

**City of Arcata
Housing Element**

6TH CYCLE 2019-2027

ARCATA GENERAL PLAN

CHAPTER 3

CITY OF ARCATA

736 F STREET
ARCATA, CA 95521

ADOPTED

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HCD CERTIFIED

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2019 HOUSING ELEMENT ACKNOWLEDGEMENTS

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3. CITY OF ARCATA HOUSING ELEMENT

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 (2019–2027) was created in compliance with State General Plan law and was certified by the California Department of Housing and Community Development (HCD) on January 28, 2020.

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 analyses of:

- Population and employment trends.
- The City's fair share of the regional housing needs.
- Household characteristics.
- Land suitable for residential development and an inventory of such land.
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- Special housing needs.
- Opportunities for energy conservation.
- 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.

As summarized in the appendix, the City previously completed an SB 244 analysis, and no disadvantaged unincorporated communities were identified. As part of the General Plan and Land Use Code updates, the City is in the process of updating the Local Coastal Program, slated for completion in December 2020. This City will begin to update sections of the General Plan in 2020 and plans to complete the Safety Element by 2021. The City plans to complete updates to the Conservation Element and meet environmental justice requirements by 2021.

3.3 SUMMARY OF FUTURE HOUSING NEEDS

The City's future housing needs are projected by HCD based on demographic trends. The full methodology is provided in the Regional Housing Needs Allocation adopted by the Humboldt County Association of Governments Board on March 21, 2019. The Housing Element identifies the 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 was 18,398 in 2018. The population has been growing slowly, with 1,167 new residents added between 2010 and 2018. Population growth estimates vary by method, but the City is planning on annual growth of between 0.25% and 0.5%, resulting in a population between 18,900 and 20,000 by 2027.
- As of 2017, seniors (age 65 and older) comprised 11.73 percent of the total population, an increase of 3 percent from 2010 when all seniors comprised 8.17 percent of the total population. Seniors age 85 or above comprised of 1.7 percent of the total population and experienced a marked increase of 34.82 percent from 2010 to 2017. Age-inclusive housing and social services will be needed as these seniors continue aging and as other current middle-aged adults age into the senior population.
- Humboldt State University had 7,774 undergraduate and graduate students enrolled in 2018, with approximately 1,944 students living on campus and the remaining 5,830 students living in the nearby communities. Maintenance of existing housing for students and the addition of new homes for students is needed.
- The average household size for Arcata in 2016 was estimated to be 2.25, a slight increase from 2.16 in 2000.
- Family households make up 39 percent of all households, and non-family households make up 61 percent. The majority of non-family households are single-member households.
- As of 2017, there were 7,078 occupied homes in Arcata, with 37 percent of those occupied by owners and the remaining 63 percent occupied by renters.
- An estimated 363 housing units were built during the last Housing Element Planning Cycle from 2014 to 2018. Two-thirds of Arcata's housing stock is more than 40 years old, but a minimum of 500 units have been added to the housing stock each decade since 1950. Arcata's housing stock is in relatively good condition. However, given its age, lead abatement issues may potentially be found in an estimated 3,852 housing units (48 percent of all housing units).
- Overcrowding is not a large issue for Arcata (<3 percent of Arcata's total households). Owner and renter overcrowding has declined since 2011, and "severely overcrowded" rental households (more than 1.5 persons/room) has decreased to 150 households.
- Incomes, as well as the costs of both rental and for sale housing have increased.
 - The median household income for the City of Arcata was \$30,866 in 2017, up from \$22,315 in 2000.

- The median rent increased from \$982 in 2013 to \$1,015 in 2019 for a two-bedroom apartment, and the median rent similarly increased in the same time period from \$583 to \$949 for one-bedroom units in the City.
- The median home sales price increased from \$278,758 in 2012 to \$350,000 in 2019.
- Overpayment is defined as monthly housing costs in excess of 30 percent of a household’s income. A significant proportion of Arcata’s residents (56.92 percent) are overpaying for housing costs. Severe overpayment is defined as monthly housing costs in excess of 50 percent of a household’s income. A moderate proportion of Arcata’s residents (35.77 percent) are severely overpaying for housing costs. Among lower-income households (earning 80 percent or less of the area median income), 49.53 percent are overpaying and 35.19 percent are severely overpaying for housing costs. More housing is needed, especially housing that is affordable to households at lower incomes.

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 elements as the shares of regional housing need. The state-established RHNA period of Humboldt County is 2018 to 2027, with a Housing Element update due on August 31, 2019. **Table 3-1** shows the City’s adopted “fair share” allocation as provided by HCAOG.

TABLE 3-1. HUMBOLDT COUNTY REGIONAL HOUSING NEEDS ALLOCATION 2019–2027

| Jurisdiction | Very Low | Low | Moderate | Above Moderate | Total |
|----------------|----------|-----|----------|----------------|-------|
| Arcata | 142 | 95 | 111 | 262 | 610 |
| Blue Lake | 7 | 4 | 5 | 7 | 23 |
| Eureka | 231 | 147 | 172 | 402 | 952 |
| Ferndale | 9 | 5 | 6 | 13 | 33 |
| Fortuna | 73 | 46 | 51 | 120 | 290 |
| Rio Dell | 12 | 8 | 9 | 22 | 51 |
| Trinidad | 4 | 4 | 3 | 7 | 18 |
| Unincorporated | 351 | 223 | 256 | 583 | 1,413 |

Source: HCAOG, *Regional Housing Needs Plan for Humboldt County, 2018*.

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 610 residential units to meet the projected housing need for the 2019 to 2027 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 Area Median Income (AMI)
- Low income: 51 to 80 percent of AMI
- Moderate income: 81 to 120 percent of AMI
- Above moderate income: 120 percent or more of AMI

As of October 4, 2019, the City has produced and/or approved 58 housing units toward the 2019–2027 planning cycle RHNA allocation (**Table 3-2**). During the previous cycle (2014–2019), the City produced a total of 363 housing units. Between 2014 and December 31, 2018, the City issued building permits or planning permits for 43 very low-income units, 5 low-income units, 258 moderate-income units and 57 above-moderate-income units. Fourteen units received both planning and building permits. 44 have received planning permits. As a result of the building production from 2014 and December 31, 2018, the City produced 100 percent of 363 total housing allocations for the 2014–2019 planning cycle.

TABLE 3-2. ARCATA REGIONAL HOUSING NEEDS ALLOCATION 2019-2027

| Income Group | Total RHNA | Progress Since January 2019* | Remaining RHNA |
|---------------------|-------------------|-------------------------------------|-----------------------|
| Very Low | 142 | 20 | 122 |
| Low | 95 | 23 | 72 |
| Moderate | 111 | 12 | 99 |
| Above Moderate | 262 | 3 | 259 |
| Total | 610 | 58 | 552 |

*Building Permits and/or Planning Permits issued for new residential construction.

Source: City of Arcata, 2019; HCAOG, Regional Housing Needs Plan.

To meet this planning cycle’s RHNA allocation, the City of Arcata currently has about 2.2 acres of vacant land zoned Residential High (RH) and 2.2 acres of vacant land zoned Residential Medium (RM) for multifamily residential development. It also has about 30.4 acres of vacant land zoned Residential Low (RL) and about 30.5 acres of vacant land zoned Residential Very Low (RVL) for single-family development. As described in Implementation Measure 20, additional land will be rezoned and annexed, which will also contribute towards meeting this planning cycle’s RHNA allocation. No underutilized land is being used to meet this planning cycle’s RHNA allocation.

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 one unit per parcel was used in this analysis.

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, policies, and implementation measures in Section 3.6, the City has established the following quantified objectives (**Table 3-3**). Over the next planning period, the City anticipates new construction of 610 new units, assistance with the rehabilitation of 36 units, most of which will be substantial rehabilitations. Staff at Humboldt Plaza indicated to the City that they are renewing their section 8 Contract so that the 135 “at-risk” affordable units there will be preserved during this planning cycle.

TABLE 3-3. QUANTIFIED OBJECTIVES SUMMARY

| Task | Income Level | | | | | Total |
|------------------------------|---------------|-----------|------------|------------|----------------|------------|
| | Extremely Low | Very Low | Low | Moderate | Above Moderate | |
| Fair Share Allocation | 71 | 71 | 95 | 111 | 262 | 610 |
| Permits 1/1 –10/4/19 | 5 | 15 | 23 | 12 | 3 | 58 |
| New Construction | 66 | 56 | 72 | 99 | 259 | 552 |
| Rehabilitation | 0 | 0 | 36** | 0 | 0 | 36 |
| Preservation | 0 | 0 | 135 | 0 | 0 | 135 |
| Total | 71 | 71 | 266 | 111 | 262 | 781 |

*Project-based section 8.

**Arcata Gardens multifamily rehabilitation project with \$1,717,442 from 2017 GDBG grant.

Source: City of Arcata, 2019; HCAOG, Regional Housing Needs Plan.

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; identified housing needs of the City’s residents; housing resources; and housing constraints. The housing program works to preserve, improve, and develop 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

A. HOUSING QUALITY

It is the goal of the City of Arcata to promote the development of new sustainable and energy efficient 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 sustainable construction techniques, energy efficient 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: 8 and 19)
- Policy HE-2 Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. (Reference Implementation Measures: 2 and 3)
- Policy HE-3 Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. (Reference Implementation Measures: 2, 7, 19 and 21)
- Policy HE-4 Continue to encourage and support public involvement in decisions concerning housing. (Reference Implementation Measures: 2, 7, 19 and 21)

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-5 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: 4, 13, 19, and 20)
- Policy HE-6 Provide opportunities for infill development of vacant and redevelopable properties in a way that allows for gradual, rather than drastic, changes from surrounding development density or type. Design features such as gradual increases in building height, functional open space, well-designed landscaping and natural vegetation, breaks in wall and roof lines, and building separations. (Reference Implementation Measures: 11, 12, 13, and 19)

- Policy HE-7 Encourage a wide range of public and private investment to help meet the City's Housing Goals. (Reference Implementation Measures: 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18 and 20)
- Policy HE-8 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: 10, 19 and 20)
- Policy HE-9 Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. (Reference Implementation Measures: 10 and 19)
- Policy HE-10 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: 11, 12, and 13)
- Policy HE-11 Encourage higher densities near the Intermodal Transit Facility and near bus stops. (Reference Implementation Measures: 11, 12, 13, 16, and 18)
- Policy HE-12 Encourage Humboldt State University to maintain, rehabilitate or replace existing campus housing, 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: 18)
- Policy HE-13 Support affordable housing and greenhouse gas emissions reduction by prioritizing high-density, mixed-income, infill housing projects that improve alternative transportation infrastructure. Affordable housing and infill projects that include public and/or private infrastructure for public transit, bike and other ride share programs, electric vehicles, and other transportation demand management strategies or alternative transportation modes will receive incentives including deferred fees and reduced development standards, including but not limited to reduced parking, setbacks, or landscaping requirements. (Reference Implementation Measures: 11, 12 and 20)

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-14 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: 4, 5, and 6)
- Policy HE-15 Preserve assisted housing identified in this document as reserved for lower-income households. (Reference Implementation Measure: 3)
- Policy HE-16 Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, disabled persons, farmworkers, those in need of

temporary shelter, those in need of supportive housing, single-parent families, and large families. (Reference Implementation Measures: 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, and 18.)

- Policy HE-17 Assist in the development of housing affordable to very low-, low-, and moderate-income households through financial and/or technical assistance. (Reference Implementation Measures: 1, 2, 3, 4, 5, 6, 7, 8, 9, and 14)
- Policy HE-18 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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 16, and 20)
- Policy HE-19 Continue to provide a housing rehabilitation program for lower income renters and owners. Housing rehabilitation is a cost-effective way of keeping the community's stock of affordable housing in a safe and decent condition. (Reference Implementation Measures: 2, 3 and 6)
- Policy HE-20 Prioritize meeting the needs of low-income households, since they represent the most significant area of unmet need. (Reference Implementation Measures: 1, 2, 3, 4, 5, 6, 7, 8, 9, and 14)
- Policy HE-21 Encourage the development of accessory dwelling units (ADUs). (Reference Implementation Measure: 13)
- Policy HE-22 Encourage the use of density bonuses to incorporate affordable housing units into projects. (Reference Implementation Measures: (11, 16, and 18)

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-23 Promote housing opportunities for all persons regardless of race, color, national origin, religion, sex, familial status, disability, sexual orientation, gender identity/expression, genetic information, marital status, and source of income. (Reference Implementation Measure: 15)
- Policy HE-24 Support state and federal mandates for fair housing practices in both public and private housing developments. (Reference Implementation Measures: 15 and 10)
- Policy HE-25 Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness. (Reference Implementation Measures: 10, 16, 17, and 18)

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|--|--|---------------------------------------|-------------------------|---|
| <p>1 Promotion of Owner-Occupied Units</p> <p>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.</p> | <p>The City will operate the First Time Homebuyer Program as CDBG funds are available to fund it and the Moderate-Income Home Ownership Program, while investigating additional sources of ownership assistance for potential resident homeowners.</p> <p>The City will also provide programs for development and acquisition of single-family housing to assist potential low- and moderate-income homebuyers in purchasing a home.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • Down Payment Assistance (DPA); • 2nd Mortgage Assistance; • Community Land Trust Assistance; and • Cooperative Housing Program. <p>The City will further continue to support Humboldt Bay Housing Development Corporation’s (HBHDC) Community Land Trust (CLT) Program.</p> | <p>Community Development Department Planning Commission City Council</p> | <p>General Fund CDBG HOME</p> | <p>2019 and ongoing</p> | <p>A quantifiable increase in owner occupied housing in Arcata.</p> <p>Annually review grant funding for ownership assistance. Prepare a minimum of one grant application every two years for ownership assistance.</p> <p>The City estimates that two DPA loans will be provided annually.</p> <p>Where feasible, use the Homeownership Program to fund the Community Land Trust Program. The City does not expect to create additional homes with CLT; however the City will support the CLT’s existing ones by offering DPA when the homes are resold.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|--|--|--|--|--|
| <p>2 Housing Review and Rehabilitation Program</p> <p>Identify neighborhoods with housing requiring rehabilitation, then offer financial assistance to lower income households for housing rehabilitation through code enforcement and a rental inspection program.</p> | <p>The City will continue 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.</p> <p>The City will continue to implement processes for prompt responses by its Building Department to complaints of housing code violations and making educational materials for tenants accessible including (“A Guide for Renters – Substandard Housing,” and “Getting Repairs Corrected in Rentals”).</p> <p>The City will continue to implement the recently launched Rental Inspection Program.</p> <p>The City will continue to focus on the following areas to ensure safe and decent housing:</p> <ul style="list-style-type: none"> • 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. <p>The City will continue to apply for CDBG and</p> | <p>Community Development Department</p> <p>Redwood Community Action Agency (RCAA)</p> <p>HBHDC</p> <p>Environmental Services</p> | <p>CDBG</p> <p>HOME</p> <p>Earthquake Retrofit Program</p> <p>Housing Fund (244)</p> | <p>Apply annually or as funding becomes available.</p> | <p>The Building Official will promptly respond to complaints of substandard housing conditions and initiate code enforcement as necessary.</p> <p>Seek funding sources for targeted rehabilitation programs such as ADA accessibility, window replacement, and roof repairs.</p> <p>The City estimates that 36 units will be rehabilitated during this planning cycle.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|---|--|--------------------------|-------------------------|--|
| | <p>HOME funding for this program, and to seek new funding sources for a Housing Rehabilitation Program, allocating a portion of housing funding for rehabilitation.</p> <p>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.</p> <p>Staff will provide a list of potential funding sources to owners.</p> | | | | |
| <p>3 Affordable Housing Preservation</p> <p>Continue to develop programs which preserve affordable housing at risk of converting to market rate.</p> <p>Develop programs to preserve mobile home parks with rents that are typically lower than other housing units.</p> | <p>The City will continue to monitor affordable housing projects and identify ways to extend affordability terms and as their funding sources near expiration will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable. Specifically, the following actions will be taken:</p> <p>Monitor the status of affordable projects, rental projects, and mobile homes in Arcata. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. City will cooperate in the application for state, federal, or private loans or grants and prepare letters or</p> | <p>Community Development Department</p> <p>Humboldt County Community Services</p> <p>Planning Commission</p> <p>City Council</p> | <p>General Fund CDBG</p> | <p>2019 and ongoing</p> | <p>Retain affordability restrictions on 135 at risk housing units.</p> <p>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.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--------------------------------|--|---------------------------|-----------------------|------------------|---------------|
| | <p>resolutions and/or provide technical assistance in support of this effort.</p> <p>If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.</p> <p>Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city.</p> <p>If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.</p> <p>The City will build on its successful Mobile Home Park Program, while exploring program and funding options at local, state and federal levels,</p> | | | | |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|----------------------------------|------------------------------------|------------------|--|
| | <p>including grants.</p> <p>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.</p> <p>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.</p> <p>The City will also investigate:</p> <ul style="list-style-type: none"> • HCD’s Mobile Home Park Resident Ownership Program; • The Senior Mobile Home Program; and <p>Other parks which may be appropriate for future resident ownership.</p> | | | | |
| <p>4</p> <p>Land Acquisition for Housing</p> <p>Acquire vacant, underutilized, and blighted properties for future development as affordable housing.</p> | <p>The City will use the acquired assets of the former Redevelopment Agency to work with potential purchasers to promote housing opportunities for people earning less than 120% of AMI.</p> <p>The City will continue to use existing funding mechanisms, including public-private partnerships for affordable housing development.</p> <p>The City will continue to further affordable housing goals through the following measures, concentrating efforts on small lots when</p> | Community Development Department | HOME CDBG Housing Fund (244) | 2019 and ongoing | The City will meet with housing developers annually to discuss financial assistance and local regulatory assistance with the potential acquisition of vacant and underutilized blighted properties in the community for future affordable housing development. 1 land acquisition during |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|--|----------------------------------|-----------------------|------------------|--|
| | practical: <ul style="list-style-type: none"> • Seek new state and federal resources for future affordable housing development; • Identify vacant, underutilized and/or blighted properties, including small sites and analyze their development potential. • Work with non-profit and for-profit housing organizations such as the HBHDC, RCAA, and Habitat for Humanity to facilitate development of appropriate sites; • Facilitate development of affordable housing on small lots, and consolidation of small lots to provide for affordable housing development; • Continue to use HOME, CDBG, and the Low- and Moderate-Income Housing Fund. | | | | the planning cycle is expected. |
| 5 Development and Acquisition of Affordable Multifamily Housing Provide programs for development of multifamily housing for very low-, low-, and moderate-income tenants. | <p>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.</p> <p>The City will ensure affordable housing projects include a range of unit sizes, including larger units for larger families. Developments that receive City financial assistance will evaluate and provide for the market need for 3- and 4-bedroom units, where applicable.</p> <p>The City will develop new opportunities using Federal, State, local, and private programs to</p> | Community Development Department | HOME CDBG AHSC | 2019 and ongoing | Annually meet with non-profit and other developers to assist them to acquire and develop affordable multifamily housing units. |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|--|----------------------------------|------------------------------|--|--|
| | develop: <ul style="list-style-type: none"> • Mortgage tax credit projects • Planning and technical assistance for private and non-profit developers of affordable multifamily housing. • The City will strongly promote mixed-income developments. | | | | |
| 6 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 | 2019 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. |
| 7 Housing Market Monitoring Monitor the local housing market to evaluate effectiveness of housing assistance. | 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 coordination with the Humboldt | Community Development Department | General Fund CDBG HOME | Coordination in 2019 Ongoing monitoring | Continue coordination with the Humboldt Associate of Realtors will assist monitoring efforts. Use monitoring data to determine whether existing programs are |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|--|---|-------------------------|---|
| | <p>Association of Realtors to assist in making information more readily available to the public, private developers, and housing advocates.</p> <p>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.</p> | | | | effective and where additional effort and funding should be focused. |
| <p>8</p> <p>Community Land Trust</p> <p>Coordinating with the Community Land Trust to develop and resale restricted affordable housing units to very low-, low-, and moderate-income households.</p> | <p>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.</p> <p>The City will also continue to work with the HBHDC to facilitate and maintain a "project pipeline" of affordable new owner-occupied homes.</p> <p>The City will also coordinate with RCAA and Habitat for Humanity to ensure that available resources and information are shared.</p> <p>The City will continue to use CDBG and HOME to assist with Community Land Trust developments.</p> | <p>Community Development Department</p> <p>HBHDC</p> <p>RCAA</p> <p>Habitat for Humanity</p> | <p>HOME</p> <p>CDBG</p> | <p>2019 and ongoing</p> | <p>Community land trust properties will continue, and new units will be added.</p> |
| <p>9</p> <p>Affordable Housing Trust Fund</p> <p>Development of an</p> | <p>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.</p> | <p>Community Development Department</p> <p>Humboldt</p> | <p>General Fund</p> <p>In-Lieu Fees</p> <p>Local Housing Trust Fund</p> | <p>2019 and ongoing</p> | <p>If determined feasible, opportunities for development of affordable housing projects will be</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|--|---|------------------------------|-------------------|---|
| Affordable Housing Trust Fund. | 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). | County Community Services Planning Commission City Council | Matching Grant Program | | 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 minimum of \$250,000 annually. |
| <p>10 Access for Persons with Disabilities, Including Persons with Developmental Disabilities</p> <p>Provide housing units accessible to persons with disabilities, including persons with developmental disabilities.</p> <p>Identify and remove possible governmental constraints to development of accessible housing for persons with disabilities, including</p> | <p>The City will continue to encourage developers to build or convert dwelling units to be accessible to persons with disabilities, including persons with developmental disabilities. These efforts will include the following measures:</p> <ul style="list-style-type: none"> • Education and promoting 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. <p>The City also continues to evaluate and improve its City’s Handicap Access Appeals Board (HAAB)</p> | Community Development Department Planning Commission City Council | CDBG HOME General Fund | 2019 and annually | <p>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%.</p> <p>As State law allows, priority for financial assistance will be given by the City to residents needing accessibility improvements for each year of the planning</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|---|---------------------------|-----------------------|------------------|---|
| <p>persons with developmental disabilities.</p> | <p>process:</p> <ul style="list-style-type: none"> • The City’s Building Inspector is a Certified Accessible Specialist (CASP); • Information on reasonable accommodations is publicly available; and • HCD-funded projects require accessibility compliance. <p>The City will continue to use guidelines from HCD regarding reasonable accommodation policies, practices, and procedures, and will continue to post the information locally and on the City website, and in pamphlets.</p> <p>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.</p> <p>The City will continue to ensure that its policies and regulations ensure that housing for disabled persons, including developmental disabilities is not inhibited. ADA compliance is part of all building permits. The City will monitor land use controls, permit and processing procedures, and building codes. If constraints on development, maintenance, or improvement of housing intended for persons with disabilities, including developmental disabilities are identified, the City will take action to address the constraint, including removal of the constraint or providing reasonable accommodation for housing</p> | | | | <p>cycle.</p> <p>The City will be responsive to the HAAB and will continue to ensure information is readily available to the public.</p> <p>City policies and regulations will be regularly evaluated, to identify barriers to housing and ensure compliance with ADA standards.</p> <p>Four accessibility grants during the planning cycle are expected.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|--|---|-----------------------|----------------------|---|
| | intended for persons with disabilities, including developmental disabilities. | | | | |
| <p>11 Infill Development Program</p> <p>Meet Arcata’s housing needs through infill development as opposed to development in the City’s green belt.</p> | <p>The City will continue to encourage developers to use infill development and small lots for housing development.</p> <p>The City will conduct outreach to property owners to encourage development.</p> <p>The City will work with the Housing Authority and developers to obtain project-based section 8 vouchers for projects that include affordable housing.</p> <p>The City will promote existing parking reduction alternatives for infill projects, and continue to explore additional incentives to promote mode shift and alternative transportation.</p> <p>Density will be maximized through the combination of the following measures:</p> <ul style="list-style-type: none"> • Offering concessions; • Up-zoning; • Rezoning; and • Encouraging use of the Density Bonus and other incentives. | <p>Community Development Department</p> <p>Community Development Department, Building Division</p> <p>City Council</p> <p>Housing Authority of the County of Humboldt</p> | General Fund | 2019 and ongoing | <p>The City will see an increase in infill development and use of small lots for housing.</p> <p>The City will encourage mixed use development. The City estimates an average of one infill or small lot housing development per year</p> |
| <p>12 Mixed Use</p> <p>Meet housing needs by combining commercial and retail uses with</p> | 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. | <p>Community Development Department</p> <p>Community Development</p> | | 2019 and bi-annually | Bi-annual evaluations of existing land use standards in CM zoning will provide an opportunity, if |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|---|-----------------------|---|---|
| residential units. | <p>Implement the Arcata Gateway Specific Area Plan, create form-based code that allows high density infill development in this area.</p> <p>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 eliminate "Live/Work" and allow "Mixed Use" in all areas where "Live/Work" is currently allowed. The City will continue to 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.</p> | <p>Department, Building Division</p> <p>Planning Commission</p> <p>City Council</p> | | | <p>appropriate, for increased residential uses in Mixed Use zones.</p> <p>The City will proactively work with landowners, developers, and financiers to promote development of mixed-use properties.</p> <p>An average of one mixed use project every two years of the planning cycle will be developed.</p> |
| <p>13 Development of Additional Living Units in Residential Zones</p> <p>Provide opportunities for construction or conversion of existing living space into additional residential units.</p> | <p>The City has completed zoning amendments that have removed barriers to accessory dwelling unit (ADU) development, and the City continues to encourage ADU housing, and to require new single-family developments to submit site plans that document where an ADU could be located.</p> <p>Reduce floor area ratio, site coverage, and setbacks on certain parcels and make exceptions to site coverage for accessible ADU's.</p> <p>Allow by right third units in specified neighborhoods (extension of ADU streamlining from 1 to 2 units). Create a pathway to compliance for existing 3rd units.</p> <p>Create an ADU financing program tied to</p> | <p>Community Development Department</p> <p>Community Development Department, Building Division</p> <p>Planning Commission</p> <p>City Council</p> | General Fund | <p>The City will amend the Zoning Code to comply with the most recent changes to ADU state laws by June 30, 2021.</p> | <p>The public will have ready access to information about ADU opportunities, by the end of the first year of the planning cycle.</p> <p>All new single-family developments will include documentation of space for an ADU by the end of the first year of the planning cycle.</p> <p>Developers will take advantage of new zoning amendments to encourage ADU</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|---|--|--|---|---|
| | <p>affordability restrictions</p> <p>Evaluate the feasibility of reducing or assisting with the cost of sewer lateral upgrades triggered by the construction of an ADU.</p> <p>The City will continue to encourage production of ADU housing by the following methods:</p> <ul style="list-style-type: none"> • Providing educational materials regarding ADUs at City Hall; • Conducting outreach to property owners to encourage development; • Targeting Humboldt State University, Downtown, and RVL, and RL zones for ADU development; • Increasing density in C and IL zones, and through the infill development program. • Identifying areas where fourth units on existing parcels zoned residential low will be principally permitted and develop design standards for these. | | | | <p>development where appropriate.</p> <p>An average of ten ADU will be developed for each year of the planning cycle.</p> |
| <p>14 Residential Relocation and Anti-Displacement Program</p> <p>Provide financial assistance to those displaced by property acquisition or renovation.</p> | <p>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.</p> | <p>Community Development Department</p> <p>Planning Commission</p> <p>City Council</p> | <p>CDBG</p> <p>HOME</p> <p>Earthquake Retrofit Program</p> <p>General Fund</p> | <p>2019 and ongoing</p> <p>The replacement requirement will be implemented immediately and applied as</p> | <p>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.</p> <p>Loss of affordable housing</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|--|----------------------------------|-----------------------|--|--|
| | <p>The City will periodically review the Plan to ensure ongoing compliance with relocation and fair housing law, amending the Plan as necessary.</p> <p>In accordance with Government Code, section 65915, subdivision (c)(3) and section 65590, article 10.7, 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 on any sites in the Coastal Zone and on sites outside of the Coastal Zonte that are identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished | | | applications on identified sites are received and processed. | units will be mitigated by requiring new housing developments to replace all affordable housing units lost due to new development.. |
| <p>15 Housing Discrimination and Housing Equal Opportunity Prevent housing and discrimination and</p> | 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. | Community Development Department | General Fund | 2019 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 |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|--|-------------------------------|------------------|---|
| promote equal housing opportunities. | <p>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:</p> <ul style="list-style-type: none"> • Arcata City Hall; • Arcata Library; • Arcata Transit Center; and • Arcata Community Center; <p>and given to the following service providers for distribution:</p> <ul style="list-style-type: none"> • North Coast Resource Center, • RCAA; • Arcata Counseling Services; and • Northcoast Children’s Services. <p>The City will also continue to assist and refer those at risk of losing housing, or in need of housing, to:</p> <ul style="list-style-type: none"> • HBHDC, RCAA, and Humboldt County Housing Authority. For compliance with SB 329, the City will work with property owners to increase the acceptance of section 8 and other rental assistance programs in both new and existing housing. | | | | appropriate agencies. |
| 16 Housing Development for Seniors Encourage | <p>The City will continue to encourage senior housing projects through the following measures:</p> <ul style="list-style-type: none"> • Density bonuses; | Community Development Department Planning | General Funds CDBG HOME | 2019 and ongoing | A larger number of housing units designed for seniors will become available through the |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|---|--|---|---|
| development of housing identified for senior households. | <ul style="list-style-type: none"> Reduction in parking requirements; Assistance with applying for advantageous government financing or subsidies; Assistance with acquisition of government land suitable for multifamily development. | Commission City Council | | | City's use of incentives with developers. |
| <p>17 Address the Shelter and Other Needs of the Homeless Population</p> <p>Continue to identify needs of the homeless population, including homeless students and encourage the development of housing for the homeless on the parcels preapproved for Emergency Housing and transitional housing in other areas zoned multifamily.</p> | <p>The City will continue to implement the City's Homeless Services Plan (adopted in 2007), which includes the following:</p> <ul style="list-style-type: none"> Participation in the County Continuum of Care efforts; Maintain inventory of suitable sites for emergency, transitional, and supportive housing; and 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. <p>Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.</p> <p>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.</p> <p>The City will also continue to preserve and</p> | Community Development Department Environmental Services Planning Commission City Council | General Fund HEAP EHAP HOME Tenant-Based Rental Assistance Other State or Federal funds as available | Review zoning ordinance revisions by 2020 and make revisions by 2021. | <p>Existing Housing for the homeless will be maintained and new housing will be developed.</p> <p>An average of five dwelling units during the planning cycle will be developed for the homeless with the HEAP program.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|--|---|-----------------------|-------------------------|--|
| | <p>maintain its homeless facilities and services for those who are homeless, or at risk of becoming homeless.</p> <p>The City shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning code are not in compliance with AB 2162, the City will revise the allowed uses along with corresponding development standards as detailed in AB 2162.</p> | | | | |
| <p>18 Promote Student Housing Opportunities</p> <p>Communicate and coordinate with HSU to ensure the needs of the University and the City are being met.</p> | <p>The City will continue to meet regularly with HSU administrators to work cooperatively with housing for the student population, including homeless students or students at risk of homelessness, without undue impact to the City's non-student population. The City will encourage HSU to maintain, rehabilitate or replace existing campus housing, and develop additional on-campus housing.</p> <p>The City continues to proactively pursue both on- and off-campus housing.</p> <p>The City will work with student housing developers and consider density bonuses for development that provides amenities for</p> | <p>Community Development Department</p> <p>Humboldt State University</p> <p>Planning Commission</p> <p>City Council</p> | <p>General Fund</p> | <p>2019 and ongoing</p> | <p>The City will continue to support the maintenance of existing and development of new housing for students on- and off-campus.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|--|---------------------|---|---|
| | students. | | | | |
| <p>19 Residential Development Information Program and Development Review Process Streamlining</p> <p>Make information readily available and reduce processing time for residential development.</p> | <p>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 residential development and increase public participation in the process.</p> <p>The Community Development Department will continue to provide information through postings in the Planning Division and on the City's website.</p> <p>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.</p> <p>The City will develop high quality information to assist with navigating the pre-development process. The City will also evaluate and manage systems to create more efficiency in the planning process.</p> <p>The City will continue to work to streamline permit review procedures to minimize processing time and reduce developing costs.</p> <p>The City will establish a written policy or</p> | <p>Community Development Department</p> <p>Community Development Department, Building Division</p> <p>Historic and Design Review Commission</p> <p>Planning Commission</p> <p>City Council</p> | <p>General Fund</p> | <p>2019 and annually</p> <p>The SB 35 written policy or procedure will be completed by January 2023</p> | <p>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.</p> <p>Every year of the planning cycle, staff will improve a user friendly public informational material related to the planning permit process.</p> <p>The City will continue to improve applications and process information.</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|---|--|---|--|----------------------------------|---|
| | <p>procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.</p> | | | | |
| <p>20 Residential Rezone and Up zone Identification of vacant and under-utilized land suitable for residential development.</p> | <p>The Community Development Department continues to maintain a database identifying vacant and under-utilized residential land and constraints to the development of that land. To ensure low- and very low-income housing units are developed with the rezoned properties, the City will evaluate a range of incentive-based and regulatory approaches, including principally permitted development pathways, inclusionary zoning scaled for feasibility, permit fee waivers, and financial assistance.</p> <p>To meet the City’s RHNA allocation, the City will complete these programs:</p> <p>“Re-use” of sites program: Per AB 1397, on sites that are available for lower income housing that have been used in two previous housing elements, the City commits to allowing owner-occupied or rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. For the sixth cycle housing element, this includes APNs 507-071-004 and 503-470-002.</p> <p>Rezone program: In order to meet state law requirements (Government Code Sections</p> | <p>Community Development Department</p> | <p>General Fund LMIHF SB 2</p> | <p>Rezone by August 31, 2022</p> | <p>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”.)</p> |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--------------------------------|--|---------------------------|-----------------------|------------------|---------------|
| | <p>65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2019–2027 RHNA, the City shall amend the General Plan and the Zoning Codes, as needed, as detailed in Appendix A, Section 4, to provide adequate site(s) for 148 very low- and low-income units at a minimum of 16 dwelling units per acre on certain sites or in certain zones. The 16 unit per acre density for owner-occupied or rental multifamily housing must be allowed “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The rezoned site(s) must be able to accommodate a minimum of 16 units per site. A minimum of 10 acres must be rezoned to accommodate the 148 dwelling units at the minimum required 16 units per acres. The applications can be subject to design review as long as the project does not trigger the CEQA review process. This includes the Arcata Gateway Specific Area Plan, which will include form-based code that allows high density infill development. A total of 87.64 acres are being used to prepare for the development. 53.99 acres are located in the Coastal Zone and 33.65 acres are located outside of the Coastal Zone. The new zoning created by the Arcata Gateway Specific Area Plan would be available to those properties outside the Coastal Zone immediately, and the City plans to update the</p> | | | | |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|--|---|-------------------------------------|---|--|
| | Local Coastal Plan by January 2021 to make the zoning available to the parcels within the Coastal Zone (see Implementation Measure 23). | | | | |
| 21 New Residential Zoning District | The Housing Element is relying on the Creekside Annexation to satisfy a portion of its RHNA allocation. The annexation is currently undergoing discretionary review and may or may not be approved. This measure is intended to create 5 very low, 20 low, 32 moderate, and 32 above moderate units. If the Creekside Annexation is not approved, or if the approval is at a density less than is required for the creation of 89 units, this program will also be used to find alternative land to rezone or up-zone for the creation of the 89 units. 15.95 acres are being rezoned to support the development of Creekside. The annexation and rezone is expected to be completed in late summer or early autumn of 2020. | Community Development Department, City Council, Developer | Developer Fees, Grant or Loan funds | Fall of 2020 (for the annexation only, not development) | Land available with appropriate zoning for 89 units |
| 22 Public Engagement Identification of opportunities for the public to participate in the decision-making process. | The City will identify stakeholders, including the general public, housing advocates and other interest groups, developers, builders, investors, and financiers, and ensure they are engaged early and often to realize housing development that reflects community need. The City's outreach will place emphasis on vulnerable and traditionally marginalized groups. The City will prepare and annually update a Community Landscape document to ensure | Community Development Department City Council | General Fund | 2019 and ongoing | Updated Community Landscape document Public Engagement Plan |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|---|---|------------------|---|
| | <p>those targeted in our outreach are reflective of the diversity in our community. As part of the Community Landscape, local community leaders will be identified that represent different demographic groups throughout Arcata. These local leaders will be engaged early on in all outreach efforts.</p> <p>The City will develop a dynamic Public Engagement Plan that identifies engagement goals, objectives, strategies, and tools to overcome barriers to engagement.</p> | | | | |
| 23 Local Coastal Program Update | Update and approval of LCP. | Community Development Department, Coastal Commission, Planning Commission, City Council | Coastal Commission Grant & General Fund | December 2020 | Updated LCP |
| 24 REACH Code The City will Evaluate the economic impact on the feasibility of housing development resulting from the REACH Code. Prior to adoption of a REACH Code, the City must | Evaluate the impact on financial feasibility of housing development using a variety of methods, including pro forma for typical project, pro forma for actual projects to the extent available, and effect on housing production if detectable. | Community Development Department | General Fund | December 2021 | Determination whether REACH Code is a constraint to housing production and measures to remove or limit the impact of the additional energy code requirements. |

TABLE 3-4. IMPLEMENTATION MEASURES

| Implementation Measures | Action Required | Responsible Agency | Funding Source | Timeframe | Result |
|--|---|---|-----------------------|----------------------|--------------------------------------|
| <p>demonstrate implementation of the code will be cost effective to the end users. There is no requirement to evaluate whether the extended energy code affects housing development.</p> | | | | | |
| <p>25 Residential Uses and Definitions</p> | <p>Evaluate allowed uses by zone, in Land Use Code (Title 9 of Municipal Code) (Article 2 Zoning Districts & Allowable Land Uses) to correct as needed to be compliant with State law. Review approval processes for ADUs, mobile homes, manufactured homes, and residential care facilities for six or fewer persons.</p> <p>Evaluate definitions in Land Use Code (Title 9 of Municipal Code) (Article 10, Glossary) to correct as needed to be compliant with State law. Review definitions for residential accessory use, residential accessory structure, caretaker units, employee units, group quarters, and organizational housing.</p> | <p>Community Development Department</p> | <p>General Fund</p> | <p>December 2022</p> | <p>Code compliant with State law</p> |