled, farmworkers, those in need of temporary shelter, single-parent families, and large families. (Reference Implementation Measures: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 23, 24, 25, 26, 27, 28, and 29.)

Policy HE-19   Assist in the development of housing affordable to very low-, low- and moderate-income households through financial and/or technical assistance. (Reference Implementation Measures: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 23)

Policy HE-20   Provide incentives to developers to include low and moderate income housing units in their proposals; and support housing for persons with lower incomes in residential developments in all areas of the City through a variety of methods to ensure neighborhood diversity. (Reference Implementation Measures: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 26, 27, 31, and 32)

Policy HE-21   Continue to provide a housing rehabilitation program for lower income renters and owners. Housing rehabilitation is a cost-effective way of keeping the community's stock of affordable housing in a safe and decent condition. (Reference Implementation Measure: 4, 5, 9, and 14)

Policy HE-22   Prioritize meeting the needs of low income households, since they represent the most significant area of unmet need. (Reference: Implementation Measures: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14)

Policy HE-23   Encourage the development of second units. (Reference Implementation Measure: 22)

Policy HE-24   Encourage the use of density bonuses to incorporate affordable housing units into projects. (Reference Implementation Measure: 1, 7, 20, 26, and 27)

Policy HE-25   Assist in determining the Regional Housing Needs Allocation Methodology for future planning cycles. (Reference Implementation Measure: 3)

D.   Equal Housing Opportunity

It is the goal of the City of Arcata to ensure that discrimination is not a factor in the ability of households to obtain housing.

Policy HE-26   Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or sexual orientation, including lesbians, bisexuals, transgenders, and gays. (Reference Implementation Measure: 24)

Policy HE-27   Support state and federal mandates for fair housing practices in both public and private housing developments. (Reference Implementation Measures: 24, and 25)

Policy HE-28   Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. (Reference Implementation Measures: 16, 19, 25, 26, 27, 28, and 29)

E.   Natural Resources, Energy Conservation, and Sustainable Living

It is the goal of the City to promote the conservation of natural resources and energy in housing design requirements and support the use of green building technologies and designs.

Policy HE-29   Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards. (Reference Implementation Measure: 18)

Policy HE-30   Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility costs. (Reference Implementation Measure: 18)

Policy HE-31   Require energy efficiency in the design and construction of housing developments. The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. (Reference Implementation Measure: 18)

Policy HE-32   Promote alternative housing that seeks to increase sustainability by design by incorporating measures that reduce the global footprint both during construction and over the course of use. (Reference Implementation Measures: 17, and 18)

Table 4. Implementation Measures

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
1 **Periodic Review of General Plan and Housing Element** Ensure that Arcata's General Plan, including its Housing Element, reflects current data, Land Use Codes, and effective housing goals, policies, and programs.	The City will review and update the General Plan and Housing Element (Element), incorporating applicable amendments when the Local Coastal Program is certified and/or during our periodic review process. The City will provide annual reports to the Arcata Planning Commission and Arcata City Council as to effectiveness of the Element. The City will also submit the State Housing Element reports annually.	Community Development Department Planning Commission City Council	General Fund	2014 and ongoing	Annual evaluation of effectiveness of the General Plan, including Housing Element Goals, Policies and Programs
2 **Promotion of Owner-Occupied Units** Increase proportion of owner-occupied units in Arcata by increasing the number of homeowners living in the City and reducing the number of absentee homeowners.	The City will work with Humboldt State University (HSU) to provide on- and off-campus student housing. (See 29 "Student Housing.") The City will continue to operate the First Time Homebuyer Program and the Moderate Income Home Ownership Program, while investigating additional sources of ownership assistance for potential resident homeowners. The City will further continue to support Humboldt Bay Housing Development Corporation's (HBHDC) Community Land Trust Program.	Community Development Department Planning Commission City Council	General Fund CDBG HOME	2014 and ongoing	A quantifiable increase in owner occupied housing in Arcata. Annually review grant funding for ownership assistance. Prepare a minimum of one grant application every two years for ownership assistance. Fund an average of two Homeownership loans per year. Where feasible, use the Homeownership Program to fund the

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
					Community Land Trust Program.
3 **Regional Housing Need Process** Coordinate and communicate with HCAOG to ensure that Arcata has a fair share of the Regional Housing Needs Allocation.	The City will continue to meet regularly with the Humboldt County Association of Governments (HCAOG) and its Housing Committee to discuss regional housing needs. Participation helps ensure that the City is not over-allocated on the total number of housing units it must plan for, and gives us a better understanding of the housing issues confronting our region.	Community Development Department Planning Commission City Council HCAOG	General Fund	2014 and ongoing	Housing units are appropriately distributed county-wide. Assign staff to sit on the RHNAP Committee at such times as HCOAG forms it.
4 **Housing Review and Rehabilitation Program** Update the Housing Condition Survey to identify owner- and renter-occupied homes requiring rehabilitation, then offer financial assistance to lower income households for housing rehabilitation.	The City will continue to annually use the Community Development Block Grant (CDBG) Housing Condition Survey format to identify housing in need of preservation or replacement, and to provide information about its Housing Rehabilitation Program to people living in housing units in need of rehabilitation, and community agencies that can help identify such housing. The City will continue to apply for CDBG and HOME funding for this program, and to seek new funding sources for its existing Arcata Housing Rehabilitation Program, allocating a portion of housing funding for rehabilitation. Staff will work to obtain a place on the State CDBG and HOME Advisory Committees in order to effectively relay local, regional, and statewide programmatic issues of concern with State program administrators, with the goal of improving access to funds and improving services.	Community Development Department Redwood Community Action Agency (RCAA) HBHDC Environmental Services	CDBG HOME Earthquake Retrofit Program	2014 and ongoing	Conduct targeted marketing of the City's Housing Rehab program to one neighborhood with heavy representation in the poor housing stock category annually. Apply for a Housing Rehab program Grant with HCD biannually.
5 **Affordable Housing**	The City will continue to identify funding sources for preservation of at-risk housing, and will notify housing owners and tenants	Community Development	General Fund CDBG	2014 and ongoing	Retain affordability restrictions on 175 at

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Preservation Continue to develop programs which preserve affordable housing at risk of converting to market rate.	about viable programs. The City will build on its successful Mobile Home Park Program, while exploring program and funding options at local, state and federal levels, including grants. The City will continue to monitor affordable housing projects and identify ways to extend affordability terms.	Department			risk housing units, whether stick built or in mobile home parks.
6 **Land Acquisition for Housing** Acquire vacant, underutilized, and blighted properties for future development as affordable housing.	The City will use the acquired assets of the former Redevelopment Agency to obtain discretionary approvals for housing development, and to work with potential purchasers to promote low- and extremely low-income housing. The City will continue to use existing funding mechanisms, including public-private partnerships for affordable housing development. The City will continue to further affordable housing goals through the following measures, concentrating efforts on small lots when practical: ▪ Seek new state and federal resources for future affordable housing development; ▪ Track vacant underutilized and/or blighted properties, including small sites for sale; ▪ Work with non-profit and for-profit housing organizations such as the HBHDC, RCAA, and Habitat for Humanity to facilitate development of appropriate sites; ▪ Land bank properties for future affordable housing development when feasible; ▪ Facilitate development of affordable housing on small lots, and consolidation of small lots to provide for affordable housing development; ▪ Coordinate development of acquired land with the First-Time Homebuyers Program when feasible; and	Community Development Department	HOME CDBG	2014 and ongoing	Beginning in year 1 of the planning cycle, obtain discretionary approval for three underused or blighted properties for affordable housing development.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	▪ Continue to use HOME, CDBG, and the Low and Moderate Income Housing Fund.				
7 **Development and Acquisition of Affordable Single Family Housing** Provide programs for development and acquisition of single family housing to assist potential very low-, low-, and moderate-income homebuyers in purchasing a home.	The City will focus on assisting potential homebuyers with acquisition of the existing stock of homes until the cost of acquisition and construction of home declines to a level that makes the latter feasible. The City will continue sale of affordable units in the Sandpiper Mobile Home Park project. The City will continue to use CDBG, HOME, and other programs to fund affordable single family housing opportunities in Arcata, including these First Time Homebuyer Programs: • Down Payment Assistance; • 2nd Mortgage Assistance; • Community Land Trust Assistance; and • Cooperative Housing Program. The City will further use Federal, State, local and private programs to develop: • Mortgage tax credits; • Condominium conversions; • Incentives for affordable housing development; and • Planning and technical assistance for private and non-profit developers of affordable single family housing.	Community Development Department	HOME CDBG	2014 and ongoing	Beginning in year two of the planning cycle annually provide financial assistance to an average of 2 income eligible households to purchase housing.
8 **Development and Acquisition of Affordable Multifamily Housing** Provide programs for development of multifamily housing	The City will continue to use HOME, CDBG, and available Federal, State, and local programs and funding to provide affordable multifamily housing to very low-, low-, and moderate-income households. The City will develop new opportunities using Federal, State, local, and private programs to develop: • Mortgage tax credit projects • Planning and technical assistance for private and non-profit	Community Development Department	HOME CDBG	2014 and ongoing	Annually meet with non-profit and other developers to assist them to acquire and develop 6 affordable multifamily housing units annually.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
for very low-, low-, and moderate-income tenants.	developers of affordable single family housing.				
9 **State and Federal Grants and Loans** Identify, advocate, sponsor, and connect developers with state and federal housing programs, grants, and loans.	The City will work with Federal, State, County and other local resources to identify sources of funding for development of affordable housing units, updating such information annually and as it becomes available. The City will apply for funding programs where appropriate and beneficial for Arcata residents, emphasizing funding for extremely low-income households including persons with disabilities, including persons with developmental disabilities. The City will also work with developers to connect them with appropriate programs and sources of funding.	Community Development Department	General Fund	2014 and ongoing	Award of state and federal funding to support affordable housing development. City staff will meet directly with affordable housing advocates a minimum of one time every year during the planning cycle.
10 **Replacement of Low- and Moderate-Income Housing Within the Coastal Zone** Adhere to Article 10.7 Planning and Zoning Law of the California Government Code	The City will continue to require all developers to replace and/or finance the replacement of all low- and moderate-income housing lost as a result of their development in the Coastal Zone. This replacement will be done according to the guidelines stipulated in Article 10.7.	Community Development Department Planning Commission City Council	General Fund	2014 and ongoing	Replacement of low- and moderate-income housing located in the Coastal Zone when lost through development.
11 **Housing Market Monitoring** Monitor the local housing market to	The City's Community Development Department shall collect data from landlords and tenants regarding housing costs, rents, vacancy rates, and other pertinent information in order to determine current housing costs and availability. The Community Development Department will also increase	Community Development Department	General Fund CDBG HOME	Coordination in 2014 Ongoing monitoring	Improved coordination with the Humboldt Associate of Realtors will assist monitoring efforts.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
evaluate effectiveness of housing assistance.	coordination with the Humboldt Association of Realtors to assist in making information more readily available to the public, private developers, and housing advocates.

The data will be used to monitor rent structures and vacancy rates, and to assist in determining effectiveness of existing housing assistance, and where to target further assistance. | | | | Use monitoring data to determine whether existing programs are effective and where additional effort and funding should be focused. |
| **12**

Community Land Trust

Coordinating with the Community Land Trust to develop and resale restricted affordable housing units to very low-, low-, and moderate-income households. | The City will continue to work with and monitor Humboldt Bay Housing and Development Corporation's (HBHDC) Community Land Trust to identify whether support in areas such as financial assistance and management are needed.

The City will also continue to work with the HBHDC to facilitate and maintain a "project pipeline" of affordable new owner occupied homes.

The City will also coordinate with RCAA and Habitat for Humanity to ensure that available resources and information are shared.

The City will continue to use CDBG and HOME to assist with Community Land Trust developments. | Community Development Department

HBHDC

RCAA

Habitat for Humanity | HOME

CDBG | 2014 and ongoing | Community land trust properties will continue and new units will be added. |
| **13**

Affordable Housing Trust Fund

Development of an Affordable Housing Trust Fund. | The City will assess the feasibility and, if feasible, develop an Affordable Housing Trust Fund to be used for the development of affordable housing in the City.

In developing the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. The City will also apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the California Department of Housing and Community Development (HCD). | Community Development Department

Humboldt County Community Services

Planning Commission

City Council | General Fund

In-Lieu Fees

Local Housing Trust Fund Matching Grant Program | 2017 and ongoing | If determined feasible, opportunities for development of affordable housing projects will be expanded by assisting through a new and stable funding mechanism. For the program to be considered feasible, the Trust Fund would likely need to generate a |

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
					minimum of $250,000 annually.
14 **Mobile Home Park Preservation** Develop programs to preserve mobile home parks with rents that are typically lower than other housing units.	The City will continue to work with the non-profit Resident Owned Parks (ROP) to establish ROPs in Arcata, with rents controlled by regulatory agreements. The City will continue to assist ROPs through CDBG and HOME funding, and focus on retention of existing mobile home parks and discourage conversion to other uses. The City will also investigate: • HCD's Mobile Home Park Resident Ownership Program; • The Senior Mobile Home Program; and • Other parks which may be appropriate for future resident ownership.	Community Development Department Humboldt County Community Services Planning Commission City Council	General Fund	2014 and ongoing	Housing with typically lower rents in mobile home parks will continue to be available as the City focuses on preserving mobile home parks and discouraging their conversion to other uses.
15 **Housing Inspection and Code Enforcement Program** City Building Department inspections to ensure safe and decent rental housing in Arcata.	The City will continue with established processes for prompt responses by its Building Department to complaints of housing code violations, and making educational materials for tenants accessible ("A Guide for Renters – Substandard Housing," and "Getting Repairs Corrected in Rentals"). The City will focus on the following areas to ensure safe and decent housing: • Education; • Tenant Rights; • Voluntary Inspections; • Flexible regulatory compliance to correct health and safety violations; • Recorded notices of nuisance for non-compliance; and • Abatement of violations on a case-by-case basis under the process outlined in the Arcata Municipal Code.	Community Development Department, Building Division	General Fund	2014 and ongoing	The Building Official will promptly respond to complaints of substandard housing conditions and initiate code enforcement as necessary.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
16 **Access for Persons with Disabilities** Provide housing units accessible to persons with disabilities, including persons with developmental disabilities.	The City will continue to encourage developers to produce dwelling units accessible to persons with disabilities, including persons with developmental disabilities. These efforts will include the following measures: • Education and promoting "Universal Design" concepts that more easily allow for unit changes in occupant age, ability, and other special needs in housing projects; • Developing other building design concepts in cooperation with appropriate service agencies; and • Encouraging nominal changes to development plans that would not affect marketability, but would make them more usable by persons with disabilities, including persons with developmental disabilities. The City will continue to provide grants up to $1,000 through its Housing Rehabilitation Program for materials and installation of handicap-accessible ramps for low-income units.	Community Development Department	CDBG HOME	2014 and ongoing	All housing projects will meet the California Building Code (CBC), Chapter 11A (Housing Accessibility) for accessible units. In addition, all City assisted housing units will exceed the CBC, Chapter 11A accessibility requirements by a minimum of 10%. Educational material on "Universal Design" will be produced and made available to the public by the end of the second year of the planning cycle. A minimum of one low income owner occupant will receive financial assistance by the City for accessibility improvements for each year of the planning cycle.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
17 **Uniform Building Code, California Residential Code, and Uniform Housing Code Review** Review the California Building Code, California Residential Code, and Uniform Housing Code to update local codes and further development objectives.	The City will continue to review the California Building Code, California Residential Code, and Uniform Housing Code on an ongoing ad hoc, and scheduled tri-annual basis, indentifying and adopting necessary revisions to the City's Building and Housing Codes. These reviews will allow trained City staff to stay current and amend local code as necessary, with a focus on: • Furthering General Plan and Housing Element Goals; • Furthering local development objectives; and • Implementing new State Building Codes and Fire Codes.	Community Development Department, Building Division Planning Commission City Council	General Fund	2014 and ongoing	Bi-annual review of the building codes and adoption of amendments as necessary.
18 **Green and Alternative Building Guidelines** Promote energy-efficient, environmentally sensitive, and sustainable design and building methods.	The City will continue to encourage the use of "Green" and alternative building methods and materials through discussion, handouts, and design guidelines, requiring that funded projects exceed the State's Title 24 standards at a minimum. The City will continue to evaluate alternative building method and materials, revising its Building Code to allow use of them if feasible and appropriate, beyond the minimum requirements of Title 24. The City will also monitor and aggressively pursue existing and new grant sources for energy conservation and rehabilitation assistance. The City will continue to implement its Land Use Code Solar Access requirements in all new developments. The City will continue to support energy conservation by coordinating efforts with other agencies and groups in Arcata,	Community Development Department Community Development Department, Building Division Environmental Services	General Fund	2014 and ongoing	New development design, and rehabilitation design for existing properties, will incorporate energy efficient components. The City will remain abreast of emerging concepts and design through its activities with energy conservation groups and agencies, evaluating them for inclusion in local code.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	locally, and Statewide; providing the public with information about available resources.				
19 **Handicapped Access Appeals Board Evaluation and Reasonable Accommodations** Continue the City's Handicap Access Appeals Board (HAAB) process and procedures for reasonable accommodations.	The City continues to evaluate and improve its HAAB process: • The City's Building Inspector is in the process of becoming a Certified Accessible Specialist (CASP); • Information on reasonable accommodations is publicly available; and • HCD-funded projects require accessibility compliance. The City will continue to use guidelines from HCD regarding reasonable accommodation policies, practices, and procedures, and will continues to post the information locally and on the City website, and in pamphlets.	Community Development Department Planning Commission City Council	General Fund	2014 and ongoing	The City will be responsive to the HAAB and will continue to ensure information is readily available to the public. The City's Building Inspector will become certified as a CASP. The City will hold HAAB as requested in order to provide reasonable accommodations.
20 **Infill Development Program** Meet Arcata's housing needs through infill development as opposed to development in the City's green belt.	The City will continue to encourage developers to use infill development and small lots for housing development. The City will evaluate recent amendments to its Land Use Code, which removed density limitations and certain parking constraints. Density will be maximized through the combination of the following measures: • Offering concessions; • Up-zoning; • Rezoning; and • Encouraging use of the Density Bonus and other incentives.	Community Development Department Community Development Department, Building Division City Council	General Fund	2014 and ongoing	The City will see an increase in infill development and use of small lots for housing. The City will be able to evaluate the effectiveness of recent amendments of Land Use Code in meeting housing needs. The City will see an average of one infill or small lot housing development per year

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
21 **Mixed Use** Meet housing needs by combining commercial and retail uses with residential units.	The City will continue to encourage mixed use development, such as allowing living units on a floor above retail shopping, by reducing or waiving development standards such as parking standards, and through density requirements. The City's LUC currently includes a Commercial Mixed (CM) zoning district and contains standards for "Live/Work" and "Mixed Use" to maintain a predominantly commercial use while also providing housing units. The City will review the lack of mixed use in the CM zoning district to determine if there are other factors that account for the lack of mixed use development.	Community Development Department Community Development Department, Building Division Planning Commission City Council		2014 and ongoing	Evaluation of existing land use standards in CM zoning will provide an opportunity, if appropriate, for amendments to the LUC and General Plan in order to increase residential uses in Mixed Use zones. An average of one mixed use project every two years of the planning cycle will be developed.
22 **Development of Additional Living Units in Residential Zones** Provide opportunities for construction or conversion of existing living space into additional residential units.	The City recognizes a high demand for additional housing that contrasts with the environmental and economic constraints to designating additional land for development beyond the urban core. Zoning amendments have removed barriers to secondary unit development, and the City continues to encourage second unit housing, and to require new single family developments to submit site plans that document where a second unit could be located. The City will continue to encourage production of second unit housing by the following methods: • Providing educational materials regarding secondary units at City Hall; • Targeting Humboldt State University, Downtown, and RVL, and RL zones for secondary unit development; • Increasing density in C and IL zones, and through the infill development program.	Community Development Department Community Development Department, Building Division Planning Commission City Council	General Fund	2014 and ongoing	The public will have ready access to information about second unit opportunities, by the end of the first year of the planning cycle. All new single family developments will include documentation of space for a secondary unit by the end of the first year of the planning cycle. Developers will take advantage of new zoning amendments to

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
					encourage second unit development where appropriate. An average of three secondary dwelling units will be developed for each year of the planning cycle.
23 **Residential Relocation and Anti-Displacement Program** Provide financial assistance to those displaced by property acquisition or renovation.	The City will continue to implement its Residential and Business Anti-Displacement and Relocation Assistance Plan (Plan) (adopted 08-04-04 by Resolution No. 045-12), which provides financial assistance to low-income households of rental-occupied units who are permanently displaced when the City acquires a property, and to property owners who undertake repairs that require occupants to be temporarily relocated. The City will periodically review the Plan to ensure ongoing compliance with relocation and fair housing law, amending the Plan as necessary.	Community Development Department Planning Commission City Council	CDBG HOME Earthquake Retrofit Program	2014 and ongoing	The public will be aware of available assistance under the Plan, and the City will continue to review the Plan to ensure ongoing effectiveness and compliance with applicable regulations.
24 **Housing Discrimination and Housing Equal Opportunity** Prevent housing and discrimination, and promote equal housing opportunities.	The City will continue to act as an independent third party in discrimination complaints and alleged violations of State or Federal fair housing requirements, coordinating and referring interested persons to appropriate agencies. The City will continue to maintain a file, recording information about alleged violations. The City will continue to support housing equal opportunity by providing information, including Fair Housing and tenant rights brochures, which will be available to the public at the following locations: • Arcata City Hall; • Arcata Library; • Arcata Transit Center; and • Arcata Community Center;	Community Development Department	General Fund	2014 and ongoing	The public will be aware that the City is a resource for those experiencing housing discrimination or violation of tenant rights. The City will continue to record violations and refer those in need to appropriate agencies.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	and given to the following service providers for distribution: • North Coast Resource Center, • RCAA; • Arcata Counseling Services; and • Northcoast Children's Services. The City will also continue to assist and refer those at risk of losing housing, or in need of housing, to: HBHDC; RCAA; and Humboldt County Housing Authority.				
25 **Removal of Housing Constraints for Persons with Disabilities, Including Persons with Developmental Disabilities** Identify and remove possible governmental constraints to development of housing for persons with disabilities, including persons with developmental disabilities.	The City will continue to ensure that its policies and regulations ensure that housing for disabled persons, including developmental disabilities is not inhibited. Together with Implementation Measure 16, this Measure ensures that ADA compliance is part of all building permits. The City will continue to promote Universal Design standards with developers to facilitate building or conversion of housing units to make them accessible to people with disabilities, including developmental disabilities. The City will annually evaluate whether there are constraints on development, maintenance, or improvement of housing intended for persons with disabilities, including developmental disabilities, to include monitoring land use controls, permit and processing procedures, and building codes. If constraints are identified, the City will take action to address the constraint, including removal of the constraint or providing reasonable accommodation for housing intended for persons with disabilities, including developmental disabilities.	Community Development Department Planning Commission City Council	General Fund	2014 and ongoing	City policies and regulations will be regularly evaluated, to identify barriers to housing and ensure compliance with ADA standards. Universal Design standards become better known and its value understood by developers.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
26 **Rental Housing for Large Households** Encourage creation of housing units that accommodate large families in residential developments.	The City will continue to encourage creation of housing units for larger households in housing developments, through the use of: • Density bonuses; • Reduction in parking requirements; • Assistance with applying for advantageous government financing or subsidies; • Assistance with acquisition of government land suitable for multifamily development; The City will document all financial assistance in a Regulatory Agreement which describes the number of required affordable units, their size, and their affordability. The City will also work to incorporate other Planned Development amenities, such as child care facilities, into affordable rental developments.	Community Development Department Planning Commission City Council	General Fund CDBG HOME	2014 and ongoing	A larger number of housing units that can accommodate larger families will become available through the City's use of incentives with developers. An average of one dwelling unit every two years of the planning cycle will be developed for larger households.
27 **Housing Development for Seniors** Encourage development of housing identified for senior households.	The City will continue to encourage senior housing projects through the following measures: • Density bonuses; • Reduction in parking requirements; • Reduction in lot sizes; • Assistance with applying for advantageous government financing or subsidies; • Assistance with acquisition of government land suitable for multifamily development;	Community Development Department Planning Commission City Council	General Funds CDBG HOME	2014 and ongoing	A larger number of housing units designed for seniors will become available through the City's use of incentives with developers. An average of one dwelling unit every two years of the planning cycle will be developed for senior households.
28 **Address the Shelter and Other Needs of the Homeless Population**	The City will continue to implement the City's Homeless Services Plan (adopted in 2007), which includes the following: • Participation in the County Continuum of Care efforts; • Maintain inventory of suitable sites for emergency, transitional, and supportive housing; and	Community Development Department Environmental Services	General Fund EHAP HOME Tenant-Based Rental Assistance	2014 and ongoing	Existing Housing for the homeless will be maintained and new housing will be developed.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Continue to identify needs of the homeless population and encourage the development of housing for the homeless on the parcels preapproved for Emergency Housing and transitional housing in other areas zoned multifamily.	• Implement the City's LUC, which allows development of emergency shelters by right in the Housing for Homeless (:HH) Combining Zone, and treats transitional housing like all multifamily housing. The City will continue to assist in the development of a 40-unit transitional shelter, and assist the Arcata House Agency where possible, as they provide initial intake, assessment, and counseling services to the homeless population. The City will apply, or coordinate with other agencies to apply, for the Emergency Housing and Assistance Program (EHAP) to assist with development of homeless and transitional shelters in the City. The City will also continue to preserve and maintain its homeless facilities and services for those who are homeless, or at risk of becoming homeless.	Planning Commission City Council	Other State or Federal funds as available		An average of one dwelling unit every two years of the planning cycle will be developed for the homeless.
29 **Humboldt State University Master Planning** Communicate and coordinate with HSU to ensure the needs of the University and the City are being met.	The City will continue to meet regularly with HSU administrators to work cooperatively with housing for the student population, without undue impact to the City's non-student population. The City continues to proactively pursue both on- and off-campus housing.	Community Development Department Humboldt State University Planning Commission City Council	General Fund	2014 and ongoing	New student housing will be planned on campus and new student housing will be developed off campus. An average of 10 dwelling units every year of the planning cycle will be planned for on campus housing. An average of five, off campus dwelling units will be developed every year of the planning cycle for HSU students and staff.

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
30 **Design and Planning Handouts** The City will develop handouts which explain design goals and review processes.	The City will continue to add to its existing handouts and checklists that explain processes and procedures for making permit applications, with the goal of having information available to the public for all forms of permits and processes, and making the permit application process more user friendly. The City recently updated the Local Coastal Plan and intends to include more graphics and tables to simplify regulatory standards. The City will explore the possibility of professional design assistance to improve effectiveness of its handouts and checklists.	Community Development Department Community Development Department, Building Division Historic and Design Review Commission Planning Commission City Council	General Fund	2014 and ongoing	The public will have ready access to useful information about the City's design and planning processes and forms that are easy to use, making applying for permits clear-cut and uncomplicated. Every year of the planning cycle, staff will improve a minimum of 5 user friendly public informational materials related to the planning permit process.
31 **Residential Site Development Program** Identification of vacant and under-utilized land suitable for residential development.	The City will continue to seek out options to replace lost former Redevelopment Agency opportunities, including working with developers on projects that have received all discretionary approvals but are stalled. The City has assumed the real property assets of the former Redevelopment Agency and is actively obtaining discretionary approvals to make these vacant residential properties ready for development and disposition. The Community Development Department continues to maintain a database identifying vacant and under-utilized residential land and constraints to the development of that land.	Community Development Department	General Fund LMIHF	2014 and ongoing	Identification and monitoring of land suitable for residential development will assist in removing barriers to stalled projects and developing and disposing of housing assets held by the City. (see 32 "Residential Development Information Program".)
32 **Residential Development**	The City will continue its practice of engaging the public and housing development community about the availability of approved residential development and vacant land, particularly as the economy continues to improve, in order to promote	Community Development Department	General Fund	2014 and ongoing	In coordination with 31 "Residential Site Development Program," the public and those

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Information Program Engage the public and housing development community of approved residential development and the availability of vacant land.	residential development and increase public participation in the process. The Community Development Department will continue to provide information though postings in the Planning Division and on the City's website. The City will initially focus on communication and coordination with potential investors in regards to existing; stalled pre-approved housing developments (see 31, Residential Site Development Program).				involved in residential development will be informed of residential housing opportunities, and aware of the City's readiness to work with stalled projects.
33 **Development Processing Review** Reduce processing time for residential development.	The City will continue to work to streamline permit review procedures to minimize processing time and reduce developing costs.	Community Development Department Community Development Department, Building Division	General Fund	2014 and ongoing	The effectiveness of recent LUC amendments will be evaluated as pertaining to simplifying the development process. Improved applications and process information (see 30 "Design and Planning Handouts") will also be evaluated.
34 **Small-unit Density Calculation Option** Provide density calculation options under a Conditional Use Permit based on 2 persons per household	The City shall allow an alternative unit density as approved through a Conditional Use Permit for a maximum unit density based on the product of the net acres, 85% of the base zone maximum density, and 2 persons per household. This option shall only be available if the development proposes one bedroom and/or efficiency units. Density bonus shall not apply to this alternative density option.	Community Development Department, Planning Commission	Privately Funded	2014 and ongoing	Production of an average of 30 small-footprint units per year on average.