CITY OF ARCATA

HOUSING ELEMENT APPENDICES

6TH CYCLE 2019-2027

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APPENDIX A - HOUSING ELEMENT TECHNICAL APPENDIX

1. SUMMARY OF PUBLIC OUTREACH

Summary of Process

[NOTE: See also Appendix F: Infill Market Study Community Engagement Report]

The City of Arcata conducted extensive public outreach at numerous locations and collected feedback from diverse groups. Care was taken to ensure that speakers of English and Spanish were able to learn about the General Plan Housing Element update process and that thoughts and ideas from both language groups were incorporated into the Plan's preparation. From August 16 to September 30, 2019, the City opened an online survey where participants could answer questions pertaining to their desired outcomes for housing development in Arcata. Physical copies of the survey were also distributed at various public events during the same time. Examples include Arcata's Farmers Market and the North Country Fair.

A community workshop specific to the Housing Element was held in English on September 23, 2019, in Spanish on October 21, 2019, and one additional workshop remains planned for a date in November.

City staff advertised that they would attend the meetings of civil society organizations in Arcata to collect feedback from participants. Staff used this feature to meet with senior residents who participate in the Arcata Senior Lunch Program. Additionally, staff conducted small group sessions in order to collect targeted feedback from specific demographic groups and stakeholders. These included:

- Humboldt State University students.
- Residents of Latin American descent.
- A group of community-based organizations collectively called the "Housing Advocates."
- A group of local artists.

The Housing Element will ultimately proceed to the Planning Commission and City Council pending review from the Department of Housing and Community Development. A preliminary discussion of the sites inventory, goals, policies, and programs in the draft Housing Element was held at a Planning Commission meeting on October 8, 2019. The Public Review draft of the Housing Element will be available starting on October 21, 2019. Following revisions based on public commentary during the review period, the Planning Commission is anticipated to endorse and recommend approval of the Plan to the City Council at the November 12, 2019 Planning Commission meeting. The City Council is expected to review and adopt the Housing Element on its meeting scheduled for December 8, 2019.

The City has an eNotification system set up for residents and concerned community members to receive updates on long range planning and housing efforts.

Summary of Initial Feedback

Feedback from a September 25th, 2019 meeting with Legal Services of Northern California (LSNC) informed staff about housing matters in Arcata that have been brought to LSNC's attention. LSNC provides crucial legal services to vulnerable individuals in Humboldt County. The main legal concerns in Arcata for housing center around racial discrimination. Concerns have been raised that racial discrimination is commonplace for tenants seeking housing in Arcata, especially at the time of the initial rental application.

Housing Workshop

From the Housing Workshops on September 23, 2019, staff collected feedback on what the community's desired housing outcomes were as well as some challenges to affordability. On the topic of Accessory Dwelling Unit (ADU)s, at least six participants indicated that the planning and building regulations are too confusing in Arcata, and the same number reported they did not have appropriate financing to build an ADU. Multiple comments indicated that the housing costs were already too high to even consider building an ADU.

In response to how housing should be created in Arcata, participants suggested taxes on parking spots for homeowners, tax exemptions for ADUs, permitting 300-square-foot units by-right, subsidies for homeowners building ADUs, and designating campgrounds for unsheltered persons, among other suggestions. To preserve existing housing supply in Arcata, participants suggested incentivizing owner occupancy, creating community land trusts and limiting the number of unoccupied owned housing units allowed in the city. To improve housing conditions, participants proposed tax credits for homeowners who maintained their homes, facilitating low cost contractor services for those who cannot afford renovation projects, and using grant money to cover development impact fee costs.

Staff also asked five ranked-response questions and allowed residents to respond along a spectrum between agreeing and disagreeing with question's premise. The first question asked participants about their attitudes to denser development in residential areas. Most respondents (nine) reported a strong desire for more apartment building or third units in residential areas. Three respondents dissented, and a few expressed a concern about the city becoming too urbanized. The second question asked whether or not the City should encourage multistory apartments near Downtown. Seven respondents indicated a desire to allow the maximum developable potential possible for Downtown, and two responded that no new tall buildings should be permitted in Downtown. The third question asked if the City should encourage mixed-use in commercial areas. An overwhelming number of respondents indicated that housing should be built on top of retail or office spaces. There were no respondents who completely disagreed with the concept. The fourth question asked if the City should allow more ADUs to be built, and 13 respondents voted for the concept. Only 2 indicated a concern that overcrowding would result from additional ADU construction. The fifth question asked if the City should annex additional lands to allow for more subdivisions. Most respondents disliked this idea, citing concerns about shrinking the surrounding agricultural lands.

Staff asked what housing-specific concerns people might have for special demographic groups. For student housing needs, participants reported that students of color do not have access to housing equal to white students. Concerns about whether or not Humboldt State University students were being accepted from local areas were also noted. Rent control for students was also proposed. For senior housing, respondents said there were not enough housing options with accessible, nonpersonal vehicle transportation options and that in-home support service workers need bus stops to bring them to their patients' homes. There was also a desire for more community services on-site or near to senior housing. For housing needs for people living with disabilities, participants were concerned about evacuating these individual in the event of an emergency as well as having access to transportation and social services.

In the October 21st workshop for Spanish-speakers, many attendees expressed concerns about the rising cost of housing and the difficulty they experienced when trying to access safe housing due to rental requirements, lack of access to property management, and infrequent maintenance. Access to

transportation was also identified as an issue in the City, with expressing a desire for closer bus stops and free transit as well as the need to prevent bike theft. Attendees also indicated a need for more generation of solar energy to prepare for blackouts. They expressed a desire for more recreation space, such as parks, a community center, and workshops teaching skills like cooking and sewing, though parks were also listed as an amenity that is already available in the City. Forest and beach access were among the most commonly named things to love about Arcata, as well as the community.

<u>Arcata Senior Lunch Program Feedback</u>

Feedback from the Senior Lunch Program participants indicated that seniors were concerned about increases in their rent and their ability to afford them. Some reported that they were unsheltered and sleeping in private vehicles. Public health concerns were raised about waste management for unsheltered seniors and the availability of restrooms and showers. There was also concern about the ability of the housing market and developers to build new housing that would be affordable to existing populations of seniors and low-income residents.

<u>Focus Groups</u>

The Housing Advocates group consisted of the Redwood Community Action Agency, Arcata House Partnership, Redwood Coast Regional Center, Affordable Homeless Housing Alternatives, and Housing Humboldt. Two other groups, Housing Equity Group and Humboldt State University's Housing department, were invited but did not attend the focus group meeting. Participants indicated concerns about barriers preventing accessibility to social services that vulnerable groups need. One comment highlighted the need for universal design in new housing units. A cap on vacation rentals was proposed as well as a citywide inventory to determine how much of the housing is being used for vacation rentals. Concerns were also raised regarding the siting of special needs housing and the need for safe surroundings for vulnerable populations. One participant noted that their non-profit had to return nearly $60,000 in grant funds for rental assistance because they were unable to find sufficient units on which to use the funds.

From the artists group, participants discussed a desire for "funky" or "artistic spaces" in new housing. They indicated that current artist work-live spaces are too expensive for them. Some talked about their experiences renting in a city whose housing market is dominated by student demand and the apathy of property managers to respond to emergencies with housing units. Ideal housing for this group would include communal space where people may congregate and share as well as a participatory process where residents would make decisions together.

From the residents of Latin American descent group, one person described that they lost substantial amounts of money after sending numerous application fees for housing that yielded minimal results. Another talked about the difficulty in finding property managers who were not prejudiced against people of Latin American descent.

From the Humboldt State University students' group, participants talked about the difficulty of balancing the demands of course schedule with affording rent. Some mentioned that they had to choose between paying rent on time or eating their meals. Several talked about the stress of the university's housing lottery system and emotional strains students endured when they discovered they did not win the lottery. One participant noted that some of the on-campus, university housing was decrepit and had mold contamination.

A list of stakeholders who were invited to provide input is below. These stakeholders were not specific to one event. Some were part of the Housing Advocates group and others were part of the Artists group or the Spanish Community meeting, others were met with individually, encouraged and invited to attend the larger Housing Meeting, or invited to review the draft Housing Element document.

- Affordable Homeless Housing Alternatives (AHHA)
- Arcata Citizens for Resonsible Housing
- Arcata House Partnership
- Arcata Playhouse
- Arcata Veterans Hall
- Area 1 Agency on Aging
- DANCO Group
- Equity Arcata, Housing Equity Group
- Greenway Partners
- Homeless Voices of Humboldt
- HSU Off-Campus Student Housing Liaison
- Humboldt Bay Housing Development Corporation AKA Housing Humboldt
- Humboldt County Department of Health and Human Services
- Humboldt Housing & Homeless Coalition (HHHC)
- Humboldt Senior Resource Center
- Humboldt State University
- LatinX Community Group
- Lazy J Homeowners Association
- Legal Services
- Pacific Union's District-level English Learner Advisory Committee (DELAC)
- Redwood Coast Regional Center
- Redwood Community Action Agency
- Rural Communities Housing Development Corporation
- True North Organizing Network

Figure A1-1: **City of Arcata Housing Planning Timeline**

2. REVIEW OF PREVIOUS ELEMENT

Implementation Measures	Action Required	Time Frame	Status of Implementation
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.	2014 and ongoing	From 2015 to 2017, the City identified the need and committed funding for the creation of a Housing Strategic Plan. The City continued to update the Planning Commission and Council as to the effectiveness of the Housing Element and other policies and programs. In 2018, the City received a 2018 Coastal Commission grant in order to complete the Local Coastal Program. Anticipated completion was Dec. 2019. *This is already required by State Law. This program will be removed.*
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.	2014 and ongoing	In 2015 and 2016, the City continued to work with Humboldt State University to identify student housing opportunities. The City also continued to operate the Homebuyer Assistance Program and support HBHDC's Community Land Trust program. The 2017 annual report included the development of 142 units for off-site student housing near the HSU campus. In part, additional student housing will likely increase owner occupancy rates of traditional single-family dwelling units. In 2018, the City's FTHB program was not active due to CDBG restrictions on the number of supplemental activities that can be applied for during the

Implementation Measures	Action Required	Time Frame	Status of Implementation
			2017 grant cycle. The City anticipated changes to that rule and if able will reinstate the program. The City had also budgeted funds to start a moderate-income homebuyer assistance program and was working on the guidelines for that program. *The program will be combined with program 7, updated and continued, in new program 1.*
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.	2014 and ongoing	From 2015 to 2018, the City participated in assisting with the methodology and allocation for the Humboldt County Association of Governments (HCOAG) Regional Housing Needs Allocation. The Community Development Director was the Chair for the methodology subcommittee. *This is already required by State Law. This program will be removed.*
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	2014 and ongoing	From 2015 to 2017, the City continued to seek funding for a Housing Rehabilitation program. No Owner-Occupied Rehabilitation projects were completed from 2015 to 2017. In 2018, the City did not have an Owner-Occupied Rehab program in part due to CDBG restrictions on supplemental activities but was successful with multifamily rehab projects. *The program will be combined with program 15, updated and continued, in new program 2.*

Implementation Measures	Action Required	Time Frame	Status of Implementation
	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.		
5 **Affordable Housing Preservation** Continue to develop programs which preserve affordable housing at risk of converting to market rate.	The City will continue to identify funding sources for preservation of at-risk housing and will notify housing owners and tenants 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.	2014 and ongoing	From 2015 to 2017, the City was awarded CDBG grant funding in order to complete a multi-family rehabilitation of the Juniper Apartments low-income housing project that was in need of major structural repair and rehabilitation. The City anticipated this project being completed in 2016-2017. In 2016 and 2017 we projected we would continue to identify projects that were in need of preservation. In 2017 the City was preparing mobile home affordability programs to assist in preserving affordable housing. The City completed the multifamily rehab of Juniper Apartments (10 units) in 2017 using CDBG funds and was awarded a 2017 CDBG grant with funding for the multifamily rehab of Arcata Gardens Apartments (36 units). *The program will be combined with program 14, updated and continued, in new program 3.*
6	The City will use the acquired	2014 and	From 2015 to 2018, the City was

Implementation Measures	Action Required	Time Frame	Status of Implementation
Land Acquisition for Housing Acquire vacant, underutilized, and blighted properties for future development as affordable housing.	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	ongoing	in the process of getting the Housing Fund up and running so that it would again be able to acquire properties to assist with future housing development. The City continued to work with non-profit and for-profit affordable housing partners to purchase land for affordable housing projects. These included the 2018 AHSC application with DANCO Communities for The Isaacson's affordable housing development, which will provide approximately 43 units. In 2017, a draft administrative West End Specific Plan identified mixed-use housing opportunities for the City's Happy Valley property. *The program will be updated and continued, in new program 4.*

Implementation Measures	Action Required	Time Frame	Status of Implementation
	• 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.	2014 and ongoing	From 2015 to 2017, the City continued to use CDBG funds to provide for the Homebuyer Assistance Program, which offers low interest deferred loans to qualifying homebuyers to purchase owner-occupied homes in Arcata. The City was able to assist one household with the program in 2015 due to high housing costs and low available inventory, and two households in 2016. In 2018, the City's FTHB program was not active due to CDBG restrictions on supplemental activities. The FTHB program was reactivated in 2019 using HOME program income funds. *The program will be combined with program 2, updated and continued, in new program 1.*
8 **Development and Acquisition of**	The City will continue to use HOME, CDBG, and available Federal, State, and local	2014 and ongoing	In 2015, the City was able to assist its affordable housing partners to create 18 units of

Implementation Measures	Action Required	Time Frame	Status of Implementation
Affordable Multifamily Housing Provide programs for development of multifamily housing for very low-, low-, and moderate-income tenants.	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 developers of affordable single-family housing.		affordable rental housing for low-income families in Arcata using CDBG funds for off-site improvements. From 2016 to 2018, the City continued to work with affordable housing partners to identify projects that would create new affordable multifamily housing. In 2017, the City met with non-profit and other developers to assist them to acquire and develop 6 affordable multifamily housing units. In 2018, the City was working on two potential affordable housing projects. One was The Isaacson's 40+ unit complex, and the other was an addition to Arcata Gardens affordable housing complex which would provide more than 40 additional units. *The program will be updated and continued, in new program 5.*
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.	2014 and ongoing	From 2015 to 2018, the City actively coordinated with County, State, and Federal resources to seek available sources of funding for affordable housing developments and supported similar efforts by our non-profit and for-profit affordable housing partners. From 2015 to 2017, the City continued to meet with housing advocates on a regular basis. In 2017, the City was awarded state and federal funding to support affordable housing development. City staff was projected to meet directly with

Implementation Measures	Action Required	Time Frame	Status of Implementation
	The City will also work with developers to connect them with appropriate programs and sources of funding.		affordable housing advocates a minimum of one time every year during the planning cycle. In 2018, the City was awarded a 2017 CDBG grant and applied for AHSC grant funding and HEAP grant funding and was awaiting notification on both funding sources. *The program will be continued, in new program 6.*
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.	2014 and ongoing	From 2015 to 2018, the City continued to require the replacement of low- and moderate-income housing in the Coastal Zone according to State law. No replacement housing was needed in those reporting cycles. *The program will be combined with program 23, updated and continued, in new program 14.*
11 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 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	Coordination in 2014 Ongoing monitoring	From 2015 to 2017, The City continued to monitor housing on an ongoing basis. The City worked with local realtors and primary lending institutions to ensure that the Homeownership Program is accessible to low-income buyers. In 2017, improved coordination with the Humboldt Associate of Realtors was expected to assist monitoring efforts. The City planned to use monitoring data to determine whether existing programs were effective and where additional effort and funding should be focused. The City was also reviewing its policies regarding vacation

Implementation Measures	Action Required	Time Frame	Status of Implementation
	existing housing assistance, and where to target further assistance.		rental impacts on the local housing market. In 2018, the City actively tracked rental costs. The City also planned to award a contract for the completion of an Infill Market Study Report which would include a Housing Assessment to identify current and future housing needs, gaps, and opportunities. *The program will be continued, in new program 7.*
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.	2014 and ongoing	From 2015 to 2018, the City annually monitored the CLT program to identify needs adjustments to the program. The City had been limited due to funding restrictions on this type of program. No new CLT developments occurred in 2017 or 2018. In 2017, it was planned that community land trust properties would continue, and new units would be added. In 2018, the City continued to support the existing CLT homes with the FTHB program when they changed ownership. *The program will be continued, in new program 8.*
13 Affordable Housing Trust Fund Development of an Affordable Housing	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.	2017 and ongoing	As of 2018, this program had not yet been started. The City had been reluctant to add additional development fees and had to find a stable funding mechanism in order for it to be

Implementation Measures	Action Required	Time Frame	Status of Implementation
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).		feasible. If determined feasible, opportunities for development of affordable housing projects were planned to be expanded in 2017 through a new stable funding mechanism. For the program to be considered feasible, the Trust Fund would have likely needed to generate a minimum of $250,000 annually. *The program will be continued, in new program 9.*
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.	2014 and ongoing	In 2015, the City Council was asked to entertain a rent stabilization ordinance. The Council had directed staff to produce a study of the current affordability of mobile home parks. The City worked on this study in 2015 and 2016. In 2017, it was planned that housing with typically lower rents in mobile home parks would continue to be available as the City focused on preserving mobile home parks and discouraging their conversion to other uses. The City adopted a Mobile Home Rent Stabilization Ordinance to assist with mobile home affordability. The City was reviewing a Mobile Home conversion study to evaluate mobile home park preservation. In 2018, the City was working on a Mobile Home Conversion Ordinance. The City also applied for HEAP funding in order to add 5 units of PSH at the Arcata Mobile Home Park, which is a regulated affordable community owned

Implementation Measures	Action Required	Time Frame	Status of Implementation
			by ROP. *The program will be combined with program 5 and continued, in new program 3.*
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.	2014 and ongoing	From 2015 to 2018, the City's Building Official promptly responded to complaints on an ongoing basis. There were several complaints investigated in 2017 and 2018. In 2015, the City prepared informational brochures entitled "A Guide for Renters, Substandard Housing" and "Getting Repairs Corrected in Rentals," which are available on the City's website and at City Hall to provide information to tenants. *The program will be combined with program 4, updated and continued, in new program 2.*
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	2014 and ongoing	From 2015 to 2018, the City encouraged developers to produce dwelling units accessible to persons with disabilities, including persons with developmental disabilities. This was an ongoing program and started at the Building Permit stage. Currently, all housing projects will meet the California Building Code (CBC) Chapter 11A (Housing Accessibility) for accessible units. In addition, all City-

Implementation Measures	Action Required	Time Frame	Status of Implementation
	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.		assisted housing units will exceed the CBC, Chapter 11A accessibility requirements by a minimum of 10%. No educational material on Universal Design has been produced or 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. *The program will be combined with programs 19 and 25, updated and continued, in new program 10.*
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, identifying 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.	2014 and ongoing	From 2015 to 2018, the City adopted the most recent California Building Code and Residential Code and would continue to review and update as necessary. In 2017, the City had adopted revisions to the City's Building Code standards to allow efficiency dwelling units of 150 sq. ft. *This is already required by State Law. This program will be removed.*
18 **Green and Alternative Building**	The City will continue to encourage the use of "Green" and alternative building methods and materials through	2014 and ongoing	In prior housing element cycles, the City encouraged alternative, sustainable, and green building methods and

Implementation Measures	Action Required	Time Frame	Status of Implementation
Guidelines Promote energy-efficient, environmentally sensitive, and sustainable design and building methods.	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, locally, and Statewide; providing the public with information about available resources.		adopted the green building code. The California Building Code now requires much more stringent energy efficiency design, which is the basis for building permit review. Since the building code has met or exceeded the City's previous goals for energy efficiency and green building, this measure is not required. The City continues to remain abreast of emerging concepts and design through its activities with energy conservation groups and agencies, evaluating them for inclusion in local code. However, these efforts may present obstacles to housing production. In 2018, the City adopted a reach code, requiring more energy efficiency than building code. This had a negative impact on housing production primarily due to increase in building costs in a tight profit margin market. As a result, the City has removed this measure from the housing element, which is primarily focused on promoting housing production to meet the Regional Housing Needs Allocation. The City will need to balance policy guidance for housing production against local codes that reach beyond the California Building Code's Title 24 and other Green Building provisions.
19 Handicapped Access Appeals Board Evaluation	The City continues to evaluate and improve its HAAB process: • The City's Building Inspector is in the process of becoming	2014 and ongoing	From 2015 to 2018, the City continued to evaluate and revise its Handicap Access Appeals Board

Implementation Measures	Action Required	Time Frame	Status of Implementation
and Reasonable Accommodations Continue the City's Handicap Access Appeals Board (HAAB) process and procedures for reasonable accommodations.	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.		(HAAB) process to ensure persons with disabilities had access to housing with reasonable accommodations. In 2017, it was planned that the City would be responsive to the HAAB and would continue to ensure information is readily available to the public. The City's Building Inspector became certified as a CASP. However, due to turnover of the BO position, the current BO was not CASP certified. The City will hold HAAB as requested in order to provide reasonable accommodations. *The program will be combined with programs 16 and 25, updated and continued, in new program 10.*
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.	2014 and ongoing	In 2015 and 2016, the City had a strong commitment to infill development and had Several residential infill projects in early stages as well as in development. The City also encouraged second units. As of 2017, the City saw an increase in infill development and use of small lots for housing, with an average of one infill or small lot housing development per year. The City has seen the effectiveness of recent amendments of Land Use Code in meeting housing needs. . The City's strong commitment to infill development increased housing units by 169 in 2017. In 2017 and 2018, the City continued to promote

Implementation Measures	Action Required	Time Frame	Status of Implementation
			accessory units, and it permitted 14 new ADU units in 2018. The City was also embarking on the creating of an Infill Strategic Plan and was planning on awarding a consultant to complete the Infill Market Study, which was the first stage in the project, in 2019. *The program will be updated and continued, in new program 11.*
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.	2014 and ongoing	From 2015 to 2018, the LUC included a Commercial Mixed (CM) zoning district that was applied to neighborhood centers throughout the City. The creation of a Housing Strategic Plan was expected to identify additional tools that the City could use to create more mixed-use developments. Four mixed use dwellings units were under construction in 2017, and two were under construction in 2018. In 2017, evaluation of existing land use standards in CM zoning were expected to 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 was expected to be developed. *The program will be updated and continued, in new program 12.*

Implementation Measures	Action Required	Time Frame	Status of Implementation
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.	2014 and ongoing	In 2015 and 2016, the City encouraged infill development in residential zones through the creation of second units and continued to promote this type of development. In 2017 it was projected that the public would have ready access to information about accessory unit opportunities by the end of the first year of the planning cycle. All new single-family developments would include documentation of space for a secondary unit by the end of the first year of the planning cycle. Developers would take advantage of new zoning amendments to encourage accessory dwelling development where appropriate. An average of three secondary dwelling units would be developed for each year of the planning cycle. Seven accessory dwelling units were developed in 2017. In 2018, the City held a two-day ADU Fair in conjunction with the County of Humboldt and City of Eureka to inform the public about the requirements for development of ADUs and to encourage ADU development in the City. Fourteen accessory dwelling units were in the process of being developed or were completed in 2018. This was double the number of ADUs in process in 2017. *The program will be updated*

Implementation Measures	Action Required	Time Frame	Status of Implementation
			and continued, in new program 13.
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.	2014 and ongoing	From 2015 to 2018, the City continued to coordinate and refer interested parties to the appropriate agencies regarding discrimination complaints and alleged violations of State or Federal fair housing requirements. The City provided informational brochures on fair housing and tenant rights at local public facilities and on its website. In 2017, it was planned that the public would be aware of available assistance under the Plan, and the City would continue to review the Plan to ensure ongoing effectiveness and compliance with applicable regulations. *The program will be combined with program 10, updated and continued, in new program 14.*
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	2014 and ongoing	From 2015 to 2018, the City continued to coordinate and refer interested parties to the appropriate agencies regarding discrimination complaints and alleged violations of State or Federal fair housing requirements. The City provided informational brochures on fair housing and tenant rights at local public facilities and on its website. In 2017, it was planned that the public would be aware that the City is a resource for those experiencing housing discrimination or violation of tenant rights. The City was

Implementation Measures	Action Required	Time Frame	Status of Implementation
	following locations: • Arcata City Hall; • Arcata Library; • Arcata Transit Center; and • Arcata Community Center; 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.		expected to continue to record violations and refer those in need to appropriate agencies. *The program will be continued, in new program 15.*
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	2014 and ongoing	From 2015 to 2018, the City regularly reviewed its policies and regulations to ensure housing for disabled persons was not inhibited. The City had not adopted mandatory universal design standards but encouraged homeowners and private developers to incorporate universal design in the remodel and new construction. All building permits were evaluated for compliance with ADA. In 2017, it was planned that City policies and regulations would be regularly evaluated to identify barriers to housing and ensure compliance with ADA standards. Universal Design

Implementation Measures	Action Required	Time Frame	Status of Implementation
	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.		standards became better known and its value understood by developers. *The program will be combined with programs 16 and 19, updated and continued, in new program 10.*
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 childcare facilities, into affordable rental developments.	2014 and ongoing	In 2015 and 2016, the City encouraged development of housing for larger households through density bonuses, reduction in parking requirements, and government financing. From 2015 to 2018, the City did not make much progress on creation of rental housing for large households, since the City is a college town and the majority of new units tends to be one bedroom or efficiency units. In 2017, the City planned that an average of one dwelling unitthat could accommodate larger families would be developed every two years of the planning cycle through the City's use of incentives for developers. In 2017, 142 student rental units were under construction, which may make traditional single-family residential units available to larger households. In 2018, 52 one-bedroom

Implementation Measures	Action Required	Time Frame	Status of Implementation
			rental units were under construction, which may make traditional single-family residential units available to larger households. *This program will be removed because it is not needed. Of the 6,773 households in Arcata, 4.9 percent are considered large families. Therefore, market pressure to develop large family units is limited.*
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.	2014 and ongoing	In 2015, the City encouraged development of senior housing projects through density bonuses, reduction in parking requirements, reduction in lot sizes, assistance with applying for government financing and subsidies, and assistance with acquisition of government land suitable for multi-family development. In 2016, the City continued to encourage development of senior housing and seek ways to promote additional developments for low-income seniors by using available grant funds when possible. In 2017, it was planned that an average of one unit of housing designed for seniors would become available every two years of the planning cycle through the City's use of incentives with developers. In 2017 and 2018, the Mobile Home Rent Stabilization Ordinance was intended in part to maintain senior housing affordability. No new senior housing projects were developed in 2017 or 2018.

Implementation Measures	Action Required	Time Frame	Status of Implementation
			The program will be updated and continued, in new program 16.
28 **Address the Shelter and Other Needs of the Homeless Population** 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.	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 • 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.	2014 and ongoing	In 2015, the City assisted its nonprofit housing partner with funding and land for a project that created 31 efficiency units to assist the homeless population transition into housing. From 2015 to 2018, the City continued to partner with other non-profit housing groups to identify ways that the City could further create housing and shelter opportunities. In 2017, it was planned that existing housing for the homeless would be maintained, and new housing would be developed. An average of one dwelling unit every two years of the planning cycle would be developed for the homeless. In 2017, the City was involved with regional and local organizations for housing solutions for the houseless. The City dedicated funding for a Housing Strategic Plan to address housing for all income levels. In 2018, the City applied for HEAP funding from the County in order to secure 5 units of permanent supportive housing specifically for homeless adults and youth or adults/youth at risk of homelessness to be located at Arcata Mobile home Park and run by ROP in conjunction with the non-profit homeless advocate group Arcata House Partnership, or DHHS.

Implementation Measures	Action Required	Time Frame	Status of Implementation
			The program will be updated and continued, in new program 17.
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.	2014 and ongoing	From 2015 to 2018, the City regularly met with HSU administrators to work cooperatively in providing housing opportunities to the student population without undue impacts to the non-student population. In 2017, it was expected that new student housing would be planned on campus and new student housing would be developed off campus. An average of 10 dwelling units every year of the planning cycle would be planned for on campus housing. An average of five off-campus dwelling units would be developed every year of the planning cycle for HSU students and staff. The City reviewed the HIS Student Housing Master Plan, June 2017 Briefing Document, and 142 new student housing units were under construction near the HSU campus. *The program will be updated and continued, in new program 18.*
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	2014 and ongoing	In 2015 and 2016, the City had not started the process of developing handouts that explain the design goals and review process. In 2017, it was planned that the public would have ready access to useful information about the City's design and planning processes and forms that are easy to use,

Implementation Measures	Action Required	Time Frame	Status of Implementation
	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.		making applying for permits clear-cut and uncomplicated. Every year of the planning cycle, staff would improve a minimum of 5 user-friendly public informational materials related to the planning permit process. The City was reviewing Land Use Code amendments to improve and streamline the Design Review process. In 2018, the City made Land Use Code amendments to improve and streamline the Design Review process (Ordinance No. 1513) and created handouts and checklists that make the process more user friendly. *The program will be combined with programs 32 and 33, updated and continued, in new program 19.*
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.	2014 and ongoing	In 2015, the City had not yet developed this program. From 2016 to 2018, the City continued to work on identifying vacant and underutilized land suitable for residential development. It was planned in 2017 that identification and monitoring of land suitable for residential development would assist in removing barriers to stalled projects and developing and disposing of housing assets held by the City. (See 32, Residential Development Information Program.) In 2017, the City Council had provided funding for the Housing Strategic Plan that would assist in identifying

Implementation Measures	Action Required	Time Frame	Status of Implementation
			vacant and underutilized lands for residential use. In 2018, the City worked on the Infill Strategic Plan that would assist in identifying vacant and underutilized sites for residential uses. *The program will be updated and continued, in new program 20.*
32 **Residential Development Information Program** Engage the public and housing development community of approved residential development and the availability of vacant land.	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. The Community Development Department will continue to provide information through postings in the Planning Division and on the City's website. The City will initially focus on communication and coordination with potential investors in regard to existing; stalled pre-approved housing developments (see 31, Residential Site Development Program).	2014 and ongoing	In 2015, the City was working on one formerly stalled project, and in 2017 and 2018 would continue to work with developers to determine if there were other projects that could be assisted. In 2017, it was planned that in coordination with 31, Residential Site Development Program, the public and those involved in residential development would be informed of residential housing opportunities and aware of the City's readiness to work with stalled projects. Several stalled residential subdivisions were either in process or seeking project amendment approvals. These residential projects will increase housing in the HE cycle and beyond. In 2018, the City was successful at working with developers on formerly stalled development projects and had two large developments in some state of the building process. One was for 142 units that were permitted in 2017 and one was for 52 units that were permitted in 2018.

Implementation Measures	Action Required	Time Frame	Status of Implementation
			The program will be combined with programs 30 and 33, updated and continued, in new program 19.
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.	2014 and ongoing	From 2015 to 2017, the City worked on a new design review process to help improve and simplify the development process. In 2017, it was planned that the effectiveness of recent LUC amendments would be evaluated as pertaining to simplifying the development process. Improved applications and process information (see 30 Design and Planning Handouts) would also be evaluated. The City published an RFP for database services to assist in the City's development processing review. In 2018, the City made Land Use Code amendments to improve and streamline the Design Review process (Ordinance No. 1513) and was creating handouts and checklists that would make the process more user friendly. The City had also contracted with a permit software company to assist in the City's development processing review. *The program will be combined with programs 30 and 32, updated and continued, in new program 19.*
34 Small-unit Density Calculation Option Provide density calculation options under a Conditional	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	2014 and ongoing	*This program will be replaced with a zoning code amendment that will allow alternative density calculations for projects that include a mix of unit sizes, including smaller units to build*

Implementation Measures	Action Required	Time Frame	Status of Implementation
Use Permit based on persons per household of 2.	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.		*market-rate affordable housing.*

3. HOUSING NEEDS ASSESSMENT

Community Profile

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

Through the implementation of the General Plan, the majority of the City's growth has been and is planned to be within the present city boundaries and concentrated around the downtown area, existing neighborhood commercial centers, and Humboldt State University. Growth is directed to these areas because they have existing urban services and infrastructure and to protect agriculture, open space, and forested hillsides. In addition, the City is being proactive by preparing for potential impacts from naturally occurring sea level rise or a catastrophic tsunami event. Although the City's population is increasing slower than anticipated, the student enrollment at Humboldt State University (HSU) continues to increase steadily and anticipates significant increases in student population, along with corollary increases in faculty and staff, in the next decade. Currently there are 7,774 students enrolled at HSU, with maximum enrollment limited to 8,500 (full-time equivalent) students. The enrollment increase will continue to be a factor in housing opportunities in the City.

Introduction

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

The accuracy and usefulness of demographic profiling and trending relies heavily on the type of data available for analysis. The demographic review uses multiple data sources to ensure that the data is as current and complete as possible. Different data sources are not always congruent and do not always have the same depth of information for each topic. In some cases, multiple data sources, sometimes from different years, are used on a single analysis in order to get the most complete detail. Differing data collection methods from among these data sources may provide slightly different estimates for the same data. For example, the ACS may report a slightly different estimate for the number of households than the Department of Finance. When this occurs, a note or footnote is used to call attention to that discrepancy.

The California Department Housing and Community Development (HCD) provided the "Sixth Cycle Data Package" for Humboldt County, including the City of Arcata. This data package was primarily used, but it was based on the 2017 American Community Survey projections, which have error ranges, so other sources were used to supplement the analysis. The 2010 U.S. Census was used, but much of the data for rural areas and small communities have not been fully analyzed and/or processed, so in some cases the 2000 Census data are used. The 2000 and 2010 Census data have smaller error ranges than the 2017

projections. The following list identifies each major data source and what it was used for in this analysis. A full list of sources used is included in the bibliography.

- **California Community Care Licensing Division**: Used to identify facilities that provide senior assisted living or in-home assisted living personnel.

- **California Department of Finance**: Used for household type estimates, population future growth rate projects, and vacancy rates;

- **California Department of Housing and Community Development**: Used to obtain Sixth Cycle Data Package which aggregates multiple data sources into analyses that can be used to address required sections of the Housing Element.

- **California State University, Chancellor's Office**: Used to create estimate of historic enrollment for Humboldt State University;

- **Humboldt State University**: Used to create demographic profile of student population and provided campus master plan document.

- **US Census Bureau, American Community Survey 5-Year Estimates**: Used for the majority of population analyses in the Housing Needs Assessments, specifically for data on vulnerable groups (large families, female-headed households, senior households, etc.) and enumerating housing types (i.e. mobile homes);

- **US HUD, Comprehensive Housing Affordability Strategy (CHAS) data**: Used to determine overpayment and housing problems, and;

- **Private Organization Data, including Humboldt Association of Realtors, Zillow and Trulia**: Used to determine estimates for construction cost, land cost, and for sale and rental home median prices.

Population Characteristics

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

Arcata's population was 18,398 in 2018. The population has been growing slowly, with 1,454 new residents added during the years 1990 to 2000 and 580 new residents added between 2000 and 2010.

Between the 2010 and 2018 Department of Finance (DOF) Population Estimates, Arcata's population increased by 6.77 percent, or by 1,167 persons. This population growth is relatively higher than Humboldt County's (1.02 percent) during the same time period. In comparison, the previous Planning Cycle (2014–2019) had estimated a 3.48 percent population increase for the City between 2000 and 2010 (0.35 percent annually). Arcata's population growth between 2000 and 2010 was lower than the County's growth for that same time period.(**Table A3-1**).

TABLE A3-1.   POPULATION, 1990-2030

Year	Population	Change	% Change	Annual % Change
City of Arcata				
1990	15,197			
2000	16,651	1,454	9.57	0.96
2008	17,558	907	5.45	0.68
2010	17,231	-327	-1.86	-0.93
2013	17,836	605	3.51	1.17
2018	18,398	562	3.15	0.63
2020	18,482	84	0.46	0.23
2030	18,857	375	2.03	0.20
Humboldt County				
1990	119,118			
2000	126,518	7,400	6.21	0.60
2008	132,821	6,303	4.98	0.60
2010	134,623	1,802	1.36	0.68
2013	135,209	586	0.44	0.15
2018	136,002	793	0.59	0.12
2020	136,621	619	0.46	0.23
2030	139,393	2,772	2.03	0.20

Source 1990, 2000, and 2010 Census; 2008 Claritas; 2013 and 2018 HCD Data Packages.

Table A3-2 shows the projected population growth for Arcata, and estimated demand for housing. In addition, Appendix H: Infill Market Study Preliminary Market Data is included. This memo summarizes the preliminary market data collected to date for the Infill Housing Market Study. The data focuses on the projected need for housing in Arcata and significant socioeconomic characteristics in the housing market. The analysis indicates that housing demand over the next ten years will be similar to the past five years due to the age demographics of the population and projected job growth. The memo goes on to explain that the younger under 30 head of household age group and the 55+ age group will see the greatest growth. These age cohorts would have the highest demand for infill multi-family housing in Arcata.

The HCD RHNA methodology estimates an approximate 0.5% annual growth rate for the County as a whole. Most Humboldt County jurisdictions' populations decreased 2017 to 2018, but the changes were within sampling error. The City did increase by 0.1% or 10 people over this timeframe according to the HDC Data Package. The AED projections (Table A3-2) estimate around 0.5% growth, which better reflects

the historical trends. In addition, the City may experience higher rates of growth as climate change increases climate migrants.

TABLE A3-2.   PROJECTED ARCATA POPULATION GROWTH AND HOUSING DEMAND

Age Group	2020	2025	2030	2020-2030	CAGR*
0-17	1,903	1,850	1,800	-103	-0.6%
18-21	3,896	4,024	4,432	536	1.3%
22-29	4,245	4,387	4,534	289	0.7%
30-54	3,842	3,970	4,103	262	0.7%
55+	3,847	3,932	4,020	173	0.4%
Total	**17,733**	**18,164**	**18,890**	**1,157**	**0.6%**
Household Size					2.04
Household Growth 2020-2030					567
Dwelling Unit Demand 2020-2030 (with 4.5% vacancy rate)					593

Notes: Projections for age groups 0-17 and 55+ are based on countywide demographic projections for these age groups by CA DOF. Projections for 18-21 age group are three times the county growth rate based on the proportion of this age group in Arcata; however, they are adjusted for current and projected enrollment declines at HSU through 2025. Projections for the 22-29 and 30-54 age groups are based on projected job growth for Arcata. *Compound annual growth rate
Source: ADE, based on DOF countywide projections and EMSI job projections.

Population by Age. The estimated median age for the City of Arcata in 2017 was 25.4 years (**Table A3-3**). The young median age for the City is influenced by the HSU student population living in the City. The two age groups that include the most HSU students, ages 15 to 24 and 25 to 34, account for over half of Arcata's population. Persons aged 25 to 44 are considered to be in the family-forming age group. This age group represented an estimated 21.69 percent of the population in the City of Arcata in 2017. This group has seen a 13.51 percent decline since 2010, while persons aged 15 to 24 increased in population between 2010 and 2017. Another important trend relates to seniors which includes persons aged 65 years or above. Seniors ages 65 to 74 increased by 82.84 percent between 2010 and 2017 and represents an estimated 7.60 percent of the overall population. Seniors ages 75 to 84 represent 2.43 percent of the overall population and decreased in number by 2.48 percent between 2010 and 2017. Seniors age 85 or above comprise 1.7 percent of the total population and experienced a marked increase of 34.82 percent from 2010 to 2017. All seniors age 65 and older comprise 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. Arcata assumes the young adult age groups will continue to be the largest population group because of the university.

TABLE A3-3.   POPULATION BY AGE, ARCATA

Age Group	2010		2017		2010-2017 % Change	
	#	%	#	%	#	%
Under 5	622	3.61	469	2.63	-153	-24.60
5 to 9	564	3.27	470	2.64	-94	-16.67
10 to 14	564	3.27	645	3.62	81	14.36
15 to 24	6,305	36.59	7,197	40.40	892	14.15
25 to 34	3,192	18.52	2,524	14.17	-668	-20.93
35 to 44	1,427	8.28	1,340	7.52	-87	-6.10
45 to 54	1,571	9.12	1,406	7.89	-165	-10.50
55 to 64	1,578	9.16	1675	9.40	97	6.15
65 to 74	740	4.29	1353	7.60	613	82.84
75 to 84	444	2.58	433	2.43	-11	-2.48
85 and over	224	1.30	302	1.70	78	34.82
Total	**17,231**	**100.00**	**17,814**	**100.00**	**583**	**3.38**
Median Age	26.1		25.4			

Source 1990, 2000 & 2010 Census; 2008 Claritas; 2018 HCD Data Package.

Population by Race and Ethnicity. The City of Arcata and Humboldt County race and ethnic characteristics are shown in **Table A3-4**. ACS estimates find that 79.42 percent of Arcata's population is categorized as White, which has remained relatively unchanged since 2010 (**Table A3-5**). This proportion is similar to that of Humboldt County, in which "White" represented 80.70 percent of the County's total population. Black or African American and mixed-race populations have grown significantly in Arcata, increasing by 33.05 percent and 47.72 percent respectively. This may result from HSU's work to increase diversity on its campus. Notably, the American Indian and Alaska Native population has decreased steadily over the past 10 years. Hispanics comprise 17.21 percent of the population. The Hispanic population has nearly doubled since 2010, when it comprised 11.61 percent of the City's population.

TABLE A3-4.   POPULATION BY RACE/ETHNICITY

Race and Ethnicity		City of Arcata				Humboldt County				Change for Arcata		Change for Humboldt County	
		2010		2017		2010		2017					
	Category	#	%	#	%	#	%	#	%	#	%	#	%
Race	White	14,094	81.79	14,147	79.42	109,920	81.65	109,346	80.70	53	0.38	-574	-0.52
	Black or African American	351	2.04	467	2.62	1,505	1.12	1,609	1.19	116	33.05	104	6.91
	American Indian, Native Alaskan	393	2.28	349	1.96	7,726	5.74	7,042	5.20	-44	-11.20	-684	-8.85
	Asian	454	2.63	382	2.14	2,944	2.19	3,926	2.90	-72	-15.86	982	33.36
	Native Hawaiian or Pacific Isl.	35	0.20	34	0.19	352	0.26	418	0.31	-1	-2.86	66	18.75
	Other Race	769	4.46	1,136	6.38	5,003	3.72	5,318	3.93	367	47.72	315	6.30
	Two or more Races	1,135	6.59	1,299	7.29	7,173	5.33	7,831	5.78	164	14.45	658	9.17
	Total	**17,231**	**100.00**	**17,814**	**100.00**	**134,623**	**100.00**	**135,490**	**100.00**	583	3.38	867	0.64
Ethnicity	Category			#	%			#	%	#	%	#	%
	Hispanic	2,000	11.61	3,066	17.21	13,211	9.81	14,986	11.06	1,066	53.30	1,775	13.44
	Non-Hispanic	15,231	88.39	14,748	82.79	121,412	90.19	120,504	88.94	-483	-3.17	-908	-0.75

Source: 2010 Census; 2013-2017 ACS.

Employment Characteristics

Employment trends assist the City in determining the expected housing needs of employers and employees. Importantly, this Housing Element addresses employment by industry trends to anticipate impacts on the housing market and to ensure policies and programs that adequately address the City's industries' housing needs. To do this, we look at Employment by Industry estimates (**Table A3-5**) and Employment by Occupation estimates (**Table A3-6**). The County data do not solely represent the unincorporated County; Arcata's numbers are included in **Table A3-5** Humboldt County data.

The top four industries in Arcata and Humboldt County are the same. Arcata's employment is predominantly made up of jobs in the education, mental and physical healthcare; arts/entertainment and food service; retail trade; and professional management services industries (**Table A3-5**).

Employment by occupation shows little change in Arcata's employment since 2000 **(Table A3-6).** This table illustrates a relatively stable distribution of occupations between 2000 and 2017. Management, retail, and service jobs continue from previous Element periods to account for the majority of employment. Of these, office administration and support, sales, food service, and education jobs account for half of the jobs in Arcata (**Table A3-7).** Cannabis legalization was embraced early by Arcata. The City designated several zones where Cannabis production, manufacture, and sales are allowable within the City. This industry comprises a significant proportion of the City's manufacturing jobs and industry. The majority of the manufacturing is centered in industrial areas formerly principally engaged in the timber industry. The majority of these workers do not live in Arcata. This jobs rich industry will need housing to support the expanding workforce. Other than the increased need for housing for employees in the expanding cannabis workforce, the City does not anticipate other shifts in occupations in the 2019–2027 Planning Cycle that would significantly alter its housing needs.

TABLE A3-5.   EMPLOYMENT BY INDUSTRY

	Humboldt County		Arcata	
Employment by Industry	**Estimate**	**%**	**Estimate**	**%**
Civilian employed population 16 years and over	59,587		8,228	
Agriculture, forestry, fishing and hunting, and mining	2,333	3.92	295	3.59
Construction	4,201	7.05	242	2.94
Manufacturing	2,526	4.24	262	3.18
Wholesale trade	1,225	2.06	148	1.80
Retail trade	8,494	14.25	1,361	16.54
Transportation and warehousing, and utilities	2,067	3.47	93	1.13
Information	955	1.60	205	2.49
Finance and insurance, and real estate and rental and leasing	2,621	4.40	271	3.29

TABLE A3-5.   EMPLOYMENT BY INDUSTRY

	Humboldt County		Arcata	
Employment by Industry	**Estimate**	**%**	**Estimate**	**%**
Professional, scientific, and management, and administrative and waste management services	4,937	8.29	895	10.88
Educational services, and health care and social assistance	15,537	26.07	2,658	32.30
Arts, entertainment, and recreation, and accommodation and food services	7,946	13.34	1,369	16.64
Other services, except public administration	2,821	4.73	199	2.42
Public administration	3,924	6.59	230	2.80

Source: (HCD Table 2) ACS DP-03 2012–2016.

TABLE A3-6.   EMPLOYMENT BY OCCUPATION, ARCATA

	2000		2017	
Occupation	**#**	**%**	**#**	**%**
Management and Professional	3,209	38.16	3,189	37.95
Sales and Office	1,956	23.26	1,979	23.55
Services	1,828	21.74	2,263	26.93
Natural Resources, Construction, and Maintenance	595	7.08	488	5.81
Production and Transport	821	9.76	485	5.77
Total	**8,409**		**8,404**	

Source: 2000 Census, ACS 2013–2017.

TABLE A3-7:   EMPLOYMENT BY OCCUPATION, ARCATA

	2013	
Occupation	**#**	**%**
Office/Administration Support	1380	15.7
Sales/Related	987	11.2
Food Prep/Serving	932	10.6

TABLE A3-7:   EMPLOYMENT BY OCCUPATION, ARCATA

	2013	
Occupation	**#**	**%**
Education/Training/Library	806	9.2
Management	756	8.6
Personal Care/Services	635	7.2
Health Practitioner/Technician	521	5.9
Construction/Extraction	376	4.3
Production	301	3.4
Maintenance Repair	278	3.2
Building Grounds Maintenance	243	2.8
Business/Financial Operations	223	2.5
Transportation/Moving	214	2.4
Healthcare Support	190	2.2
Community/Social Services	173	2.0
Architect/Engineer	155	1.8
Life/Physical/Social Science	151	1.7
Arts/Entertain/Sports	118	1.3
Computer/Mathematical	104	1.2
Protective Services	101	1.1
Farm/Fish/Forestry	79	0.9
Legal	68	0.8
Total	**8,791**	100

Source: 2010 Census; 2013 Nielsen.

Table A3-8 illustrates the occupational wages for different occupations in the North Coast Region (Del Norte, Humboldt, Lake, and Mendocino counties) as estimated by the California Employment Development Department (EDD). Statistics for individual cities are not available for hourly wages. This table also includes the monthly housing allocation of each annual wage; 30 percent of a person's income is generally accepted as the amount allocated for housing. Based on a survey of apartment and home rental costs in Arcata, the average monthly rental cost is $949 per bedroom. Therefore, the housing allocation for a one-bedroom rental unit requires $37,960 annual income. Nine occupations listed in **Table A3-8** do not meet the housing allocation threshold. According to the ACS (and shown in **Table A3-20**), about 41.20 percent of Arcata residents have an annual household income of less than $25,000.

TABLE A3-8.   OCCUPATIONAL WAGES 2019, NORTH COAST REGION

Occupation	Average Wage	Average Annual Income	Monthly Housing Allocation*
Civil Engineers	$49.34	$102,647	$2,566
General & Operations Managers	$41.52	$86,372	$2,159
Registered Nurses	$45.16	$93,927	$2,348
Accountants & Auditors	$30.83	$64,108	$1,603
Elementary School Teachers	Not hourly	$74,424	$1,861
Business Operations Specialists	$29.43	$61,213	$1,530
Computer User Support Specialist	$25.92	$53,913	$1,348
Heavy & tractor trailer truck drivers	$24.09	$50,095	$1,252
Child, Family & School Social Workers	$24.57	$51,105	$1,278
Construction Laborers	$21.97	$45,681	$1,142
Bookkeeping, Accounting, Audit Clerks	$20.92	$43,512	$1,088
Forest & Conservation Technicians	$18.68	$38,855	$971
Maintenance & Repair workers	$17.95	$37,346	$934
Office Clerks	$17.18	$35,737	$893
Teachers Assistants	Not hourly	$32,537	$813
Stock Clerks & Order fillers	$14.24	$29,612	$740
Retail Salepersons	$14.19	$29,521	$738
Home Health Aides	$13.83	$28,764	$719
Cashiers	$13.26	$27,571	$689
Food Preparation Workers	$13.93	$28,991	$725
Farmworkers, Laborers, Crop, Nursery	$14.78	$30,735	$768
Waiter and Waitresses	$14.38	$29,889	$747

Note: North Coast Region includes Humboldt, Del Norte, Lake, and Mendocino Counties.
*Assumes 30 percent of annual income is allocated to housing costs.
Source: Employment Development Department, OES Survey, 2019.

According to EDD, the City of Arcata's unemployment rate has declined by about 4.20 percent since 2010. From 2009 to 2011, Arcata's unemployment rate was in the double digits. However, the EDD projection has gradually decreased, and the current unemployment rate is 6.60 percent (shown in **Table A3-9**).

TABLE A3-9.   ANNUAL AVERAGE UNEMPLOYMENT, ARCATA

Year	Unemployment Rate (%)
2009	10.30
2010	10.80
2011	10.70
2012	9.80
2013	7.70
2014	8.30
2015	7.00
2016	8.90
2017	6.90
2018	5.90
2019	6.60

Source: Employment Development Department, 2019.

Jobs/Housing Balance. There are 8,228 employed persons residing in the City's 7,886 housing units, for a ratio of 1.04 employed persons for each housing unit. Approximately half of Arcata's residents work in the City. 83 percent of employed persons living in the City have a travel time to work of less than a half hour.

TABLE A3-10.   JOBS/HOUSING BALANCE INDICATORS, 2017

Category	Number	
Housing Units	7,886	
Employed Persons	8,228	
Worked in the City	4,258	
Travel Time to Work	**Persons**	**%**
Less than 15 minutes	3,823	44.06
15 to 29 minutes	3,382	38.98
30 to 44 minutes	507	5.84
45 to 59 minutes	147	1.69
60 or more minutes	310	3.57
Worked at home	507	5.84
Total	**8,676**	**100.00**

TABLE A3-10.   JOBS/HOUSING BALANCE INDICATORS, 2017

Category	Number	
Worked in City/Housing Units	0.54	
Employed Persons/Household	1.04	**100.00**

Source: 2013-2017 ACS, 2018 DOF Projections, HCD Data Package.

Household Characteristics

There were an estimated 8,854 households in the City of Arcata in 2018, according to the Department of Finance (DOF), an increase (2.49 percent annually) from the 2010 U.S. Census (**Table A3-11**). Arcata experienced a much slower growth in the number of household compared to Humboldt County (5.02 percent annually). The growth rate of households does not necessarily reflect the overall population growth rate, which can grow faster than the number or households if the population increase consists of larger households rather than single-person households. This is the case in Arcata where the population increased by 3.15 percent from 2017 to 2018 while Humboldt County's population growth rate for that same period was 0.59 percent (see **Table A3-1**), indicating that Humboldt County experienced an increase in smaller-size households relative to Arcata. Based on DOF estimates, households in the City will increase 0.20 percent annually over the next 10 years, or by 181 households. The City's expected household growth is about 15 percent of the total expected growth of the County.

TABLE A3-11.   HOUSEHOLDS

Year	Households	Change	% Change	Annual % Change
City of Arcata				
2000	7,051	--		
2010	7,381	330	4.68	0.47
2018	8,854	1,473	19.96	2.49
2020	8,919	65	0.73	0.24
2030	9,100	181	2.03	0.20
Humboldt County				
2000	51,238	--		
2010	56,031	4,793	9.35	0.94
2018	58,395	2,364	4.22	0.53
2020	58,823	428	0.73	0.24
2030	60,016	1,193	2.03	0.20

*The number or households reported in this table differs from the number of households reported in Table A3-11 since that table relies on ACS data, which has a smaller sample size. This table uses DOF data.
Source: 1990, 2000, and 2010 Census; 2018 DOF projections.

Household Size. According to the American Community Survey (ACS), the average household size for Arcata in 2016 was estimated to be 2.25, a slight increase from 2.16 in 2000. Based on 2016 estimates, one-person households consisted of 38.68 percent of the households in Arcata and showed slight growth between 2000 and 2016. The number of two- through four-person households decreased over the same time period. Five or more person households remained nearly the same overall, with a slight decrease in the owner-occupied category and a slight increase in the renter-occupied category.

TABLE A3-12.   HOUSEHOLD SIZE, ARCATA

	2000		2016	
Household Size	**#**	**%**	**#**	**%**
1 person				
Owner	740	10.49	897	13.24
Rental	1711	24.27	1,723	25.44
2-4 persons				
Owner	1,745	24.75	1,486	21.94
Rental	2,525	35.81	2,333	34.45
5+ persons				
Owner	161	2.28	85	1.25
Rental	169	2.40	249	3.68
Total	**7,051**	**100.00**	**6,773**	**100.00**
Average Household Size	**2.16**		**2.25**	

*For household size by tenure, 2016 ACS data is used which shows the total number of households as being 6,773 which differs from other sections of the Housing Needs Assessment which identify the number of households as being slightly higher or lower than this number. Multiple data sources are used to ensure that the data is as current and complete as possible; however, that occasionally results in differences in what the data says between some sections. The ACS's sample size is generally smaller than other data sources' which has caused the number of households to appear lower than it actually is.
Source: 2000 Census; 2012–2016 ACS.

Household Type. According to the American Community Survey Glossary, a household refers to occupants of an individual housing unit where they normally reside. A householder refers to the person in whose name the housing unit is owned, purchased, or rented. A household is considered a "family" household if there are two or more occupants cohabitating who are related by birth, marriage, or adoption. Family households may contain people not related to the householder. Family households with one or more children, in which the householder is unmarried are considered single-parent households. Non-family households consist of all other where the householder lives alone or with nonrelatives.

As shown in **Table A3-13**, the characteristics of Arcata's households continued to consist of predominantly non-family households from 2010 to 2017. Households with individuals over the age of

18 decreased slightly between 2010 and 2017. Another household type that decreased during the same time period was married couples with their own children. This household type decreased by almost 16.75 percent, or 103 households. The 2017 estimates show male households with own child under 18 years as the biggest change, with an almost 46.21 percent decrease in this type of household. In addition, 2017 estimates for householders over the age of 60 indicate a 30.68 percent increase in this type of household.

TABLE A3-13.   HOUSEHOLD CHARACTERISTICS, ARCATA

	2010		2017	
Household Type	**#**	**% of Total Households**	**#**	**% of Total Households**
Family Households	**2,772**	**38.59**	**2,635**	**37.23**
Married Couple Households	1,693	23.57	1,759	24.85
Married Couple with own child under 18	615	8.56	512	7.23
Female Householder with own child under 18	408	5.68	367	5.19
Male Householder with own child under 18	145	2.02	78	1.10
Households with one or more people > 60	576	34.00	860	48.90
Non-family Household	**4,411**	**61.41**	**4,443**	**62.77**
Householder living alone	2,752	38.31	2,515	35.53
Households with Individuals < 18 years old	26	0.36	18	0.25
Householder > 60 years of age	935	13.02	1,222	17.26
Total Households	**7,183**	**100.00**	**7,078**	**100.00**

Note: The sum of the number of households in each category is not meant to add up to the total amount shown in "Family Households" or "Non-Family Households." Each subcategory simply represents that subset's number of households which may overlap with some of the other categories shown. This is also the case for the percentages. Each category's percentage is not proportional to another category's percentage.
Source: 2006-2010, 2013-2017 ACS.

Household Tenure. Rental occupancy is high in Arcata (**Table A3-14**). Rental occupancy has continued to increase from 2010 to 2017. This may be related to the increase in multi-family unit production, relative to single-family production (**Table A3-16**). Owner-occupied units account for approximately 37.31 percent of Arcata's housing stock. Arcata's owner-occupied rates are consistently lower than those of Humboldt County. This is a similar trend that occurred between 1990 and 2000, and between 2000 and 2010.

TABLE A3-14.   HOUSEHOLD TENURE

Household Type	2010		2017		2010 to 2017 % Change
	#	%	#	%	
City of Arcata					
Occupied Housing Units	7,183	100.00	7,078	100.00	-1
Owner Occupied	2,870	39.96	2,641	37.31	-8
Renter Occupied	4,313	60.04	4,437	62.69	3
Humboldt County					
Occupied Housing Units	54,276	100.00	53,966	100.00	-1
Owner Occupied	31,240	57.56	30,500	56.52	-2
Renter Occupied	23,036	42.44	23,466	43.48	-2

Source: 2006-2010, 2013-2017 ACS.

Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room in a housing unit.[1] Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. This may be common in low-income, large-family, and student households. **Table A3-15** lists the City's households that are overcrowded (1.0 to 1.5 persons per room) and severely overcrowded (1.5+ persons per room) per the 2012-2016 ACS data from HCD's Sixth Cycle Data Package. In general, overcrowding in Arcata is estimated to have been lower for 2012–2016 than in 2007–2011 and 2000 in both owner and rental units.

TABLE A3-15.   OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0–1.50 Persons Per Room)		Severely Overcrowded (1.50+ Persons Per Room)		Total		% of Overcrowded and Severely Overcrowded Households from Total Households*
	#	%	#	%	#	%	
2000							
Owner	36	30.00	16	10.30	52	18.90	2.00
Renter	84	70.00	139	89.70	223	81.10	5.10

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

TABLE A3-15.   OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0–1.50 Persons Per Room)		Severely Overcrowded (1.50+ Persons Per Room)		Total		% of Overcrowded and Severely Overcrowded Households from Total Households*
	#	%	#	%	#	%	
Total	**120**	**43.60**	**155**	**56.40**	**275**	**100.00**	**7.10**
2007–2011 ACS Estimate							
Owner	36	18.56	0	0.00	36	14.29	0.53
Renter	158	81.44	58	100.00	216	85.71	2.33
Total	**194**	**100.00**	**58**	**100.00**	**252**	**100.00**	**2.86**
2012–2016 ACS Estimate							
Owner	22	15.38	0	0.00	22	12.79	0.89
Renter	121	84.62	29	100.00	150	87.21	3.23
Total	**143**	**100.00**	**29**	**100.00**	**172**	**100.00**	**2.42**

*This table only shows data for Overcrowded and Severely Overcrowded Households. Non-overcrowded households are not shown here so the "Percentage of Total Households" reflects the percentage of Overcrowded and Severely Overcrowded Households from the total amount of households including overcrowded households of any type and non-overcrowded households.
Source: 2000 Census; HCD Data Package, Table 3.

Housing Stock Characteristics

Housing Units by Type. Table A3-16 shows housing unit types in Arcata for the last eight years. It is estimated that the City had 8,019 housing units of various types in 2018, a 3.85 percent increase in the number of units from 2010. Between 2010 and 2018, structures with five or more units increased by about 8.79 percent, or 164 units. By contrast, single-family structures, both attached and detached, have grown at a much slower rate of 1.9 percent and 5.86 percent respectively during the same time period. Despite this slow growth rate, the table shows that the greatest number of housing structures in the city are still detached single family. This trend has increased slightly since 2010. However, the proportion of housing types has remained constant between 2010 and 2018.

TABLE A3-16.   HOUSING UNITS BY TYPE

Units in Structure	2010		2018		2010 to 2018 Change	
	#	%	#	%	#	%
Single-family detached	3,311	42.88	3,374	42.08	63	1.90
Single-family attached	495	6.41	524	6.53	29	5.86

TABLE A3-16.   HOUSING UNITS BY TYPE

Units in Structure	2010		2018		2010 to 2018 Change	
	#	%	#	%	#	%
2 to 4 units	1,162	15.05	1,203	15.00	41	3.53
5 or more units	1,865	24.15	2,029	25.30	164	8.79
Mobile Home	889	11.51	889	11.09	0	0.00
Total	**7,722**	**100.00**	**8,019**	**100.00**	297	3.85

Source: HCD Data Package, Table 9.

Age of Housing Stock. Similar to many cities, home building and residential subdivisions really took off after World War II in Arcata. As shown in **Table A3-17,** only 18.05 percent of the City's housing units were built before 1950. In just a ten-year period from 1950 to 1959, the number of housing units nearly doubled. Between 1950 and 2000, an average of 1,159 housing units per decade were added to Arcata's housing stock. . The majority of housing was built after 1970 (56.43 percent) versus before 1970 (43.57 percent). A large proportion of Arcata's housing stock, 19.48 percent (1,628 units), was built between 1970 and 1979. An estimated 511 new housing units have been built since 2010.

TABLE A3-17.   HOUSING UNITS BY YEAR BUILT

Year Built	# of Units	%	Accumulated %
1939 or earlier	975	11.66	11.66
1940 to 1949	534	6.39	18.05
1950 to 1959	1,198	14.33	32.38
1960 to 1969	935	11.19	43.57
1970 to 1979	1,628	19.48	63.05
1980 to 1989	1,067	12.76	75.81
1990 to 1999	968	11.58	87.39
2000 to 2009	503	6.02	93.41
2010 or later	551	6.59	100.00
Total	**8,359**	**100.00**	

Note: The total number of housing units in this table differs from the housing unit total listed in Table A3-15 since this table uses a combination of ACS and city building permit data. Table A3-15 uses DOF housing estimates.
Source: 2013-2017 ACS; City of Arcata 2019.

Coastal Zone Housing Activity. Part of the southern and western area of Arcata is in the Coastal Zone. A majority of parcels in the Coastal Zone are designated for agriculture and natural resource uses. There are also sites designated for industrial, commercial, and residential uses in the Coastal Zone. From 1982 through 2014, 237 housing units were constructed in the Coastal Zone. Since 2014, an additional 81 new

units were constructed in the Coastal Zone, with 40 percent of those units dedicated to a new transitional housing shelter.

The City of Arcata Community Development Agency assisted in the redevelopment of an existing mobile home park (Sandpiper) in the Coastal Zone in 2012. The project decreased the total number of units in the park from 21 to 19. The City of Arcata assisted with the development of Arcata Bay Crossing at 280 E Street to replace the lost housing in the Coastal Zone. All of the units in the Sandpiper are restricted to low/moderate-income residents, and all of the replacement units are restricted to low-income residents. No other low/moderate-income units have been authorized for demolition, nor have any been converted to a nonresidential use in the Coastal Zone since 2009. While no replacement units have been required as a result of demolition/conversion activity in the Coastal Zone, 32 of the 81 new housing units in the Coastal Zone have affordability restrictions to provide housing to low- and moderate-income households.

Condition of the Housing Stock. The condition of the City's housing stock was evaluated from the 2009 housing condition survey of 2,413 randomly selected housing units (about 30 percent of Arcata's housing units). The "windshield survey" was conducted using the HCD approved housing condition form. In addition, Building Department records and the age of the housing stock were also considered. The City has not required a residential structure to be demolished because of the condition of a building.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it requires minor, moderate, or substantial repairs. Units with a "sound" rating are in good repair, and those with a "dilapidated" rating would require major rehabilitation or destruction. Housing units classified as dilapidated are not considered worthy of rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

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

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

The survey evaluated a total of 500 housing units. Of these units, 56.4 percent (282 units) were in need of minor repairs, 11.4 percent (57 units) needed moderate repairs, and 0.2 percent (1 unit) needed substantial rehabilitation (**Table A3-18**). No units were determined to be dilapidated. The majority of

housing units were in need of minor repairs (56.4 percent). The survey's totals were projected over the total housing units in the City.

In November 2019, a City Building Official reviewed the data from the 2009 housing conditions survey and stated that it still accurately reflects the current housing conditions in Arcata. He noted that any degradation to the housing stock since 2009 is balanced by the numbers of permits the City has received to complete improvements. Through code enforcement, the City successfully worked with owners of three blighted properties to complete rehabilitations. He expects these trends to continue.

TABLE A3-18.   EXTERIOR HOUSING CONDITIONS, 2009

	2009 Surveyed Units		2009 Projected to Total Units	
Condition	**#**	**%**	**#**	**%**
Sound	160	32	2,509	32.0
Minor	282	56.4	4,423	56.4
Moderate	57	11.4	894	11.4
Substantial	1	0.2	16	0.2
Dilapidated	0	0	-	0.0
Total	**500**	**100**	**7,842**	**100**

Source: Pacific Municipal Consultant Housing Condition Survey 2009.

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

A total of 3,852 housing units may require lead abatement or other interior improvements (see **Table A3-19**). This analysis assumes that very little lead abatement has occurred in this housing stock.

TABLE A3-19.   INTERIOR HOUSING CONDITIONS, 2013

Year Unit Built	Number	% Lead Abatement	# Lead Abatement
Pre-1940	975	90	878
1940 to 1959	1,732	80	1,386
1960 to 1979	2,563	62	1,589
Total	**5,270**	-	**3,852**

Source: 2013-2017 ACS; HUD.

Code Enforcement: The City conducts code enforcement on a complaint basis and also through the recently implemented rental inspection program. The City's Building Division will conduct health and safety inspections when either the tenant or property owner provides access to the property. In some extreme the cases when there is a clear and eminent public health and/or safety issue the City will conduct inspections without a complaint filed.

The City's relatively new rental inspection program requires the registration and initial inspection of all long- and short-term rental properties in the city. After the initial registration, a health and safety inspection by the City's Building Inspector is required on a regular basis, which may vary from 3 to 5 years. The fee associated with the rental registration offsets the inspection costs.

The City also provides free public information regarding tenant rights with substandard housing and how to get repairs corrected in rental units. Humboldt State University provides these handouts on their Housing website as well. If code compliance is required, the City has procedures to require the property owner to correct the deficiencies. Policy HE-3 and Implementation Measures 2 and 3 are intended to promote the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.

Household Income. As shown in **Table A3-209**, the median household income for the City of Arcata was $30,866 in 2017, up from $22,315 in 2000. This represents a 38.32 percent increase in the median income between 2000 and 2017. Humboldt County residents had a median income of $43,718 in 2017, approximately 41.63 percent higher than Arcata's 2017 median income.

Median income in Arcata has increased, and proportional income levels correspondingly increased for the lowest wage earners between 2000 and 2017. As shown in **Table A3-20**, 41.20 percent of Arcata households earned less than $25,000 annually in 2017, which is a decrease from 52.80 percent in 2000. However, this continual decrease has slowed in recent years, considering that approximately 40.82 percent of Arcata households were in this income bracket in 2013. At the top end of the income scale, the annual income for households earning over $100,000 annually significantly increased, rising by 175 percent. Households earning more than $50,000 but less than $100,000 annually have increased by 6.00 percent during the same time period.

TABLE A3-20.   HOUSEHOLD INCOME, ARCATA

Annual Income	2000		2017		2010 to 2017 Change	
	#	%	#	%	#	%
Less than $15,000	2,581	36.80	1,840	26.00	-741	-28.71
$15,000–$24,999	1,126	16.00	1,076	15.20	-50	-4.44
$25,000–$34,999	897	12.80	970	13.70	73	8.14
$35,000–$49,999	834	11.90	913	12.90	79	9.47
$50,000–$74,999	720	10.20	764	10.80	44	6.11
$75,000–$99,999	529	7.50	566	8.00	37	6.99
$100,000–$149,999	223	3.20	510	7.20	287	128.70
$150,000 or more	114	1.60	418	5.90	304	266.67
Median Income	$22,315		$30,866		$8,551	38.32
Humboldt County Median Income	$31,226		$43,718		$12,492	40.01

Source: 2000 Census; 2013-2017 ACS. Data not adjusted for inflation.

HCD publishes household income data annually for areas in California. **Table A3-21** shows the maximum annual income level for each income group adjusted for household size for Humboldt County.

**TABLE A3-21.   MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE
                (HUMBOLDT COUNTY), 2019**

Household Size	Maximum Income Level		
	Extremely Low	Very Low	Lower
1-Person	$13,650	$22,700	$36,300
2-Person	$16,910	$25,950	$41,500
3-Person	$21,330	$29,200	$46,700
4-Person	$25,750	$32,400	$51,850
5-Person	$30,170	$35,000	$56,000
6-Person	$34,590	$37,600	$60,150
7-Person	$39,010	$40,200	$64,300
8-Person	$42,800	$42,800	$68,450

Source: 2019 Income Limits, Department of Housing and Community Development.

Housing Costs and Overpayment

For-Sale Housing Cost. In 2018, a computer-generated analysis of for sale home listings on Zillow indicates that the median home sales price in the City of Arcata was $320,833, rising from a median home sales price of $278,758 in 2012 according to the Humboldt Association of Realtors (HAR). As of August 2019, Zillow indicated that the price had risen to a median home sales price of $327,000. According to HAR, there were 113 homes sold in Arcata between September 19, 2018 and March 5, 2019; with a median sales price of $350,000.

Rental Housing Cost. Table A3-22 shows the 2019 rental costs in Arcata by the number of bedrooms. According to an online survey of available rental units on Trulia, the majority of rental units for apartments were two-bedroom units, and there were slightly more houses available with three-bedroom units. 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. However, it should be noted that there were only 26 units available at the time of this survey, so there were minimal units for reference in some categories. For example, there were no one-bedroom houses and only one 4-bedroom apartment on the market at the time of this survey. This small sample size may account for the relatively low cost of the four-bedroom apartment when compared to other average unit costs in the city.

TABLE A3-22.   MEDIAN RENTAL COSTS BY HOUSING TYPE, 2019

Bedroom Count	Apartment	House
1 Bedroom	$949	--
2 Bedroom	$1,015	$1,488
3 Bedroom	$1,475	$1,663
4 Bedroom	$1,200	$2,175
Median	**$1,160**	**$1,775**
Overall Median	**$1,424**	

Source: Trulia, 2019.

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

As seen in **Table A3-23,** the number of households overpaying for housing was 41.70 percent in Humboldt County and 56.90 percent for the city. Renters are more likely to overpay for housing than owners, with 46.9 percent and 24.2 percent of renters overpaying in Arcata and Humboldt County, respectively. As incomes drop, chances increase to overpay for housing, with 49.5 percent and 30.6 percent of lower-income households overpaying in Arcata and Humboldt County, respectively.

TABLE A3-23.   HUMBOLDT COUNTY HOUSEHOLDS PAYING IN EXCESS OF 30% OF INCOME TOWARD HOUSING COSTS

Total Households Characteristics	Number	% of Total Households
Total occupied units (households)	6,905*	100.00
Total Renter households	4,645	67.27
Total Owner households	2,260	32.73
Total lower income (0-80% of HAMFI) households	4,105	59.45
Lower income renters (0-80%)	3,385	49.02
Lower income owners (0-80%)	720	10.43
Extremely low-income renters (0-30%)	1,595	23.10
Extremely low-income owners (0-30%)	140	2.03
Lower income households paying more than 50%	2,430	35.19
Lower income renter HH severely overpaying	2,155	31.21
Lower income owner HH severely overpaying	275	3.98
Extremely Low Income (0-30%)	1,495	21.65
ELI Renter HH severely overpaying	1,425	20.64
ELI Owner HH severely overpaying	70	1.01
Income between 30%-50%	655	9.49
Income between 50% -80%	280	4.06
Lower income households paying more than 30%	3,420	49.53
Lower income renter HH overpaying	2,950	42.72
Lower income owner HH overpaying	470	6.81
Extremely Low Income (0-30%)	1,535	22.23
Income between 30%-50%	995	14.41
Income between 50% -80%	890	12.89
Total Households Overpaying	3,930	56.92
Total Renter Households Overpaying	3,235	46.85
Total Owner Households Overpaying	695	10.07
Total households paying between 30%-50% Income	1,460	21.14
Total households paying > 50% Income	2,470	35.77

*Number of households is shown as 6,905, lower than the other estimates in this Housing Needs Assessment. This discrepancy is a result of different data sources for different parts of this document. This section uses US HUD CHAS data while other sections describing number of households use ACS data.
 Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data.

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

The median sales price for single-family homes in Arcata has increased since the decrease in housing costs from 2010 to 2015 due to the nationwide 2008 Housing Recession. The median sales price for single-family homes in the City rose to $320,833 in 2018 as compared to 2012, when it was $278,758. It is estimated that an annual income of approximately $77,750 is needed to qualify for a home loan of $334,891 (at 4.5 percent interest and with a 10 percent down payment). Approximately 1,493 households (21.10 percent) earned over $75,000 in 2017 in Arcata. Based on the HCD income limits for Humboldt County (**Table A3-24**), the maximum affordable sales price for a three-person, extremely low-income households is $84,846, which is up about $26,700 from the 2013 HCD income limits. HCD's 2019 three-person maximum affordable sales price for a very low-income household is $119,725 (2013 = $96,683), for a low-income household is $197,282 (2013 = $154,767), and for a moderate-income household is $300,544 (2013 = $220,167). Based on **Tables A3-20** and **A3-24**, this would indicate that the median-priced home is not affordable to three-person households except for above-moderate income levels.

TABLE A3-24.   AFFORDABLE HOUSING COSTS, 2019

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Extremely Low								
Income Limit	$13,650	$16,910	$21,330	$25,750	$30,170	$34,590	$39,010	$42,800
Monthly Income	$1,138	$1,409	$1,778	$2,146	$2,514	$2,883	$3,251	$3,567
Maximum Monthly Rent/ Payment	$341	$423	$533	$644	$754	$865	$975	$1,070
Maximum Sales Price	$50,810	$65,258	$84,846	$104,435	$124,024	$143,613	$163,201	$179,998
Very Low								
Income Limit	$22,700	$25,950	$29,200	$32,400	$35,000	$37,600	$40,200	$42,800
Monthly Income	$1,892	$2,163	$2,433	$2,700	$2,917	$3,133	$3,350	$3,567
Maximum Monthly Rent/	$568	$649	$730	$810	$875	$940	$1,005	$1,070

TABLE A3-24.   AFFORDABLE HOUSING COSTS, 2019

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Payment								
Maximum Sales Price	$90,918	$105,321	$119,725	$133,907	$145,430	$156,952	$168,475	$179,998
Low								
Income Limit	$36,300	$41,500	$46,700	$51,850	$56,000	$60,150	$64,300	$68,450
Monthly Income	$3,025	$3,458	$3,892	$4,321	$4,667	$5,013	$5,358	$5,704
Maximum Monthly Rent/ Payment	$908	$1,038	$1,168	$1,296	$1,400	$1,504	$1,608	$1,711
Maximum Sales Price	$151,191	$174,237	$197,282	$220,106	$238,498	$256,890	$275,283	$293,675
Moderate[a]								
Income Limit	$54,450	$62,200	$70,000	$77,750	$83,950	$90,200	$96,400	$102,650
Monthly Income	$4,538	$5,183	$5,833	$6,479	$6,996	$7,517	$8,033	$8,554
Maximum Monthly Rent/ Payment	$1,361	$1,555	$1,750	$1,944	$2,099	$2,255	$2,410	$2,566
Maximum Sales Price	$231,629	$265,976	$300,544	$334,891	$362,368	$390,067	$417,545	$445,244

Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed-rate mortgage at 4.5% annual interest rate. Assignment of 30% of gross household income to housing costs to cover principal, interest, property taxes, and homeowner's insurance.
[a] Moderate income calculated based on 120% of median using 2019 HUD Method for households.
Source: 2019 Low-, Very-Low, and Extremely Low-Income Limits, HCD, March 2019; Zillow.com: https://www.zillow.com/arcata-ca/home-values/.

Housing Vacancy. Vacancy rates are used to compare the relationship between housing supply and demand. If the demand for housing is greater than supply, the vacancy rate is low and the price of housing increases. The desirable vacancy rate in a community is 5 percent.[3] Generally, when the vacancy

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[3] Landis, John D. "Raising the Roof: California Housing Development Projections and Constraints, 1997-2020."

rate drops below 5 percent, the demand for housing exceeds the supply of housing. Consequently, prospective buyers and renters may experience an increase in housing costs.

As shown in **Table A3-25**, vacant units are categorized to differentiate between for-sale housing and for-rent housing that are vacant, homes that are used seasonally, recreationally or occasionally and other types of vacant homes, including homes that have been sold or rented but not yet occupied, homes that are intended for migrant workers, homes that are held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

The overall vacancy rate for Arcata was 10.62 percent, up from the 2010 Census vacancy rate of 4.40 percent (**Table A3-25)**. Among the owned housing unit supply in Arcata, 1.28 percent of the housing units were vacant. Among the rented housing unit supply in Arcata, 4.66 percent of the housing units were vacant. The combined citywide vacancy rate for the entire housing stock in the city from both rented, owned, and all other vacant housing units was 10.62 percent. The vacancy rates for rental and owner properties suggest Arcata's housing prices are higher based on a high demand with low supply.

TABLE A3-25.   HOUSING UNIT VACANCY STATUS, 2017

	Arcata		Humboldt County	
Type	**#**	**%**	**#**	**%**
TOTAL	7,919	100.00	62,583	100.00
Occupied Housing Units	7,078	89.38	53,966	86.23
Vacant Housing Units	841	10.62	8,617	13.77
For rent	154	1.94	756	1.21
Rented, not occupied	215	2.71	480	0.77
For sale only	53	0.67	506	0.81
Sold, not occupied	17	0.21	359	0.57
Seasonal, recreational, or occasional use	31	0.39	3,160	5.05
All other vacant	371	4.68	3,356	5.36
Vacancy Rate	**City**		**County**	
Owner	1.28		6.43	
Rental	4.66		1.97	
Total*	10.62		13.77	

*Total Vacancy Rate is listed as shown on HCD Table 10.
Source: 2013-2017 ACS, Tables B25002, B25004.

Special Housing Needs

The Housing Element endeavors to proactively address economic and social imbalances while developing implementation designed to counteract those imbalances. Underrepresented communities, i.e., communities of color, low-income communities, the elderly, homeless, and other socioeconomic

groups currently do not have equal access to the planning process. The Housing Element seeks to address this underrepresentation by affirmatively and proactively seeking input on policies from these communities to address the systemic inequities. The implementation measures in the Housing Element will involve systemic fixes to these systemic problems.

Household groups with special needs include seniors, mentally and physically disabled persons (including persons with developmental disabilities), large-family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. HCD has also indicated that in some cases special needs groups are subject to discrimination based on their special needs or circumstances. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Policy HE-16 and Implementation Measures 6 and 10 are intended to support households with special housing needs.

Senior Households. In this Housing Element, seniors are defined as persons age 65 or older. It is noted that some funding programs have lower eligibility age limits. Seniors often require specifically designed housing. They may have special housing needs resulting from physical disabilities and limitations and fixed or limited income. A "senior household" is one in which the householder is over the age of 65. This is different from the total population of seniors which includes peoples ages 65 and older regardless of whether or not they are householders. Senior households also have other needs to preserve their independence, including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. While it is the general consensus that the senior population is going to increase due to the aging "baby-boom" generation, the senior population actually decreased slightly in Arcata between the 2000 and 2010 U.S. Census **(Table A3-26)**. Nonetheless the 2012-2016 American Community Survey reported an increase of senior households by 3 percent.

TABLE A3-26.   SENIOR HOUSEHOLD POPULATION TRENDS

Year	Senior Households	Change	% Change	% of Total Households
1990	1,438			9.46
2000	1,444	6	0.42	8.67
2010	1,408	-36	-2.49	8.17
2016	1,447	39	2.77	8.14

Source: 1990, 2000, 2010 Census, 2012-2016 ACS 5-Year Estimates, Table B25007.

Table A3-27 indicates that the majority of the senior population in the City is female (54.79 percent). A greater percentage of women are over 75 years old, as compared with men. Approximately 24 percent of all female seniors are 65 to 74 years old, with the remaining 76 percent 75 years old or older, while approximately 80 percent of all male seniors are 65 to 74 years old, with the remaining 20 percent 75 years old or older. Although a relatively small proportion of the total population is over 85 years of age, this population is expected to generally require more care than the younger population.

TABLE A3-27.   MALE AND FEMALE SENIOR POPULATION BY AGE

Age of Seniors	Male			Female		
	#	% of Total Male Senior Population	% of Total Senior Population	#	% of Total Female Senior Population	% of Total Senior Population
65 to 74 years	993	79.95	43.80	539	52.59	23.78
75 to 84 years	147	11.84	6.48	286	27.90	12.62
85 years and over	102	8.21	4.50	200	19.51	8.82
Total	1242	100.00	54.79	1025	100.00	45.21
Total Senior Population			**2,267**			

Source: 2013-2017 ACS 5-Year Estimates, Table S0101.

Another trend in the senior population age group is the tendency to own rather than rent housing. ACS estimated that in 2012-2016, approximately 75 percent of seniors would own the homes they occupy (**Table A3-28**). This trend is also expected to continue during the 2014-2019 Planning Cycle.

TABLE A3-28.   SENIOR HOUSEHOLDERS BY TENURE (2012-2016 ESTIMATE)

Age	#	%	% of Total Senior Households
Renter-Occupied Senior Households			
65 to 74 years	272	76.84	18.80
75 to 84 years	20	5.65	1.38
85 years and over	62	17.51	4.28
Total	**354**	**100**	**24.46**
Owner-Occupied Senior Households			
65 to 74 years	622	56.91	42.99
75 to 84 years	332	30.38	22.94
85 years and over	139	12.72	9.61
Total	**1,093**	**100**	**75.54**
Total Senior Households			
65 to 74 years	894	61.78	
75 to 84 years	352	24.33	

TABLE A3-28.   SENIOR HOUSEHOLDERS BY TENURE (2012-2016 ESTIMATE)

Age	#	%	% of Total Senior Households
85 years and over	201	13.89	
Total	**1,447**	**100**	

Source: 2012-2016 ACS 5-Year Estimates, Table B25007.

The 2013-2017 American Community Survey (ACS) reported that median income for seniors age 65 and above was $37,594 in Arcata and $42,548 for Humboldt County. **2017 ACS** estimated 12.4 percent of the 65 years and older households are below the poverty level **(Table A3-29)**.

TABLE A3-29.   PERCENT OF SENIORS BELOW POVERTY LEVEL

Age Category	Humboldt County	Arcata
65 years and older	8.02	12.40

Source: 2013-2017 ACS 5-Year Estimates, Table B17001

Senior Housing. Several care facilities and service providers assist both senior and disabled persons (including persons with developmental disabilities) in Arcata **(Table A3-30)**. In-home care services are provided by several businesses that are either in the City or in surrounding communities (**Table A3-30**). These types of services are designed to keep a person in the home by providing limited services at the individual's residence. One large adult day care facility provides up to 120 clients with services, including medical, as it is associated with the City's only hospital—Mad River Community Hospital. Three residential care facilities for senior or disabled persons are within the city limits. These three sites provide housing and care for up to 22 persons. One small family home provides services to persons under the age of 18. The nearest nursing home is in Eureka, about 11 miles south of Arcata. Nursing homes are defined as skilled nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

TABLE A3-30.   SERVICES FOR THE ELDERLY AND/OR DISABLED, 2019

Facility Name	Address	Capacity*	Service
Sterling House	631 13th St	8	Adult Residential Facility (age 18 to 59)
Butler Valley	380 12th St	6	Independent Care Facility
Mad River Hospital Adult Day Care	3800 Janes Rd	120	Adult Day Care day service with medical
Cunha's Small Family Home	2232 Wisteria Way	4	Small Family Home (age less than 18)

TABLE A3-30.   SERVICES FOR THE ELDERLY AND/OR DISABLED, 2019

Facility Name	Address	Capacity*	Service
Bungalow Services, Inc.	796 18th St, Arcata		In - home service - disable
Golden Sunset Care Home	1972 Old Arcata Rd., Arcata	8	Adult Residential Facility
Mad River Hospital Home Health	4605 Valley West Blvd., Arcata		In-home service - medical
Changing Tides	2259 Myrtle Ave., Eureka		In-home respite services for children and adults with disabilities.
Dawnings Supported Living	1465 G St. Arcata		In-home supported living service
Aguilar Manor	6433 Eggert Rd, Eureka		Retirement home
Agapé Home Care	P.O. Box 4881, Eureka		In-home supported living service
Alder Bay Assisted Living	1355 Myrtle Ave, Eureka		Assisted living facility
Cutten Care Home	6253 Berry Ln, Eureka		Assisted living facility
Redwood Coast Regional Center	525 Second St, Suite 300, Eureka		CA Dept of Developmental Services contract
Trumpet Behavioral Health	901 O St Arcata		Office and in-home service - Autism
Chase Inc. Services	5610 W. End Rd, Arcata		Office service - Employment and Life Skills
Pathways Crisis Response	1465 G St, Arcata		Office Service - disable
Multiplicity Therapeutic Services	875 Crescent Way, Arcata		Office and in-home service - Autism
Insight Community Living	5201 Carlson Park Dr. Suite A, Arcata		In-home supported living services

*Capacity number is provided only as data is available. Certain services in this table are simply assistance rather than assisted living so there will be no beds to list here by default.
https://secure.dss.cahwnet.gov/ccld/securenet/ccld_search/ccld_search.aspx;
http://redwoodcoastrc.org/.
Source: State of California Community Care Licensing Division.

Disabled Persons. A disability is a mental or physical condition that limits a major life activity. A "mental disability" is any mental or psychological disorder or condition that limits a major life activity. A "physical disability" is any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss

that affects body. California Government Code defines a disability as a mental, physical, or health condition that limits a major life activity, and an individual may have more than one disability.[4] SB 812 took effect in 2011 and has since required housing elements to evaluate the special needs of persons with developmental disabilities. "Developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Although the US Census data does not include the specific information regarding developmental disabilities, the California Department of Developmental Services (DDS) has data on the number of persons served by zip code or city.

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

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

There were 2,252 disabilities counted in Arcata (**Table A3-31**). An individual may have more than one type of disability, which accounts for the higher number of disabilities than people with a disability. **Table A3-31** compares the City's type and age distribution with those of Humboldt County. For the most part, the City reflects very similar proportion distribution as Humboldt County. However, cognitive difficulties in Arcata's population are 7 percent higher than the County's for people ages 5 to 64. The City has 3 percent fewer ambulatory (movement-related) disabilities than the County in the same age category. About 498 persons between the ages of 18 and 64 were employed with a disability (3.9 percent of total population).

TABLE A3-31.   DISABILITY STATUS

Persons with Disabilities by Disability Type, Age, and Labor Force Participation Status

	Humboldt County		Arcata		
	#	%	#	%	% of Total Population*
Total Disabilities Tallied	22,657	100.00	2,252	100.00	16.28
Total Disabilities for Ages 5 to 64	14,675	64.77	1,574	69.89	11.38

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[4] CA Government Code, Title 2, Division 3, Part 2.8, Chapter 4.

TABLE A3-31.   DISABILITY STATUS

Persons with Disabilities by Disability Type, Age, and Labor Force Participation Status

	Humboldt County		Arcata		
	#	%	#	%	% of Total Population*
Hearing Difficulty	2,876	12.69	224	9.95	1.62
Vision Difficulty	2,185	9.64	317	14.08	2.29
Cognitive Difficulty	7,796	34.41	929	41.25	6.72
Ambulatory Difficulty	5,972	26.36	516	22.91	3.73
Self-care Difficulty	2,653	11.71	306	13.59	2.21
Independent Living Difficulty	5,225	23.06	552	24.51	3.99
Total Disabilities for Ages 65 and Over	7,982	35.23	678	30.11	4.90
Hearing Difficulty	3,706	16.36	289	12.83	2.09
Vision Difficulty	1,285	5.67	74	3.29	0.53
Cognitive Difficulty	2,104	9.29	93	4.13	0.67
Ambulatory Difficulty	5,044	22.26	491	21.80	3.55
Self-care Difficulty	1,883	8.31	143	6.35	1.03
Independent Living Difficulty	1,883	8.31	143	6.35	1.03
In the labor force:	61,481	70.46	9,437	68.22	68.22
Employed:	55,757	63.90	7,849	56.74	56.74
With a disability	4,028	4.62	498	3.60	3.60
Unemployed:	5,724	6.56	1,588	11.48	11.48
With a disability	922	1.06	232	1.68	1.68
Not in labor force:	25,776	29.54	4,397	31.78	31.78
With a disability	8,282	9.49	741	5.36	5.36

*Based on 2012-2016 ACS population estimate for Arcata.
Source: 2012-2016 ACS 5-Year Estimates, Tables S1810, C18120.

Table A3-32 is a breakdown of the age distribution for developmental disability clients in the City. The majority of persons with a developmental disability in the City of Arcata are adults, though nearly 40 percent are minors below the age of 18.

TABLE A3-32.   AGE DISTRIBUTION OF DEVELOPMENTAL DISABILITY CLIENTS

Age	Number of Clients within City	%
0 to 17	83	38.79
18+	131	61.21
Total	**214**	**100.00**

Source: California Department of Developmental Services, Consumer Count, July 2019.

Table A3-33 illustrates that Arcata's population living with developmental disabilities is primarily served by a parent or guardian or in-home support care service versus a facility away from the clients home.

TABLE A3-33.   TYPES OF SERVICES FOR DEVELOPMENTALLY-DISABLED PERSONS

Type of Service	Number of Clients in City	%
Community Care	0	0.0
Home Parent/Guardian	117	54.7
Independent/Supported Living Facility	82	38.3
Intermediate Care Facility	<11*	2.3
Foster/Family Home	<11*	2.3
Other	<11*	2.3
Total	**>199**	100.0

*The consumer count does not provide the exact number of developmental disability patients in any category where the number is less than 11. In these cases, the number is represented by "<11," and associated percentages are based on the midpoint (5) between the possible amounts of 1 and 10.
Source: California Department of Developmental Services, Consumer Count July 2019.

Large Family Households. Large family households, defined as households of five or more persons who are related, are considered a special needs group because there is generally a limited supply of adequately sized housing to accommodate their needs. According to 2012-2016 ACS of the 6,773 households in Arcata, 334 (4.9 percent) are considered large families. Therefore, market pressure to develop large family units is limited. However, as noted in former Housing Elements, there are currently relatively few large renter housing units (those with five or more bedrooms) to accommodate families of seven or more persons.

Single-Parent and Female-Headed Households. Single-parent households with children under the age of 18 living at home include both male- and female-headed households. For these households, living expenses generally require a larger proportion of income than in two-parent households. Therefore, finding affordable, decent, and safe housing is often challenging for single-parent households. Due to

typical wage disparities in gender, female-headed households are assessed. Additionally, single-parent households have special needs involving access to child care, health care, and other supportive services.

Households and householder are different terms but represent the same number. A household refers to all members living together in a housing unit where the normally reside. Family households consist of two or more occupants who are related by birth, marriage, or adoption. Non-family households are all other households where the householder lives alone or with nonrelatives. A householder or head of house refers to the person in whose name the housing unit is owned, purchased, or rented. Since there must be a householder for every household the number of householders and households is the same. These terms are used since the householder as an individual may be vulnerable to changes in housing affordability due to their socioeconomic status. However, when there are dependents, such as in a single-parent or female-headed family household, the entire household itself is considered to be vulnerable since any impacts to the householder can affect the household's other members.

Tables A3-13 and **A3-34** provide information on the single-parent and female-headed households. For both Humboldt County and the City of Arcata, the female-headed households are consistently the majority of the single-parent households. According to 2012-2016 ACS, there are 627 female-headed households in Arcata, representing 8.82 percent of all households citywide. 511 of these are family households with children, representing 19.81 percent of the 2,579 family households in Arcata. 306 female-headed householders under the poverty level, or 4.30 percent of all households (family and non-family) in the city but 30.55 percent of all family households in the city

TABLE A3-34.   FEMALE-HEADED FAMILIES AND HOUSEHOLDS

	Humboldt County		Arcata	
Householder Type	**#**	**%**	**#**	**%**
Female Headed Householders	6,144	**11.44****	627	**8.82****
- With Children (Family)	3,888	**12.74***	511	**19.81***
- Without Children (Family and Non-family)	2,256	**4.20****	116	**1.63****
Total Family Households	**30,516**	**--**	**2,579**	**--**
Total Householders (Family and Non-family)	53,689	**100.00****	7,111	**100.00****
Female-Headed Householders under the Poverty Level	1,689	**3.15****	306	**4.30****
Total Families under the Poverty Level	5,110	16.75**	788	30.55**

*Shows the percentage of female-headed householders with children from the total number of family households, not the percentage of female-headed householders from the total number of households.
**This represents a percentage of Total Householders (Family and Non-family).
Source: 2012-2016 ACS, Table B17012, B11016.

Agricultural Workers. The City's zoning ordinance allows "farmworker housing for agricultural activities on-site" in the agricultural zoning districts with a Minor Use Permit. In addition to the farmworker housing allowed by the zoning ordinance in accordance with the provisions of the Employee Housing Act (17021.5 and 17021.6) , additional housing for agricultural workers is allowed in all multifamily zones in the City. The City is compliant with respect to 17021.5 and 17021.6.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to **Table A3-5**, the City has about 295 persons employed in the Agricultural, forestry, fishing, hunting, and mining industry. According to the 2012-2016 ACS, there were 2,333 persons in Humboldt County working in the agricultural employment sector in 2016. Many of the farms do not employ workers year-round, with less than half the workers employed by a single farm for less than 150 days per year. Agricultural jobs are often located outside of City limits, while those employees have a need for housing in Arcata.

Agricultural employment in Humboldt County is not primarily seasonal crop employment, as is the case in other areas of California. Rather, the top ranking crop in Humboldt County is livestock products, which accounted for $99 million in crop value in 2016, which is up considerably from $58.4 million in crop value countywide in 2012. The 2016 Crop and Livestock Report for Humboldt County indicates the second- and third-highest-valued crops are livestock ($90.4 million) and timber production ($70.4 million).

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

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

Table A3-35 shows the Point in Time Counts (PITC) for two years. The PITC is a snapshot of the extent of the homeless population at a specific time; conversations with Arcata House suggest that actual homeless population is much higher since the PITC only reflects persons who allowed themselves to be counted. The January 2019 PITC for Humboldt County shows 1,473 homeless persons. This is slightly down from 2013. It is estimated that Arcata's approximate 263 homeless persons counted during the 2019 PITC account for about 17 percent of Humboldt County's total homeless population (this number includes homeless persons counted outside the city limits of Arcata in the unincorporated area known as Manila).

TABLE A3-35.   HUMBOLDT COUNTY POINT IN TIME HOMELESS COUNT

	2013	2019
Total Count	1,539	1,473

Sources: Humboldt County Plan to End Homelessness, Oct 2013; Humboldt County Department of Health and Human Services, PIT Count Release February 2019.

Homelessness is also an issue facing Humboldt State University students. The January 2018 Study of Student Basic Needs reported that 10.9% of California State University students reported experiencing homelessness one or more times in the last 12 months. The report indicates that Humboldt States student homelessness rate was higher than the average CSU rate.

California law requires Housing Elements to estimate the need for emergency shelter for homeless people (SB 2 adopted 2007). To that end, the City adopted a zoning ordinance to comply with SB 2 in 2009 which modified Section 9.42.200 of the City's Land Use Code. The Code has since incorporated the SB 2 language, identified standards for location, design, and operating standards; and identified 19 parcels on which emergency shelters, transitional housing, and supportive housing are principally permitted via the Housing for Homeless (:HH) combining zone. There are a variety of resources in the City of Arcata that provide services for homeless persons (**Table A3-36**). The City leases property to the Arcata House Partnership, which provides transitional housing for families and individuals and permanent supportive housing for the chronically homeless and disabled.

TABLE A3-36.   SERVICES FOR HOMELESS PERSONS, 2019

Facility Name	Address	Capacity	Service
Arcata House Partnership	1005 11th St & 501 9th St (office)	32 units (countywide)	Permanent Supportive Housing for chronically homeless individuals; Supportive Services.
Arcata House Partnership Regional Extreme Weather Shelter	501 9th St	Approximately 20 beds; may vary	Temporary emergency shelter for homeless individuals.
Arcata House Partnership Adult and Family Shelters	4 locations in Arcata; 1 shelter just outside city limits	29 beds; 25 beds just outside Arcata	Long-term emergency shelters for adults without children and families with case management services.
Two Feathers Native American Services	1560 Betty Court Suite A, McKinleyville	12-15 hotel room vouchers per year	3-day emergency shelter for Native Americans experiencing domestic partner violence
Betty's House Family Shelter	624 C St, Eureka	32 beds	6-month shelter for families with children 0-17 years old
Eureka Rescue Mission	Eureka	60 beds for men; 25 beds for women and children	Emergency housing, food, clothing for homeless individuals, men; or women with children.
Redwood Community Action Agency	Eureka	Varies	Transitional Housing for chronically homeless individuals, youth and families.
Humboldt County Dept of Health and Human Services (DHHS) Public Health	Countywide	9 units	Permanent Supportive Housing for chronically homeless persons with HIV/AIDS.
DHHS Mental Health - Street Outreach Services	Eureka	11 units	Permanent Supportive Housing for chronically homeless persons with serious mental illness receiving services from Mental Health
DHHS	Eureka	13 units	Humboldt Housing Homeless Coalition Plan; Continuum of Care Planning.

TABLE A3-36. SERVICES FOR HOMELESS PERSONS, 2019

Facility Name	Address	Capacity	Service
Open Door Community Health Centers	1275 8th Street Arcata, CA 9552; 785 18th St, Arcata, CA 95521 and 1 mobile unit	N/A	Medical, dental and mental health care and health education to all regardless of financial, geographic or social barriers.

Source: Individual discussions with various agencies/organizations, September 2019.

In addition to these resources, the City developed a 31-bed transitional shelter operated by the Rural Communities Housing Development Corporation. Private developers have also expressed interest in developing single-room occupancy (SRO) units in the city. The City adopted revised Building Code standards to allow for smaller residential units—150 square feet in size. The Housing for Homeless combining zone addresses the requirements of SB 2 by principally permitting emergency shelters in 45.7 acres on 19 parcels throughout the City. The Housing for Homeless combining zone has the ability to support up to 600 persons (15 acres x 40 beds = 600 persons).

Humboldt State University

Humboldt State University is in the City of Arcata and influences the local economy and population. The 2018 fall enrollment was 7,774, the first time student enrollment at the university been below 8,000 since 2010. This is part of an enrollment decline that began 2015, when student fall enrollment was its highest in the university's history at 8,790. The average student fall enrollment since the 1989/1990 school year is 7,945 persons (**Table A3-37**).

According to Humboldt State University, there were 7,774 undergraduate and graduate students attending the University in 2018, with approximately 1,944 students living on campus (**Tables A3-38, A3-39**). The remaining 5,830 students live in the nearby communities. Students are housed on campus in seven complexes. These consist of 2 residence halls, 9 suite-style buildings, and 13 apartment-style buildings. The 2017 Humboldt State Student Housing Master Plan performed a market analysis of off-campus housing conditions and found that the Arcata area has limited units available, and students live farther from campus in other cities, including Eureka and McKinleyville (Humboldt State University Student Housing Market Study, November 2013). **Table A3-39** shows the student profile of undergraduates at Humboldt State University.

TABLE A3-37. ENROLLMENT HISTORY AT HUMBOLDT STATE UNIVERSITY

Year	Summer	Fall	Spring	Average of Fall and Spring
1989-90		7,301	7,405	7,353
1990-91		7,654	7,647	7,651
2000-01	1,290	7,433	7,192	7,313
2005-06	1,214	7,460	7,176	7,318
2006-07	1,166	7,434	7,146	7,290

TABLE A3-37.   ENROLLMENT HISTORY AT HUMBOLDT STATE UNIVERSITY

Year	Summer	Fall	Spring	Average of Fall and Spring
2007-08	1,059	7,772	7,478	7,625
2008-09	531	7,800	7,521	7,661
2009-10	0	7,954	7,269	7,611
2010-11	0	7,903	7,434	7,669
2011-12	0	8,046	7,549	7,798
2012-13	0	8,116	7,499	7,808
2013-14	0	8,293	7,810	8,052
2014-15	0	8,485	7,977	8,231
2015-16	0	8,790	8,081	8,436
2016-17	0	8,503	7,959	8,231
2017-18	0	8,347	7,675	8,011
2018-19	0	7,774	7,039	7,407
Average	**1,052**	**7,945**	**7,521**	**7,733**

Note: This data is collected by the CSU Chancellor's Office. Totals differ from the self-reported data provided by Humboldt State University in Table A3-37.
Source: https://www.calstate.edu/as/cyr/index.shtml.

TABLE A3-38.   FALL HEADCOUNTS BY STUDENT ENROLLMENT BY YEAR

Student Type	Fall 2012	Fall 2013	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018
Freshmen	1,813	1,874	1,927	1,981	1,800	1,665	1,457
Sophomore	1,054	1,022	1,079	1,072	1,073	999	1,028
Junior	2,029	2,033	2,091	2,228	2,092	2,118	1,906
Senior	2,660	2,805	2,845	2,929	2,977	2,976	2,785
Post Baccalaureate	487	509	492	519	505	536	523
Total	**8,043**	**8,243**	**8,434**	**8,729**	**8,447**	**8,294**	**7,699**

Note: This data is self-reported enrollment data from Humboldt State University. Totals differ from the enrollment data collected by the CSU Chancellor's Office featured in Table A3-36.
Source: *http://pine.humboldt.edu/~anstud/humis/demo.html.*

TABLE A3-39.   STUDENT PROFILE AT HUMBOLDT STATE

Criteria	Undergraduates
Percentage from out of state (exclude international/nonresidential aliens)	8
Percentage who live in college-owned, -operated, or -affiliated housing	25
Percentage who live off campus or commute	75
Average age of full-time students (2012)	22

Source: https://ie.humboldt.edu/fast_facts, https://www.humboldt.edu/about.

According to the Humboldt State University Office of Institutional Effectiveness website, 15 percent of the university students originally came from Humboldt County, 10 percent from other areas in northern California, 13 percent from the San Francisco Bay area, and 39 percent from the Los Angeles and San Diego areas. **Table A3-40** shows the geographic origin of the students currently enrolled at Humboldt State University.

TABLE A3-40.   GEOGRAPHIC ORIGIN OF CURRENT STUDENTS

Area	Totals	%
Local	1,237	15
Northern CA	813	10
SF Bay	1,045	13
Sacramento	346	4
Coast	354	5
Central CA	591	7
Los Angeles	2,637	32
San Diego	598	7
WUE States*	421	5
Other State	236	3
Foreign	69	1

*Western Undergraduate Exchange – a program between states in the western United States and the Pacific Territories which allows students from these states and territories to apply for in-state tuition at participating universities within the region. These states and territories include: Alaska, Arizona, California, Colorado, Guam, Hawai'I, Idaho, Montana, Nevada, North Dakota, Northern Mariana Islands, Oregon, South Dakota, Utah, Washington, and Wyoming.
Source: 2019 https://ie.humboldt.edu/fast_factsl.

The University completed its update to the Campus Master Plan in 2004, which instituted a policy to increase the student enrollment up to 12,000 students with an annual growth rate of approximately 1.3

to 1.4 percent from 2004 to 2044. As **Table A3-37** shows, the student enrollment has increased overall since 2004 but is experiencing negative growth after a period of steady increases. The 2004 Master Plan proposed 756,000 gross square feet of new construction for academic and support facilities and the removal of 460,000 gross square feet of buildings, as shown in **Table A3-41**, Summary of Construction.

TABLE A3-41.   SUMMARY OF CONSTRUCTION FOR THE CAMPUS MASTER PLAN

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

Notes: gsf= gross square feet
Source: Humboldt State University, Campus Master Plan, 2004.

The 2004 Master Plan also includes future student housing along the east side of Union Street north of 14th Street. This would require acquisition of the property in that area and eventual modification of the campus boundary to a greater extent than is shown in the 1990 Master Plan. As of 2019, this student housing proposal remains unrealized, and it is unclear whether the university intends to pursue this project further. A similar situation exists at the northeast corner of L.K. Wood Boulevard and Granite Avenue, where the 2004 plan proposed to replace existing single-family residences with approximately 600 beds for student housing. This proposal also remains unfulfilled. To date there are no plans to update the campus master plan even though it is 15 years old. In 2017, the university conducted a housing demand analysis and developed a series of concepts to create additional housing more catered to student needs. The concepts generated new beds for students, ranging from approximately 650 to 1400, that would consist of both on-campus and off-campus housing.

Housing Resources and Incentives

Affordable Housing Programs and Projects in Arcata. The City of Arcata has a total of 381 dwelling units restricted to lower-income households (**Table A3-42**).

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

Table A3-42). The Humboldt County Housing Authority also administers the Housing Choice Voucher program. Persons using these vouchers are not restricted to the type or location of housing, so the vouchers can be used for housing units in multifamily complexes and single-family detached housing units. According to the Authority, the number of households using these vouchers in Arcata is not known but the county as a whole, as of October 9, 2019, has approximately 871 households using Housing Choice Vouchers.

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

TABLE A3-42.   ASSISTED HOUSING, 2019

Name	Address	Type	Assisted Units	Term of Affordability
Assisted Apartment Complexes				
Bayview Courtyards	530 Union	HOME/RDA	30	2047
Courtyards Phase I	1101 Guintoli Ln.	LIHTC/RDA	64	2052
Courtyards Phase II	3110 - 3130 Boyd Rd	LIHTC/RDA	36	2062
Humboldt Plaza*	2575 Alliance Rd.	HUD 221 d3/ Section 8	135	2015
Arcata Bay Crossing	280 E Street	LIHTC	31	2068
Creamery Row Townhomes	0 St/ 13th St	LIHTC	17	2069
River Community Homes	1061 Hallen Dr	HFDA/Section 8	40	2036
Plaza Point Senior	971 8th St	USDA/HOME/RDA	28	2066
Total			**381**	

*At risk of converting within the next 10 years.
Source: HCD Data Package.

At-Risk Housing. Housing Element law in the California Government Code (§ 65583) requires all jurisdictions to include a study of all low-income housing units that may at some future time be lost to the affordable

inventory by the expiration of affordability restrictions. There are three general types of cases that create the opportunity for the conversion of affordable units:

1. Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.

2. Opt-outs and expirations of project-based Section 8 contracts.

3. Other cases.

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

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

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

Table A3-43 shows the affordable housing projects in Arcata that are at risk of converting to market rate. Presently only one affordable housing complex, the Humboldt Plaza, is rated by HCD as being at "very high" risk of converting to market rate. During the previous housing planning period, the affordability restrictions were set to expire in April of 2015. The housing complex extended the affordability restrictions an additional five years and are now set to expire in April 2020. The Humboldt Plaza Apartments staff have indicated that they will renew their Section 8 contract, which was established in the 1970s, which will offset the current expiration date and allow the affordability restrictions to remain in place.

TABLE A3-43.   AT-RISK PROJECTS IN ARCATA

Name	Funding Source	Assisted Units	Term of Affordability
Humboldt Plaza	Section 8	135	4/30/2020
Total At-Risk Units		**135**	

Source: HCD Data Package.

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

According to the RS Means 2019 Square Foot Cost Book, in Arcata it would generally cost about $136 per square foot to build new single-family homes. This includes a garage and a ½ bath. To build a gross 8,000 square foot new multi-family development with eight 1,000 square-foot units it would cost approximately $244.96 per square foot of new construction. If rehabilitation costs of existing housing units are lower than these estimates for their respective housing type it may make more sense to pursue rehabilitation of housing stock rather than attempting new construction.

<u>Resources for Preservation</u>

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

Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation, such as Housing Humboldt, RCAA, and Habitat for Humanity. However, the Habitat for Humanity organization is currently not active locally. Potential preservation resources for at-risk units are included in the following section with other resources for developing and rehabilitating affordable housing.

<u>Affordable Housing Resources and Incentives</u>

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

- **City of Arcata Affordable Housing Trust Fund**: The City will continue to work on developing an Affordable Housing Trust Fund. The Affordable Housing Trust Fund will be used for the development and preservation of affordable housing in the City. As part of the development of the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through HCD.

- **Community Land Trust**: The City collaborates with the Housing Humboldt (HH) by using the City's Homeownership Program to finance eligible applicants. Through a series of regulatory and purchase and sale agreements, the City and HH ensure the perpetual affordability of the units. Under the Community Land Trust program, HH retains fee ownership of the land and will sell the homes to income-qualified households. Ownership of the homes will be subject to a 99-year ground lease that keeps the homes permanently affordable to low-income households while giving home owners a reasonable return on their investment.

- **City of Arcata Density Bonus Ordinance:** The City of Arcata has instituted a housing density bonus for low-income, very low–income, and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The City provides density bonuses to qualified residential projects through the City's Density Bonus Ordinance. In order to be

eligible for a density bonus, the housing development must be designed and constructed to include at least 10 percent of the units for lower-income households, or at least 5 percent of the units for very low-income households, or at least 10 percent of the units in a condominium project for moderate-income households, or the project is a senior citizen housing development. The City grants at least a 20 percent increase in the number of dwelling units normally allowed by the applicable General Plan designation and zoning, and for each 1 percent increase above 10 percent in the percentage of units affordable to lower-income households, with the allowance to be increased by 1.5 percent up to a maximum of 35 percent. Additionally, for each 1 percent increase above 5 percent in the percentage of units affordable to very low-income households, the density bonus is increased by 2.5 percent, up to a maximum of 35 percent. The provisions of the density bonus apply to all new residential developments with five or more residential dwelling units in the Residential-Very Low Density, Residential-Low Density, Residential-Medium Density, and Residential-High Density districts. In addition, a density bonus is allowed in the Commercial-Central, Commercial-General, Commercial-Mixed Use, and Industrial-Limited zones. In the commercial zones, residential units are to be located above the nonresidential uses or at ground level behind the street-fronting nonresidential uses.

- **City of Arcata Tenant-Based Rental Assistance (TBRA) Program:** The City of Arcata implements the TBRA Program with HOME funds to assist eligible tenants with monthly rent and utility payments. The program is tailored to each household, making up the difference between the amount the household can afford to pay and the actual cost of housing selected by the household. Under the TBRA program, rental assistance payment and any utility and/or security deposit may be made, on a case-by-case basis, directly to the tenant. This grant money has assisted 53 people since it was enacted in 2017.

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

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

The City of Arcata has used CDBG funds for its Homeownership and Housing Rehabilitation Programs and to provide housing and assistance for persons who are homeless (**Table A3-43**). CDBG funds have also been used to fund predevelopment work for affordable housing projects, to construct a senior day use center, and to complete street, sewer, and water infrastructure in support of new and rehabilitated projects.

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

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

HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects. The City has used the HOME funds that it has received to support its First-Time Homebuyer Program, which to date has assisted 73 low-income households. In 2019, the City reactivated the First-Time Homebuyer Program using HOME funds. HOME funds have also been used by the City to build 58 units of affordable senior housing and 100 affordable apartment units for lower-income single individuals and families. With the use of HOME funds, the City purchased three lots in the Plum Village subdivision and ten lots in the Janes Creek Meadows subdivision, which were sold to HBHDC and were developed for affordable housing. These will provide lower-income families in the community with an opportunity for homeownership. The City also operates a Tenant Based Rental Assistance Program funded by the HOME grant/program funds. This program has helped 52 rental households to date, and there are 94 households on the active waitlist maintained by the City. As of September 2019 the waitlist was closed until additional funds become available.

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

- **Public Housing Authority (PHA):** The local PHA is the Humboldt County Housing Authority, which manages rent-restricted public housing and the Housing Choice Voucher (Section 8) program. At this time, there are 871 recipients of Section 8 Housing Choice Vouchers in Humboldt County though the number of these recipients residing in Arcata is not known.

- **Senate Bill (SB) 2:** The State of California provides funds to local jurisdictions, including Arcata, to provide technical assistance for the preparation, adoption, and implementation of plans and process improvements that streamline housing approvals and accelerate housing production. The aim of this funding is to facilitate housing affordability specifically for lower- and moderate-income households.

The City is currently utilizing SB 2 grant money to partially fund the Housing Element Update as well as supplemental housing studies to improve housing availability and quality in Arcata.

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

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

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

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

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

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

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

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

- **Federal Home Loan Bank System:** The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

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

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

- **Emergency Housing Assistance Program (EHAP):** EHAP is administered by HCD and provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties in the state of California based on a "need" formula derived from factors including population, unemployment, and poverty.

- **Arcata Redevelopment Agency:** The Arcata Community Development Project Area was established in 1983, but was not adopted until 1995 due to legal proceedings. Effective February 2012, Redevelopment Agencies (RDA) were dissolved and were required to form Successor Agencies, whose sole duty was to wind down the affairs of the former RDAs. Formerly, the RDA funded the acquisition, construction, and rehabilitation of housing for low- and moderate-income families, seniors, and handicapped individuals. As required by state law, the Arcata RDA had set aside at least 20 percent of the gross tax increment revenues received from the project area into the Low and Moderate Income Housing Fund (LMIHF) for affordable housing activities. Arcata's RDA had a 20 percent housing set-aside that was funded to approximately $500K annually and had an ending balance of approximately $550K at the time of dissolution. The City plans to establish a housing program with the residual assets of the RDA within the current Housing Element cycle but has not formally adopted a plan to do so.

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

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

4. ADEQUATE SITES

Meeting the housing needs of Arcata residents as well as the City's regional housing needs allocation (RHNA) remains an important goal for the City of Arcata. However, achievement of this goal is challenging because the City is largely built out, with little vacant land and few opportunities for annexation. Arcata is virtually surrounded by natural conditions that limit housing development, such as floodplains, wetlands, prime agricultural lands, prime timber lands with slopes greater than 15 percent, earthquake zones, and areas of high and moderate liquefaction.

To meet this planning cycle's RHNA, the City has multiple strategies:

1. Permits issued between January 1 and October 4, 2019.

2. Inventory of vacant sites currently available for housing.

3. Anticipated annexation and development of the Creekside project.

4. Anticipated development of accessory dwelling units (ADU).

5. Anticipated rezoning and development in the Gateway area.

These strategies are itemized in **Table A4-1** and discussed in greater detail later in this section. The City is committed to encouraging the production of housing that will be suitable for a range of incomes, so additional strategies are described later in this section. However, these are excluded from the inventory of sites and from the tally in **Table A4-1**. These additional strategies are:

1. Redevelopment of underutilized sites.

2. Small sites development.

3. Opportunity infill zones.

TABLE A4-1.   RESOURCES AVAILABLE TO MEET RHNA

	RHNA	Permits Issued 1/1–10/4/19 (RHNA Reduction)	Vacant Land Inventory	Projected Creekside Annexation	Projected ADUs	Projected Gateway Rezone	Remaining RHNA
Very Low	142	20*	23	0	25	69	0
Low	95	23*	23	25	10	19	0
Moderate	111	12	52	32	45	0	-30
Above Moderate	262	3	253	32	0	0	-26
Total	**610**	**58**	**351**	**89**	**80**	**88**	**-56**

* Isackson's project, 43 units will be deed-restricted affordable.
Source: City of Arcata 2019.

As seen in **Table A4-1**, the City has already made progress towards meeting its sixth cycle RHNA, with 58 permits issued as of October 4, 2019. The vacant inventory can accommodate 351 new dwelling units. The Creekside project will add 89 new dwelling units. Based on the production of ADUs in recent years, the City estimates that 80 new ADUs will be constructed during the planning cycle. The remaining RHNA will be met by rezoning land in the Gateway Corridor.

Permits Issued

As seen in **Table A4-1**, between the start of the planning period on January 1, 2019, and October 4, 2019, 58 permits were issued. **Table A4-2** provides greater detail on those projects.

TABLE A4-2.   APPROVED RESIDENTIAL DEVELOPMENTS – 2019

Project Name	Very Low	Low	Mod	Above Mod	Total Units	Type	Zoning	Acres	Square Footage	Coastal
1230A Hilfiker Dr			1		1	Second Unit	RL	0.2	477	No
2400 LK Wood Blvd			1		1	Second Unit	RL	0.2	1800	No
109 California Ave			1		1	Second Unit	RL	0.31		No
2155 Western Ave			1		1	Second Unit	RL	0.5	500	No
1311 Anvick Road			1		1	Second Unit	RVL	3.36	1244	No
1606 & 1606A 27th St			1	1	2	Single-Family with Second Unit	RL	0.1	2375	Yes
1755A Roberts Way			1		1	Second Unit	RL	0.16	364	No
1590 Hilfiker Dr			1		1	Second Unit	RL	0.2		No
45 Center Ave			1		1	Second Unit	RL	0.2	936	No
1745 Westfall Ct				1	1	Single-Family Residential Custom	RL	0.1	1136	No
2334 Ariel Wy				1	1	Single Family Residential Custom	RL	0.1	1840	No
1151 Spring St			1		1	Second Unit	RL	0.3	1175	No
1057A 12th St			1		1	Second Unit	RL	0.1		No
Isackson's	20	23	1		44	Multi-Family	CC	0.74		Yes
Total Units	**20**	**23**	**12**	**3**	**58**					

Source: City of Arcata 2019.

Vacant Sites

This section provides the inventory of vacant land that is available in the City of Arcata for both multi- and single-family residential development. Both sites that are identified in the lower income category were included in the fourth and fifth cycle housing elements. To meet new State requirements (AB 1397) regarding repeating sites for lower income RHNA categories, Implementation Measures 20 and 21 are included in the programs.

Table A4-3 lists income categories, residential zoning districts, the amount of land dedicated to each specific zoning district, and the development potential for vacant lands. The complete analysis tables are found in **Appendix B,** which lists specific parcels and their APN, location, coastal zone, acres, zoning district, general plan land use designation, projected units and constraints. The "Constraints" column identifies sites in forest/hillside areas associated with steep slopes; have wetlands, watercourses, or geologic hazards; and that are adjacent to or partly within the 100-year floodplain. The Wetland Protection (:WP) and Stream Protection (:SP) Combining Zones establish standards for sites with wetland and stream constraints, as discussed under "Governmental Constraints" in Appendix A5. While these constraints may raise the cost to develop the site and require additional time for design and engineering, the constraints do not preclude development of the site. It is assumed that roadway access and city services as well as other public utilities are available to service the additional residential development.

Historically, multi-family projects have been at or above the maximum density for each residential zone, utilizing the City's density bonus or provision for projects with one-bedroom units to maximize density. All of the multi-family developments constructed in Arcata dating back to 2011 have been built above maximum density. Many developments dating before 2011 were also built at or above densities using density bonuses, plan development permit, or other incentives to provide additional housing units. **Table A4-4** shows the projects built since 2011 that have received density bonuses and how they compare with their zoning's original maximum allowable density. The City anticipates this trend to continue into the future as land suitable for multi-family development becomes scarcer. Projected units are the acres multiplied by the maximum allowable dwelling units per acre. Decimals were rounded down to the nearest whole number except anywhere that would result in zero. Zeros were rounded up to one.

It is assumed that the RM and RH zones will provide the majority of development, in the form of multifamily housing affordable to extremely low-, very low-, and low-income households based on past production of affordable housing. Some single-family developments may also provide affordable single-family units through first-time homebuyer assistance. Historically, single-family homes have been affordable to moderate-income households anticipated to be served through a mix of single-family and multifamily housing types.

Sites in the RL and RH zones are considered "small" if they are less than 6,000 square feet. In the RM zone, sites less than 3,000 are considered "small." The vacant land inventory includes 36 parcels in these zones that are considered "small"; however, they are included because the projected units are counted in the moderate and above moderate categories and each of the 36 parcels are over 3,585 square feet, which is sufficient for single-family home construction. See also, below where small sites development as a strategy to promote housing development is discussed more broadly.

TABLE A4-3.   SUMMARY OF VACANT LAND INVENTORY

Income Category	Zoning	Number of Parcels	Acres	Projected Units
Lower	RM	1	1.84	27
	RH	1	0.61	19
Lower Subtotal		2	2.45	46
Moderate	RM	3	0.39	4
	RH	6	1.59	48
Moderate Subtotal		9	1.97	52
Above Moderate	RL	100	30.35	198
	RVL	26	30.48	55
Above Moderate Subtotal		126	60.83	253
Total		**152**	**65.25**	**351**

Source: City of Arcata 2019.

TABLE A4-4.   DENSITY BONUSES GRANTED TO POST-2011 HOUSING DEVELOPMENTS

Project	APN	Address	Acres	Zoning	Max Density	Actual Density	Building Permit Granted
Twin Parks	505-131-018	1451 Foster	3.55	RM	53.25	142	7/19/2017
Sunset Terrace	505-121-034	1250 Foster & etc.	1.02	RH	32.64	40	8/31/2016
Creamery Row	021-234-019 to 022	1470 13th & etc.	1.78	RL	12.46	18	11/2/2015
ABC	021-122-008	280 E Street	0.37	IL:HH	5.55	30	1/7/2015
Plaza Point*	021-291-007	975 8th Street	0.52	CC	16.64	28	3/17/2011
Isackson's*	021-161-002	625 K Street	0.54	CC	17.28	44	N/A

Source: City of Arcata 2019.

Creekside Project

As shown in **Figure A4-1**, the Creekside project will be at the western edge of the City, in the Bottoms area along Foster Avenue. It is not in the Coastal Zone. It proposes to include a mix of occupancy and types of housing on land proposed to be annexed into the City. The project will also require a General Plan amendment and Land Use Code amendment to establish land use and zoning on the annexed

Figure A4-1 Creekside Site Plan
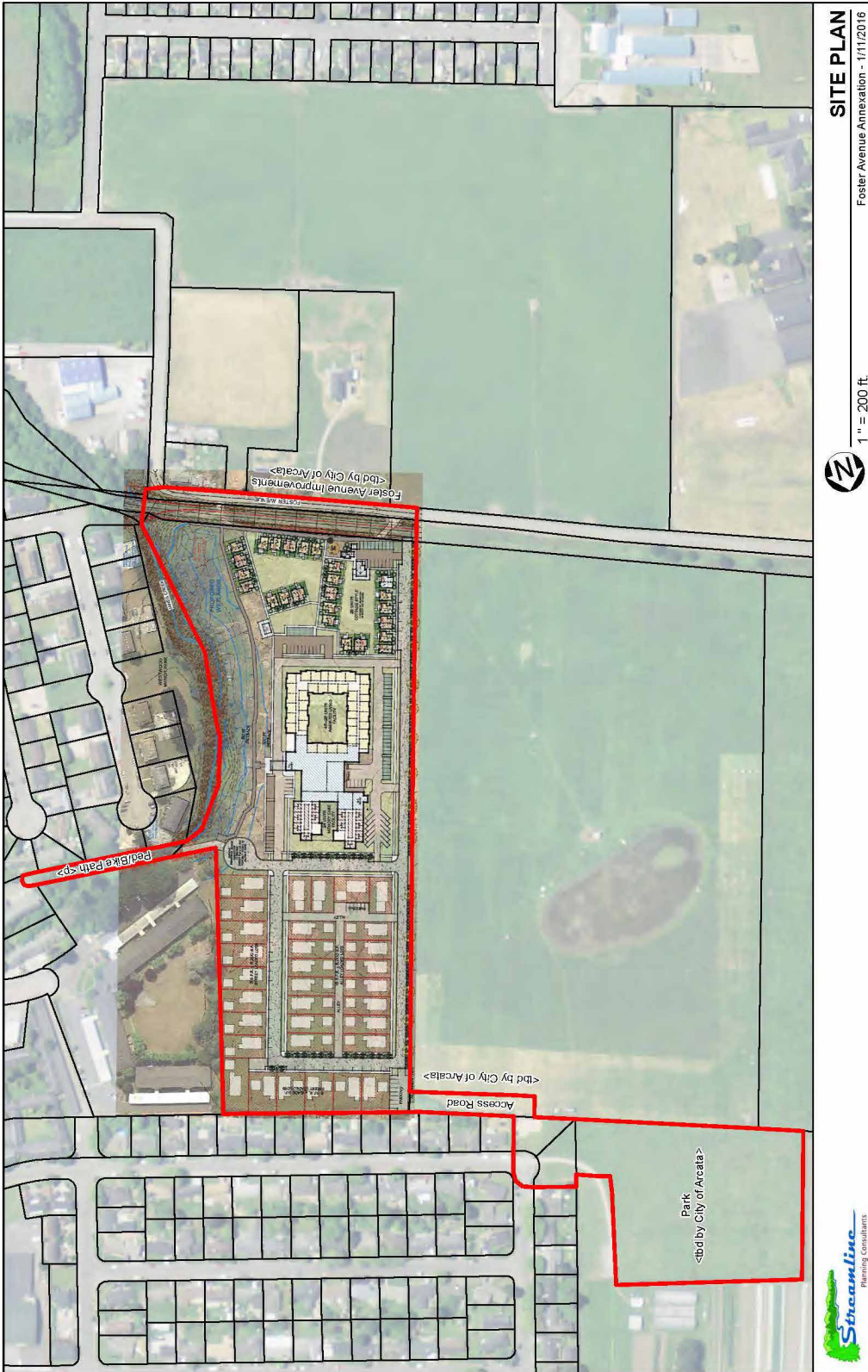
property, a minor subdivision, and a planned-development permit. On December 18, 2019, it is anticipated that the City Council will certify the Environmental Impact Report and adopt the CEQA findings. In addition, the project owner will enter a development agreement with the City to pay certain fees for traffic impacts, wastewater treatment impacts, and water storage impacts. It is expected that Development Agreement will be entered into in February, 2020. This project has been included in the General Plan for the last twenty years and the City does not anticipate any objections from LAFCO. It is anticipated that the LAFCO process will take three to five months and will be complete in late Summer or early Autumn 2020.

The affected parcels are 505-161-011, which is 15.95 acres and 505-161-009, which is 0.94 acres. The project site is vacant, except for a remnant foundation from the site's former use as a mill. There are no structures.

In order to count the expected new construction toward the City's RHNA (5 units in the very low-income category, 20 units in the low-income category and 32 each for the moderate- and above moderate-income categories), Implementation Measure 21 is included in the programs.

The project includes single-family, multifamily, and assisted living residential development that would provide housing for about 269 residents, with 32 single-family residential units and 32 accessory dwelling units, an assisted living and memory care facility with 100 care beds, 25 senior-restricted neighborhood cottage units, a stream protection zone along Janes Creek, a wetland mitigation area, pedestrian/bicycle trails, and the development and dedication of public infrastructure.

Accessory Dwelling Units

Since the beginning of 2014, the City has permitted 35 accessory units annually, which is an average of 7 per year. Interest in building ADUs among property owners has increased recently—14 of the 35 ADUs that were permitted since 2014 were permitted in 2018. Recently, state law regarding ADUs has become much more permissive in hopes of spurring their development. The City has also taken action to spur the development of ADUs by making regulations more lenient. The City partnered with Eureka, Humboldt County, and the Redwood Region Economic Development Commission (RREDC) to cohost an ADU Fair in 2018 to provide an opportunity to learn about ADU construction, permitting, financing, and managing. The average number of ADUs built since 2014, coupled with growing interest from government and property owners, indicates that 80 ADUs will likely be permitted during the planning period. Based on the 2017 research by Chapple et al., typically 40 percent of ADUs are rented to family members or friends at no cost or lower cost. Based on these assumptions, the City assumes that out of the 80 expected ADUs, 31 percent (or 25 units) will be affordable to very low income households, 13 percent (or 10 units) will be affordable to low income households and 56 percent (or 45 units) will be available to moderate income households.

Implementation Measure 13 of this Housing Element helps facilitate increased ADU development by removing onerous zoning restrictions, requiring new single-family development to investigate places where future ADUs could be built on-site, and through an ADU financing program that is being developed by the City since new ADUs can be used to fulfill lower-income housing requirements allocated by RHNA.

Arcata Gateway

As shown in **Figure A4-2**, the Gateway Corridor is a 90-acre site near downtown, generally north of Samoa Boulevard and east of K Street. This area is predominantly zoned Industrial Limited and Industrial General. The proposed development in the corridor will involve the development of a specific plan to create a neighborhood of midrise, mixed-use buildings. **Table A4-5** lists all the parcels that are being rezoned to support the Arcata Gateway development and describes their size, current zoning and land use, and their vacancy status. The table shows that a total of 87.64 acres are being used to prepare for the development. As can be seen, the majority of the sites are currently used for commercial or residential activities. 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 Local Coastal Plan by January 2021 to make the zoning available to the parcels within the Coastal Zone. See Implementation Measures 20 and 23.

Development of the Corridor would be an opportunity to shift underutilized industrial land into more housing and would include the rehabilitation of Greenview Park. The project will be oriented to alternative transportation to limit transportation impacts, and the project will be developed using CEQA streamlining. Ultimately, this is estimated to generate between 2,500 and 5,000 new units of housing, of which 20 percent will be deed restricted for residents with income below 80 percent of the area median income. The project has also received HOME funding in order to provide rental assistance to low-income tenants. The full development of this region would result in more housing than is currently being counted in the RHNA estimate in this housing element and will occur over a longer timeline than this eight-year housing element cycle. In order to count homes that are expected to be built during the first wave of redevelopment in the Gateway Corridor toward the City's RHNA (99 units in the very low-income category and 24 for the low-income category), Implementation Measure 20 is included in the programs. The City has been awarded an SB2 Planning Grant of $160,000 which will be used toward the Arcata Gateway Specific Area Plan. The City anticipates starting this process in early 2020. A portion of the Arcata Gateway Planning Area is in the Coastal Zone, but it is not in the area most vulnerable to sea-level rise. The Coastal Commission has guidance to ensure there are adequately zoned parcels to relocate residential uses out of immediate sea level rise danger (i.e., measured retreat).

Underutilized Sites

There are a limited number of undeveloped sites in the city limits that are suitable for new housing. Therefore, it is important to consider the opportunities of underutilized sites. Key examples of underutilized sites are properties with low density housing reaching the end of its lifespan and located where higher density housing is appropriate; blighted and/or vacant structures; mostly vacant sites with outbuildings or barns; and outdated commercial or industrial uses. Most underutilized sites present opportunities for infill development, which can contribute to meeting a minimum threshold of density necessary to support neighborhood businesses in adjacent mixed-use or commercial areas and support alternative transportation-oriented development such as bike lanes or new transit stops that could encourage transit, walking, and biking and mitigate the transportation impact of the density increase.

Figure A4-2　　　　Arcata Gateway
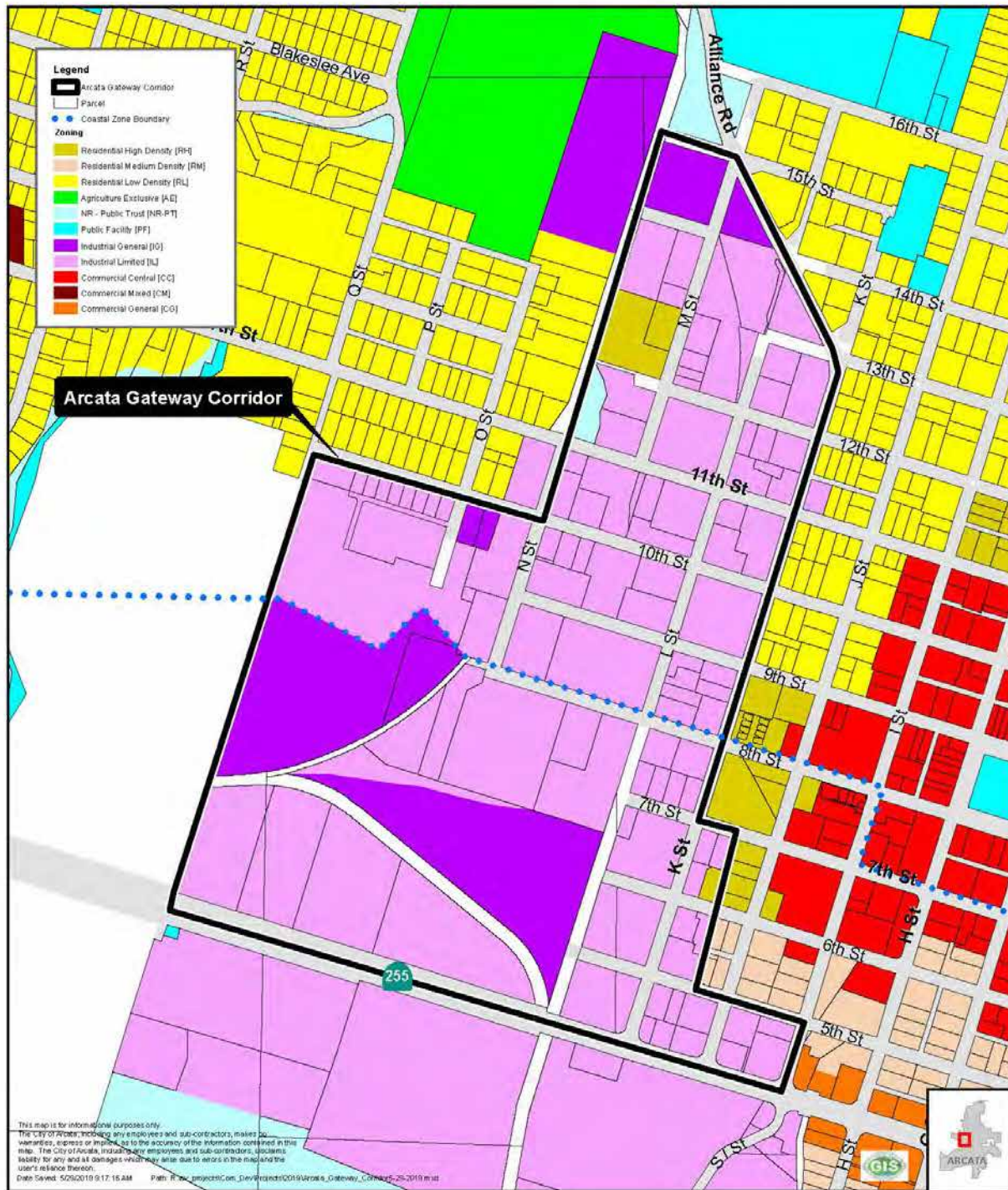
Arcata Gateway Corridor

City of Arcata
Community Development
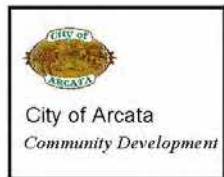
Arcata Gateway Corridor

TABLE A4-5.   ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-211-002	1.08	Yes	Industrial General	Commercial	No
021-174-009	1.97	Yes	Industrial Limited, Industrial Limited Planned Development	Commercial	No
021-156-006	0.35	Yes	Industrial Limited	Commercial	No
021-156-007	0.37	Yes	Industrial Limited	Commercial	No
021-161-002	1.30	Yes	Industrial Limited	Commercial	No
021-167-009	0.43	Yes	Industrial Limited	Commercial	No
021-181-001	0.93	Yes	Industrial Limited	Commercial	No
021-182-002	0.35	Yes	Industrial Limited	Commercial	No
021-183-005	0.35	Yes	Industrial Limited	Commercial	No
021-183-006	0.50	Yes	Industrial Limited	Commercial	No
020-127-001	0.47	No	Industrial Limited	Commercial	No
020-118-001	0.58	No	Industrial Limited	Commercial	No
020-127-003	0.18	No	Industrial Limited	commercial	No
020-115-003	0.71	No	Industrial Limited	Commercial	No
020-123-002	1.44	No	Industrial Limited	Commercial	No
021-141-001	0.23	No	Industrial Limited	Commercial	No
021-141-002	0.76	No	Industrial Limited Planned Development	Commercial	No
021-172-011	0.92	No	Industrial Limited	Commercial	No
021-172-009	0.51	No	Industrial Limited	Commercial	No
021-172-010	0.56	No	Industrial Limited	Commercial	No
021-173-003	0.98	No	Industrial Limited	Commercial	No
021-173-002	2.19	No	Industrial Limited Planned Development	Commercial	No
021-151-007	0.17	No	Industrial Limited Planned Development	Commercial	No
021-151-008	0.17	No	Industrial Limited Planned Development	Commercial	No
021-151-004	0.30	No	Industrial Limited	Commercial	No

TABLE A4-5.   ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-201-011	8.37	Yes	Industrial Limited, Industrial General	Commercial/Industrial	No
021-201-009	3.08	Yes	Industrial Limited	Commercial/Industrial	No
021-201-010	3.38	Yes	Industrial Limited	Commercial/Industrial	Yes
021-151-011	0.27	No	Industrial Limited	Commercial/Medical	No
021-174-007	0.71	Yes	Industrial Limited Planned Development	Commercial/Storage	Yes
021-146-001	1.44	No	Industrial Limited	Commercial/Storage	No
020-128-003	0.45	No	Natural Resource - Public Trust	Detention Basin	Yes
021-183-003	0.23	Yes	Industrial Limited	Parking Lot	No
021-151-009	0.17	No	Industrial Limited	Parking Lot	No
020-128-005	0.51	No	Industrial Limited	Preschool	No
021-201-003	1.57	Yes	Not Zoned	Railroad	No
021-156-005	0.18	Yes	Industrial Limited	Residential	No
021-156-004	0.18	Yes	Industrial Limited	Residential	No
021-156-003	0.18	Yes	Industrial Limited	Residential	No
021-156-002	0.18	Yes	Industrial Limited	Residential	No
021-162-008	0.18	Yes	Residential High Density	Residential	No
021-167-002	0.20	Yes	Industrial Limited	Residential	No
021-182-006	0.22	Yes	Industrial Limited	Residential	No
021-182-007	0.14	Yes	Industrial Limited	Residential	No
020-127-005	1.20	No	Residential High Density	Residential	No
020-122-005	0.33	No	Industrial Limited	Residential	No
020-115-004	0.36	No	Industrial Limited	Residential	No
020-122-004	0.15	No	Industrial Limited	Residential	No
020-122-003	0.08	No	Industrial Limited	Residential	No
020-122-002	0.08	No	Industrial Limited	Residential	No
020-115-005	0.36	No	Industrial Limited	Residential	No
020-114-004	0.14	No	Industrial Limited	Residential	No

TABLE A4-5.   ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
020-114-005	0.22	No	Industrial Limited	Residential	No
020-114-001	0.36	No	Industrial Limited	Residential	No
021-171-010	0.13	No	Industrial Limited	Residential	No
020-114-007	0.37	No	Industrial Limited	Residential	No
020-114-002	0.10	No	Industrial Limited	Residential	No
021-171-005	0.30	No	Industrial Limited	Residential	No
021-141-006	0.44	No	Industrial Limited	Residential	No
021-172-005	0.18	No	Industrial Limited	Residential	No
021-172-006	0.20	No	Industrial Limited	Residential	No
021-172-007	0.16	No	Industrial Limited	Residential	No
021-151-002	0.21	No	Industrial Limited	Residential	No
021-151-003	0.16	No	Industrial Limited	Residential	No
020-114-006	0.24	No	Industrial Limited	Restaurant	No
021-168-001	0.57	Yes	Industrial Limited	Storage	No
021-168-002	0.87	Yes	Industrial Limited	Storage	No
020-136-002	0.52	No	Industrial General	Storage	No
020-121-004	1.38	No	Industrial Limited	Storage	No
020-121-005	1.21	No	Industrial Limited	Storage	No
021-211-005	0.92	Yes	Industrial Limited	Vacant	Yes
021-201-005	2.41	Yes	Industrial Limited	Vacant	Yes
021-201-006	0.04	Yes	Industrial Limited	Vacant	Yes
020-137-001	1.45	No	Industrial General	Vacant	Yes
020-127-002	0.94	No	Industrial Limited	Vacant	Yes
020-127-004	0.38	No	Residential High Density	Vacant	Yes
020-128-004	0.62	No	Industrial Limited	Vacant	Yes
021-211-007	0.05	No	Industrial Limited	Vacant	Yes
021-201-008	2.05	Yes	Industrial Limited	Commercial/Industrial	No
021-201-007	0.47	Yes	Industrial Limited	Commercial/Industrial	No

TABLE A4-5.   ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-162-001	0.18	Yes	Industrial Limited	Commercial	No
021-162-002	0.18	Yes	Industrial Limited	Vacant	Yes
021-162-009	0.18	Yes	Industrial Limited	Mixed Use	No
021-167-008	0.23	Yes	Industrial Limited	Commercial	No
021-181-002	0.33	Yes	Industrial Limited	Commercial	No
021-182-005	0.11	Yes	Industrial Limited	Commercial	No
021-183-007	0.19	Yes	Industrial Limited	residential	No
021-182-004	0.17	Yes	Industrial Limited	Residential	No
021-182-003	0.27	Yes	Industrial Limited	Gas Station	No
021-174-011	0.85	Yes	Industrial Limited	Vacant	Yes
021-174-012	3.56	Yes	Industrial Limited	Commercial	No
021-211-009	12.38	Yes	Industrial Limited, Industrial General	Commercial	No
021-211-004	0.41	Yes	Not Zoned	Railroad	No
505-241-024	0.20	Yes	Not Zoned	Railroad	No
021-201-004	0.90	Yes	Not Zoned	Railroad	No
021-161-003	0.13	Yes	Industrial Limited	Commercial/Industrial	No
021-171-016	0.85	No	Industrial Limited	Commercial	No
021-171-015	0.10	No	Industrial Limited	Commercial/Parking	No
021-171-014	0.27	No	Industrial Limited	Commercial	No
021-171-018	0.76	No	Industrial Limited	Commercial/Industrial	No
021-171-004	0.35	No	Industrial Limited	Residential	No
021-223-005	0.23	No	Industrial General	Commercial	No
021-223-004	0.20	No	Industrial General	Commercial	No
021-223-008	1.03	No	Industrial Limited	Commercial	No
021-171-017	0.40	No	Industrial Limited	Commercial	No
021-172-004	0.02	No	Industrial Limited	Residential	No
021-172-003	0.63	No	Industrial Limited	Commercial	No
021-223-018	1.35	No	Industrial Limited	Commercial	No

TABLE A4-5.   ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-223-009	0.34	No	Industrial Limited	Preschool	No
021-223-010	0.10	No	Industrial Limited	Residential	No
021-223-011	0.10	No	Industrial Limited	Residential	No
021-223-012	0.10	No	Industrial Limited	Residential	No
021-223-013	0.10	No	Industrial Limited	Residential	No
021-223-014	0.10	No	Industrial Limited	Residential	No
021-223-015	0.10	No	Industrial Limited	Residential	No
021-223-016	0.10	No	Industrial Limited	Residential	No
021-223-017	0.11	No	Industrial Limited	Residential	No
021-211-011	0.72	No	Industrial Limited, Industrial General	Vacant	Yes
020-121-006	0.09	No	Industrial Limited	Trail	No
020-122-006	0.22	No	Industrial Limited	Railroad	No
Total	**87.6**	--	--	--	--

Source: City of Arcata 2019.

Limited vacant land pushes the market toward redevelopment and infill development. However, many landowners are unaware of the full development potential of their property. The City encourages infill development in its policies and programs and gives priority to infill development before rezoning vacant land. Underutilized sites represent an opportunity to maximize the housing potential of the urbanized area without rezoning.

The City can encourage landowners to intensify the development on sites that are already zoned for residential use by identifying these sites and communicating with landowners about the development incentives available to them. The redevelopment of underutilized sites not only creates more locations for housing development but may also create opportunities to remove blighted or vacant structures that would otherwise have a negative effect on the surrounding neighborhood.

Although the City is not relying on any underutilized sites to meet its RHNA, the City believes they can be another tool to support the development of additional affordable housing. Policy HE-5 and Implementation Measure 4 are included and evidence the City's commitment to encouraging residential development on underutilized sites.

Small Site Analysis

As with redevelopment of underutilized sites, identifying small sites and ensuring that smaller buildings can be permitted on them will allow for more dense development of the existing urbanized area. Sites in

the RL and RH zones are considered "small" if they are less than 6,000 square feet. In the RM zone, sites less than 3,000 are considered "small."

Together, development trends and the City's policies have facilitated small site development for affordable housing in several recent developments and can continue to do so in the future. Two local housing developers are heavily invested in the low-income market, dedicating all or a significant portion of their business to affordable housing development. Among students and households that cannot afford single-family homes, there is a high demand for multifamily housing, resulting in increased pressure to develop even traditionally difficult sites. The City's density bonus zoning regulations ensure affordable housing is included in most new developments, which are typically developed at higher densities than predicted in the inventory. Therefore, there are market forces and policy direction from the City to develop small sites for affordable housing.

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

Market forces that encourage multifamily development include student housing pressure; low-income niche market created by Tax Credit Incentives, HOME, and CDBG funding sources; and the typically high price of single-family housing. Students create market pressure for multifamily housing in two ways. First, they create direct demand for multifamily housing since many students rent in apartment complexes. Second, the student presence in the single-family marketplace necessitates additional multifamily housing to address the permanent resident family population. This demand has in turn created a thriving low- and very low-income housing market niche in which at least two local developers have come to specialize. This market was particularly robust over the 2004-2009 planning period, yielding over 100 affordable multifamily units. However, it slowed following 2009 due to poor economic conditions nationwide. The low-income niche market is further supported by the generally high price of market-rate, single-family housing in Arcata.

In addition, City policy and the Land Use Code (LUC) support affordable housing development on small sites. The LUC zoning regulations provide several options to allow for maximizing development potential through exceptions to development standards. Although small lots can present challenges to developing affordable housing, trends and market forces in combination with City policies help alleviate or eliminate the constraints related to the feasibility of small lot development.

While the decision to develop affordable housing is generally a private landowner choice, the City can continue to assist in the production of affordable housing on small sites through incentives and exceptions. There are several underutilized and/or nonresidential-zoned parcels on which multifamily housing may be developed. Although the City is not relying on any small sites to meet its RHNA, the City

believes they can be another tool to support the development of additional affordable housing. Policy HE-5 and Implementation Measures 4 and 11 are included and evidence the City's commitment to encouraging residential development on small sites.

Potential Infill Opportunity Zones

By increasing the density of local zoning and reducing requirements and barriers to development in areas with the potential for infill development, the City can target higher-density development to priority areas for affordable housing. The City has identified four neighborhoods whose current mix of uses present opportunities for infill development, though some sites would require rezoning. As shown in **Figure A4-3,** potential sites include a number of industrial and commercial sites (as well as low- and medium-density residential in the Craftsman Mall site) that can be rezoned for mixed -use, infill development, that includes housing.

Current areas that have been identified as possible infill opportunity zones are the Downtown area, the Arcata Gateway and Creamery District, the Craftsman Mall area, and the Valley West section in the City's northern end. By identifying these opportunities in close proximity to commercial areas, the City can encourage a mix of land uses that may allow residents to live closer to their places of work and thereby encourage alternative modes of transportation. Infill in these locations can also support parallel economic development efforts, such as the recent growth of small businesses since the 2015 implementation of the Creamery District Commercial Zone. The Arcata Gateway and Creamery District Infill Opportunity Zone includes the Gateway District project, previously described, which will include a substantial amount housing development when completed. The Valley West Infill Opportunity Zone and Downtown areas include central commercial anchors such as the Valley West Shopping Center and Uniontown Plaza Shopping Center. Policy HE-6 and Implementation Measures 11, 12 and 20 are included and evidence the City's commitment to encouraging residential development on infill sites.

Figure A4-3 Potential Infill Opportunity Zones

Potential Infill Opportunity Zones

City of Arcata
Environmental Services
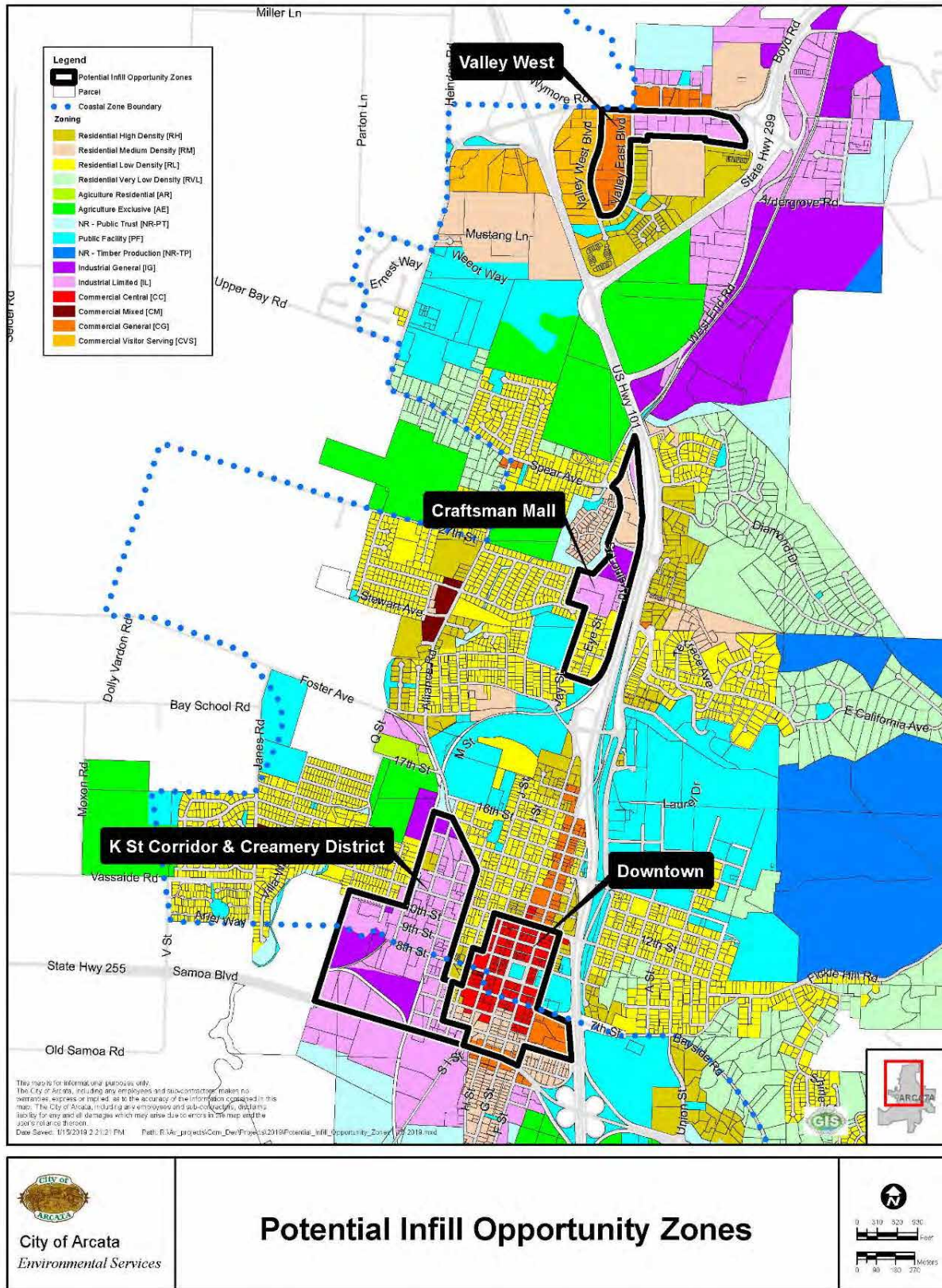
5. HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. The timelines associated with development permit and approval processing are influenced both by local government, as well as other, non-governmental forces. As described in greater detail in the Governmental Constraints section, most development processing periods range from 35 days to four months. Delays between the time all entitlements are issued and when a developer requests building permits can be due to non-governmental constraints such as availability of financing or fluctuations in availability of the labor force.

Non-Governmental Constraints

Location

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

Land Availability

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

Arcata consists of approximately 5,503 acres of land area, of which 1,491 acres are zoned for residential uses. Within the City's land area are areas that are not considered buildable because of environmental contamination (brownfields). This land will have to be cleaned up before any use (commercial, industrial, or residential) can be developed on it. Brownfield sites were not considered in **Table A4-3.**

To meet Arcata's share of the sixth cycle RHNA, 43 acres of residential vacant land are included in the adequate sites inventory. This equates to approximately 0.78 percent of the total land area in the City. No underutilized land is being used to meet Arcata's share of the sixth cycle RHNA. Additional land will be available during this housing element cycle through Implementation Measure 20 in the programs.

Infrastructure

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

Community water systems divert free-flowing and subsurface water sources for domestic use. A system of trunk lines and mains, aboveground water tanks, and booster pumps deliver water to the City's residents and to business, industry, and other facilities. Water service is available to all areas within the City's Urban Services Boundary and limited areas outside the boundary. Not all of the City of Arcata is in the Urban Services Boundary (bay, agricultural, or forest lands), but all of the sites in **Table A4-3** and **Appendix B**, Available Sites Inventory, are within the Urban Services Boundary and have water available to them. The additional sites that will be made available during this housing element cycle through Implementation Measure 20 in the programs, also have water available to them. The City currently has capacity to meet its 2019–2027 regional housing need.

Stormwater and wastewater collection is provided by the City, as is the treatment system for wastewater. The Arcata Marsh and Wildlife Sanctuary (AMWS) facility treats municipal wastewater and reuses the water for wetlands, ponds, and related wildlife habitat. The AMWS employs natural systems to successfully treat and reuse wastewater through a system of five marshes in the 170-acre sanctuary, where natural organisms filter the water before it is released into Arcata Bay. The City's Drainage Master Plan is used to identify and quantify the existing stormwater and drainage system to determine the available capacity of the system. Sewer infrastructure is available throughout the City. Sewer infrastructure is also available to the additional sites that will be made available during this housing element cycle through Implementation Measure 20 in the programs. The City currently has the capacity to meets its 2019-2027 regional housing need.

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

Land Cost

The cost of residential land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land, allowing the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of lots. The cost of land varies greatly depending on the area of the City in which the land is located. One neighborhood with waterfront view lots has 6 residential lots for sale for a total $2.5 million in the Coastal Zone. A vacant, 8.5-acre rural residential parcel in the Coastal Zone is marketed at $322,000. A vacant, 0.7-acre, forested residential lot zoned RVL is on the market for $142,000, while another forested lot in the RL zone is listed at $175,000 for 7,840 square feet. Other vacant residential land for sale in Arcata ranges in price from $20,000 to $575,000. No vacant multifamily zoned lots were on the market during the land cost survey (City of Arcata, Land Cost data 2019).

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs more per unit to construct than single-family housing, but this is offset by a trend of decreasing land costs for multifamily housing parcels.[5]

Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home constructed. According to the RS Means 2019 Square Foot Cost Book, the estimated construction cost for single-family residences range from $122 to $136 a square foot. Multi-family development price per square foot is higher at $244.96 per square foot, but the higher construction cost may yield more housing supply than single-family developments because more units are built per development. The total construction cost per unit is estimated to be $244,962 but a grant or other form of financial assistance of $1 million could help reduce this per-unit construction cost to $959.70.

As labor and materials prices rise, they affect the feasibility of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Arcata. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Overall, the interest rate has been low, dipping below 5 percent in 2009 and remaining relatively constant until 2015, when they gradually began to rise. As of 2018, this was still the case as the average rate was approximately 4.54 percent. Although lower interest rates help make housing affordable, the qualification requirements for loans have been tightened, limiting access to financing for many. For instance, before the banking crisis in the late 2000s and early 2010s, buyers were typically able to make a down payment of 10 percent, while presently, buyers often must make a 20 percent down payment.[6]

After sustaining a steady low from 2011 to 2015, the cost of housing in Arcata has increased, surpassing pre-recession levels in 2016, and continues to rise. Arcata continues to have higher home sale prices due in part to higher demand and lower supply, which typically drives up the amount of financing that buyers need to purchase a home. As the banking industry tightened their requirements, available financing became a constraint on home ownership in Arcata in addition to the high cost of housing. Many of the homes in Arcata are unaffordable to lower-income households. The HOME program has a maximum purchase price for a single-family home of $285,000 (existing or new construction) for the First-Time Homebuyers Program, which limits opportunities for its use in Arcata, where the median housing price is $320,833 (2018).

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[5] Written communication with Doug Svensson, Applied Development Economics, Inc., on September 17, 2019.
[6] Attom Data Solutions, Median Down Payment for U.S. Homes Purchased in Q3 2017 Increases to a New High of $20,000, https://www.attomdata.com/news/mortgage-and-finance/q3-2017-u-s-home-loan-origination-report/

Households in the city must earn approximately $73,800 annually with a 4.5 percent interest rate to qualify for a loan on a $320,833 home (see **Table A5-1**). This assumes that the borrower makes a 10 percent down payment and has good credit and no other debts. Approximately 566 households (8.0 percent) in the City earned between $75,000 and $99,999 annually in 2017.

TABLE A5-1.   LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME, 2019

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

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

Analysis of Local Efforts to Remove Non-governmental Constraints

Non-governmental constraints are generally market driven and outside the control of local government. Several comments from the public and City staff during the housing element update addressed potential non-governmental constraints. They included a lack of a diversity of housing types in particular:

- Homes in close proximity to transit for seniors and persons with disabilities.
- Live-work units for artists.
- Options for students on extremely tight budgets.

Policies HE-1, HE-5, HE-11, HE-12, HE-14, HE-15, HE-16, HE-17, HE-18, HE-20, HE-21, and HE-22 and implementation measures 1, 4, 5, 10, 13, 16, 17, and 18 address this constraint.

Maintenance of rental housing and health hazards in rental housing, both on- and off-campus were also identified as concerns. Policies HE-2, HE-9, HE-12, and HE-19 and implementation measures 2 and 14 address these constraints.

Local Governmental Constraints

Land Use Controls

The Arcata General Plan establishes policies that guide new development, including residential development. These policies along with zoning regulations control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multiple-family residential developments are identified in **Table A5-2**. A total of four residential land use designations provide for a range of residential densities.

TABLE A5-2.   GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS AND ALLOWABLE USES, 2019

Classifications	Notes
Residential Very Low Density (R-VL) 1 or 2 du/ac	The R-VL zoning district is applied to areas where physical constraints, the protection of natural features, and/or the preservation of semi-rural character have been identified by the General Plan as important considerations. The R-VL land use designation is primarily applied to areas with steep slopes and where the General Plan intends that the open space character of the City's hillsides and perimeter lands are to be preserved.
Residential Low Density (R-L) 2 to 7.25 du/ac	The R-L land use designation is applied to areas appropriate for neighborhoods of single-family homes on individual lots. This designation is found throughout the community, including the older, historical neighborhoods surrounding the Plaza Area, Sunny Brae, Sunset, Preston Ridge Area, and Greenview Terrace.
Residential Medium Density (R-M) 7.26 to 15 du/ac	The R-M land use designation allows medium density residential unit types that include duplexes, townhouses, co-housing, low density apartments, and modular housing in mobile home parks.
Residential High Density (R-H) 15.01 to 32 du/ac	The R-H land use designation provides residential uses in the urban center of Arcata to encourage increases in density above the levels established prior to 2000.

Source: City of Arcata General Plan.

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

- Historic Landmark (:HL);
- Natural Hazards (:NH);
- Neighborhood Conservation Area (:NCA);
- Planned Development (:PD);
- Plaza Area (:PA);
- Special Considerations (:SC);
- Wetland Protection (:WP) and Stream Protection (:SP);
- Housing for Homeless (:HH);
- Creamery District (:CD); and
- Cannabis Innovation Zone (:CIZ).

Zoning districts that allow residential uses are summarized in **Table A5-3.**

TABLE A5-3.   ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES, 2019

Districts	Notes
Agricultural Exclusive (AE)	The AE zoning district is applied to areas appropriate for agricultural uses, such as horticulture and crop production, orchards, nurseries, vineyards, and livestock grazing, where the City intends that the land be preserved for agricultural production, and where residential use is accessory to agricultural production. Maximum residential density: primary and accessory residential units per parcel.
Agricultural Residential (AR)	The AR zoning district is applied to areas of agricultural lands that are also appropriate for very low density residential uses. Maximum residential density: primary and accessory residential units per parcel.
Natural Resource (NR)	The NR zoning district is applied to public or private lands where the protection of unique and/or sensitive natural resources or the managed production of resources are the City's primary objectives. Residential density is one dwelling unit per parcel.
Residential – Very Low Density (RVL)	The allowable density is 2 or fewer primary dwellings per acre. The RVL zoning district is applied to areas where physical constraints, the protection of natural features, and/or the preservation of semi-rural character have been identified by the General Plan as important considerations. The RVL zoning district is primarily applied to areas with steep slopes, and where the General Plan intends that the open space character of the City's hillsides and perimeter lands are to be preserved.
Residential – Low Density (RL)	The RL zoning district is applied to areas appropriate for neighborhoods of single-family homes on individual lots and related, compatible uses. The allowable density ranges from 2 to 7.25 dwellings per acre.
Residential – Median Density (RM)	The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing and various types of multifamily housing (for example, duplexes, townhouses, and apartments). The allowable density ranges from 7.26 to 15 dwellings per acre.

TABLE A5-3.   ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES, 2019

Districts	Notes
Residential – High Density (RH)	The RH zoning district is applied to areas appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments. The allowable density ranges from 15.01 to 32 units per acre.
Commercial – Central (CC)	The CC zoning district is applied to areas surrounding the Plaza and is intended to accommodate retail, professional office, civic, hotel, and theater, residential, and similar and compatible uses. The allowable density ranges from 7.26 to 15 dwellings per acre.
Commercial – General (CG)	The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local residents and businesses, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed-use projects. The allowable density ranges from 7.26 to 15 dwellings per acre.
Commercial – Mixed Use Center (CM)	The CM zoning district is applied to areas identified by General Plan policy LU-1d as the existing neighborhood centers of Westwood, Bayside, Sunny Brae, and Greenview, where additional retail, personal and business services, and other neighborhood-oriented commercial services are encouraged, and where substantial additions to the existing centers shall include residential units on upper floors or in separate buildings. The allowable density ranges from 7.26 to 15 dwellings per acre.
Industrial – Limited (IL)	The IL zoning district is applied to areas appropriate for light and moderate impact manufacturing and limited commercial uses. Residential uses may also be allowed where they are compatible with the nature of the production process or the related sales of products made on the premises. The allowable density ranges from 7.26 to 15 dwellings per acre.

Source: City of Arcata Land Use Code, August 2019.

Residential Development Standards

Residential development standards are used to help define the City's desire to establish aesthetically pleasing, people-friendly, useful, safe, and orderly residential construction and development. The City of Arcata's zoning ordinance, the Land Use Code, was adopted in October 2008. The LUC is the primary guide for all development, including residential, in the City. The LUC establishes development standards that control the type of land use activity, allowable land uses within each specific zoning district, building setbacks from property lines, structure heights, off-street parking, and density of residential development in Arcata. The zoning regulations serve to protect and promote the health, safety, and general welfare of community residents and also implement the goals and policies of the General Plan. The specific residential land use zoning districts established in the LUC and their respective maximum densities are shown in **Table A5-4.**

TABLE A5-4.   RESIDENTIAL LAND USE ZONES AND DENSITIES, 2019

Zone	Minimum Lot Area	Minimum Lot Width	Maximum Lot Depth	Density	Residential Types
Agricultural Exclusive (AE)	20 acres (60 acres Coastal Zone)	None	None	2 units per lot	Single-family dwelling, farmworker housing, home occupation, mobile home, residential accessory use, residential care facility (6 or fewer), second unit
Agricultural Residential (AR)	2.5 acres	None	None	2 units per lot	Single-family dwelling, farmworker housing, home occupation, mobile home, residential accessory use, residential care facility (6 or fewer), second unit
Natural Resource (NR)	20 acres (60 acres in Coastal Zone)	None	None	1 unit per lot	Home occupation, mobile home, single-family dwelling
Residential – Very Low Density (RVL)	20,000 sf	60 ft	4 times lot width	2 or fewer primary units per acre	Home occupation, mobile home, mobile home park, single-family dwelling, organizational house, residential accessory use, residential care facility, second unit
Residential – Low Density (RL)	4,000 sf, 6,000 sf average	60 ft	None	2 minimum to 7.25 units maximum per acre	Single-family dwelling, duplexes, multifamily 3-9 units, home occupation, mobile home, mobile home park, organizational house, residential accessory use, residential care facility, rooming or boarding house, second unit
Residential – Median Density (RM)	3,000 sf	30 ft	None	7.26 minimum to 15 units maximum per acre	Single-family dwelling, multifamily 2-10 units or more, home occupation, mobile home, mobile home park, organizational house, residential care facility, rooming or boarding house, second unit

TABLE A5-4.   RESIDENTIAL LAND USE ZONES AND DENSITIES, 2019

Zone	Minimum Lot Area	Minimum Lot Width	Maximum Lot Depth	Density	Residential Types
Residential – High Density (RH)	6,000 sf	30 ft	None	15.01 minimum to 32 units maximum per acre	Single-family dwelling' multifamily 2-10 units or more, home occupation, mobile home, mobile home park, organizational house, residential care facility, rooming or boarding house, second unit
Commercial – Central (CC)	5,000 sf	50 ft	3 times width	7.26 to 15 units per acre	Live/work units, home occupation; Single-family dwelling' Multifamily dwelling; residential care facility (7 or more)
Commercial – General (CG)	5,000 sf	50 ft	3 times width	7.26 to 15 units per acre	Live/work units, home occupation; Single-family dwelling, Multifamily dwelling; residential care facility (7 or more); caretaker/employee unit, emergency shelter, group quarters
Commercial – Mixed Use Center (CM)	5,000 sf	50 ft	3 times width	7.26 to 15 units per acre	Live/work units, home occupation; Single-family dwelling' Multifamily dwelling; residential care facility (7 or more)
Industrial – Limited (IL)	6,000 sf	60 ft	None	7.26 to 15 units per acre	Live/work units; Multifamily dwelling; caretaker/employee unit, emergency shelter, group quarters, home occupation

Source: City of Arcata Zoning Ordinance, 2019.

In addition to development standards and density zoning limitations (**Table A5-4**), **Tables A5-5** and **A5-6** describe additional development standards that are applied to residential development in the City.

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

of the residents of a multi-family residential project in order to fulfill their needs for outdoor leisure and recreational opportunities.

The major factor in determining housing density under the City's current zoning system is the use of floor area ratios (FAR) in residential zones. The FAR is the ratio of total floor area to the lot area. A development with 25,000 square feet of floor area on a lot of 100,000 square feet would have a FAR of 0.25, regardless of the number of stories contributing to the floor area. All the residential zones use FAR for determining the size and bulk of structures for the area, except for the RM and RH zones, which only use maximum site coverage. In addition, the FAR is not applicable in the RVL and RL zoning districts when affordable housing uses are provided according to the City's Density Bonus.

Historically, multi-family projects have most typically been at or above the maximum density for each residential zone, utilizing the City's density bonus or provision for projects with one-bedroom units to maximize density. Higher-density zones are developed with 32 units per acre (du/acre), while medium-density zones are developed with closer to 15 du/acre. When applicants propose projects that are lower than the required density, the City applies site planning standards and design review to increase density potentially with duplexes, triplexes, quadplexes, or ADUs. In other instances, when property owners request parcel mergers that would result in a lower density, the City works with applicants directly to offer creative solutions, such as lot line adjustments, that meet the development goals of the applicant and the desired density of the City.

TABLE A5-5.   GENERAL PLAN RESIDENTIAL DEVELOPMENT STANDARDS

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

Source: City of Arcata General Plan.

TABLE A5-6.   LAND USE CODE RESIDENTIAL DEVELOPMENT STANDARDS

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

*Density bonus allows for a reduction in setbacks and an increase in height.
Source: City of Arcata Land Use Code, 2019.

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

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

Bicycle parking spaces are also required in multifamily development and are based on the number of required vehicle parking spaces. For areas where 3 to 10 parking spaces are required, the bicycle parking requirement is 100 percent of the vehicle parking spaces. In areas requiring over 11 parking spaces, the required bicycle parking is 50 percent of the vehicle parking. The City encourages the use of alternative and mass transportation and does not consider bicycle parking requirements a constraint because building bicycle parking is significantly much more cost effective than traditional automobile costs.

The amount of a site covered by parking, driveways, and structures (i.e. site coverage) directly affects the amount of land developed (**Table A5-6**). The higher the residential density the more land can be covered by development. The LUC proportionally reduces the site coverage based on the lot size. For example, if an RL-zoned parcel is 3,000 square feet in size, which is half the standard lot size (6,000), then the amount of site coverage is increased at the same proportion. Thus, the allowable site coverage is 75 percent instead of the standard 50 percent in the RL zoning district. To encourage pervious surfaces, the LUC does not include driveways or parking surfaces that are pervious as site coverage. This further increases the actual amount of land that theoretically is "covered" by development.

Much of the regulation in the standards, such as site coverage, lot sizes, and height limits, must be balanced with the need for additional housing in a limited area. Many of these standards could be considered a housing development constraint; however, these standards are in place to assist in maintaining City character. The Land Use Code attempts to encourage a variety of housing types by allowing for exceptions to several development standards such as setbacks, reduced lot sizes, etc. In addition, the reduced parking standards change how the City's vital land resources are utilized, i.e., using the land for people spaces not vehicle spaces.

Density Bonus

To achieve density increases, the City implements the State's density bonus program (Government Code Section 65915) through Chapter 9.31 of the Land Use Code. Under this law, the City offers developers a density bonus and at least one additional concession or incentive for proposed projects that will contain: (1) units affordable to very low-, low-, or moderate-income residents consistent with State law; (2) units restricted to qualified seniors; or (3) condominiums that meet certain state affordability thresholds. Conditions and affordability covenants required by state law will apply. Density bonus requirements are codified in the Land Use Code by zoning designation.

The City will continue to promote the use of density bonuses by developers. Numerous legislative actions have been passed since 2000 that amended the state density bonus program, including SB 1818, AB 2280, AB 2222, and AB 744. The City's zoning requirements have not been updated to be consistent with these laws. Therefore, Policy HE-22 and implementation measures 11, 16 and 18 are included to promote greater utilization of the density bonus by developers and to bring Arcata into compliance with current state density bonus law. Measures 11 and 18 promote the development of affordable housing, and Measure 16 promotes the development of senior housing using density bonuses.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, and residential care homes. **Table A5-8** (below) shows the housing types permitted in the various residential zoning districts of Arcata. Implementation Measure 25 is included to commit the City to evaluating the code to ensure that the definitions and uses of these housing types are updated, as needed to be compliant with new State laws.

Multifamily Housing

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

Single-Family Dwelling

The City defines single-family home as a building designed for and/or occupied exclusively by one family. The definition also includes factory-built, modular housing units, constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing units that comply with the National Manufacturing Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems. Transitional housing and supportive housing serving six or fewer persons are considered single-family homes.

Shared living is defined in the LUC as an occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance.

Shared living facilities serving six or fewer persons are permitted in all residential districts by CA Health and Safety Code Section 1566.3.

Accessory Dwelling Units

The City defines a second unit under "accessory dwelling units" in the LUC as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. Second units must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling.

In addition to second units, the term "accessory dwelling unit" also includes efficiency units, as defined in Section 17958.1 of the Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code. The City also permits residential accessory uses as accessory dwelling units.

The City's review process for second units is consistent with state law (AB 1866), allowing second units by right in single-family residential areas in the City with only a ministerial review. However, in some cases, design review is required for an accessory structure (second dwelling unit) when the site is in a historic district or a Neighborhood Conservation Area. In addition, design review may be required if the accessory structure is in front of or is greater in height than the primary dwelling unit. As described in Implementation Measure 13, the City will update their ADU ordinance to remain current with State law.

The City has seen increased construction of accessory dwelling units in recent years, with the construction rate increasing by 42.86 percent from 2017 to 2018 alone. The City is working with the Arcata Economic Development Commission (AEDC) to explore additional ADU financing opportunities, potentially through an investment pool allowing homeowners to borrow against resources generated by the partnership to construct ADUs.

The City of Arcata partnered with Eureka, Humboldt County, and the Redwood Region Economic Development Commission (RREDC) to cohost an ADU Fair in 2018 to provide attendees with an opportunity to learn about ADU construction, permitting, financing, and managing. Representatives from each organization spoke with property owners about their constraints to development at the free event and hosted contractors, green building experts, architects, realtors, and lending groups to provide expert advice for interested attendees.

Policy HE-21 and implementation measure 13 are included to promote ADU construction.

Mobile Homes

As of 2017, the city contained six privately owned mobile home parks, with a total of 587 occupied mobile home spaces. Without rent stabilization regulation, mobile home rent increases in Arcata had historically mirrored HUD's low-income rental rates and rates of changes in the Consumer Price Index (CPI). The City's Mobile Home Affordability Strategies Study in 2017 found that almost half of participants pay more than 30 percent of their income toward housing costs, classified as housing overpayment. Rent control was recommended as a strategy for maintaining affordable mobile home housing, with an ordinance providing residents with long-term rent predictability. The City implemented the Mobile Home Rent Stabilization Ordinance in 2018 to proactively preserve the long-established value balance in the city's current mobile home market in order to ensure park owners retain a fair rate

of return on their park investments and the mobile home residents retain the right to enjoy their own investments in their homes.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

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

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

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

Per SB 2 requirements, in February 2009, the City created the Housing for Homeless (:HH) combining zone. The :HH combining zone is a zone in which emergency shelters, transitional housing, or supportive housing (hereafter "facility") may locate as a permitted use if the facility is within the combining zone and meets the criteria in Section 9.42.200 of the LUC, Housing for Homeless. If a facility locates outside the combining zone or does not meet the criteria in Section 9.42.200 of the LUC, then the facility may require permits for the appropriate zoning district (see **Tables A5-3 and A-4**). See LUC Section 9.42.200 for the City's standards, requirements, and capacity for emergency shelters. These standards are considered similar to other residential uses in the same zoning district. **Table A5-7** shows the sites in the city within the :HH combining zone as well as each site's acreage, vacancy status, location within or without of the Coastal Zone, and transit proximity. There are 17 parcels identified with the :HH combining zone totaling 45.23 acres of land in Arcata that could be used for emergency shelters. Only five of these sites are currently vacant and all but two are located in the Coastal Zone. The vacant sites are a combined 9.75 acres. Most of these sites are near transit, the most approximate site is 0.22 miles away from the nearest bus stop while only three are more than one mile away.

Policy HE-16 and implementation measure 17 are included to address these needs.

TABLE A5-7.   :HH COMBINING ZONE PARCEL DATA IN ARCATA

Parcel Number	Acres	Vacant	Coastal Zone	Approximate Mileage to Nearest Bus Stop	Notes
021-122-008	0.37	No	Yes	0.22	Arcata Bay Crossing Affordable Housing
021-121-010	1.77	No	Yes	0.32	City Owned (in escrow)
021-122-009	0.8	No	Yes	0.32	City Owned (in escrow)
503-251-011	2.95	Yes	Yes	0.42	
021-191-002	8.47	No	Yes	0.32	
021-191-007	1.22	Yes	Yes	0.48	
021-191-006	2.54	No	Yes	0.48	
505-251-013	3.58	No	Yes	0.54	
021-201-010	3.38	Yes	Yes	0.35	
021-201-009	3.08	No	Yes	0.5	
021-201-008	2.05	No	Yes	0.56	
021-201-005	2.41	No	Yes	0.59	
507-251-039	1.01	Yes	No	0.56	City Owned
507-251-040	1.19	Yes	No	0.56	City Owned
501-044-006	6.3	No	Yes	1.19	
501-044-003	3.27	No	Yes	1.07	
501-044-005	0.84	No	Yes	1.19	
Total	**45.23**	**5 vacant**	**15 in the Coastal Zone**	--	--

Source: City of Arcata 2019.

Transitional and Supportive Housing

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

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

include supportive services to allow individuals to gain necessary life skills in support of independent living.

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

Both transitional and supportive housing types must be explicitly permitted in the LUC. Currently, the City defines both transitional and supportive housing types under the definition of single- and multi-family housing types (see **Single-Family Dwelling** and **Multifamily Housing** above). The City supports transitional and supportive housing projects through Policies HE-7, HE-16 and HE-25 and Implementation Measure 17.

In 2019, the City, in collaboration with the Arcata Homelessness Service Working Group, received a grant from California's Homeless Emergency Aid Program (HEAP) to develop permanent supportive housing for homeless individuals with five new one-bedroom homes in the Arcata Mobilehome Park. This housing will be run by Resident Owned Parks, Inc. (ROP) in conjunction with the non-profit homeless advocate group Arcata Housing Partnership or the County Department of Health and Human Services (DHHS). The City also received a grant for both CDBG and EHAP-CD funding to assist in the development of a 31-bed transitional shelter proposed for APN 021-122-007, which is identified in the HH: overlay. The development, named Arcata Bay Crossing, was developed with assistance from Housing Humboldt with loan funding for the purchase of the land. Arcata Bay Crossing reserves 15 units for mentally ill homeless who have access to on-site supportive services, and the other 16 units are for qualified low-income households. It is managed by Rural Communities Housing Development Corporation.

Extremely Low-Income Housing

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). This need is indicated by the information in **Table A3-19**, which shows that approximately 2,916 households (41.20 percent) earn less than $25,000—the extremely low-income limit for a family of four is $25,750.

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

Housing for Farmworkers

California law (Government Code Section 65583(c)(1)(C)) requires the adequate provision of sites to accommodate the housing needs of farmworkers. Housing elements should ensure that local zoning,

development standards, and permitting processes comply with the Employee Housing Act Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. A jurisdiction cannot require any minor use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of a single-family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use. A jurisdiction cannot require a minor use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of any other agricultural activity in the same zone. The City is compliant with respect to 17021.5 and 17021.6. Policy HE-16 and Implementation Measures: 2, 3, 4, 5, 6, 7, 8, 9, 10, and 15, address the requirements of the Employee Housing Act. These Measures pertain to the acquisition, preservation, and development of affordable single-family or multi-family housing units; using grant funding to finance affordable housing construction as well as ending housing discrimination.

Persons with Disabilities

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

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

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

Parking standards for housing for disabled persons, including persons with developmental disabilities, are the same as all residential development. No specific program has been designed for the reduction of parking standards; however, Policy HE-16 and implementation measure 10 requires the City to cooperate with housing developers in the production of housing for disabled persons, including persons with developmental disabilities. Through this cooperation, a reduction of parking standards may be one incentive to promote housing development for disabled persons.

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

In addition to the Handicap Access Appeals Board process, the City has developed and formalized a general process that a person with disabilities, including persons with developmental disabilities, will need to go through in order to make a reasonable accommodation request and streamline the permit review process. The City will provide information to individuals with disabilities, including persons with developmental disabilities, regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

The City makes every effort to satisfy reasonable requests for accommodation. City Hall, which includes the Community Development Department/Building Department, is ADA compliant, and the City makes every effort to accommodate persons with disabilities, including persons with developmental disabilities, including providing access to public hearings and other services to special needs populations. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities, including persons with developmental disabilities, per SB 520, Policy HE-16 and implementation measure 10. To further comply with SB 520, the City defines family as "(1) two or more persons related by birth, marriage, or adoption, (2) an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind".[7]

Although not adopted within the last planning cycle, the City will consider the adoption of universal design standards incorporating ADA standards for all housing developments. The use of universal design standards will assist in the converting of housing units to be accessible to persons with disabilities, including persons with developmental disabilities. Currently, all City-funded or -facilitated housing projects must include at least one dwelling that can accommodate disabled residents, including persons with developmental disabilities. Furthermore, all City policies and regulations are regularly evaluated to identify barriers to housing and ensure compliance with ADA standards.

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[7] City of Arcata Municipal Code, Title 9 – Land Use Code, Article 10 – Glossary.

TABLE A5-8.   HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Type	Zoning Districts												
	AE	AR	RVL	RL	RM	RH	CC	CG	CM	IL	IG	PF	HH
Single-family dwelling[2]	P	P	P	P	P	P	P**	P**	P**	--	--	--	UP
Second unit	P	P	P	P	P	P	--	--	--	--	--	--	UP
Multifamily housing, 2 units[a,b]	--	--	--	P	P	P	P**	P**	P**	--	--	--	UP
Multifamily housing, 3 to 9 units[a,b]	--	--	--	MUP	P	P	P**	P**	P**	--	--	--	UP
Multifamily housing, 10 or more units[a,b]	--	--	--	--	P	P	P**	P**	P**	--	--	---	UP
Farmworker Housing	UP	UP	MUP	MUP	MUP	MUP	P	P	P	P	--	--	--
Mobile home parks	--	--	UP	UP	UP	UP	--	--	--	--	--	--	UP
Mobile homes	P	P	P	P	P	P	--	--	--	--	--	--	UP
Residential accessory use or structure	P	P	P	P	P	P	--	--	--	--	--	--	UP
Residential care facility (6 or fewer)	MUP	P	P	P	P	P	--	--	--	--	--	--	UP
Residential care facility (7 or more)	--	--	UP	UP	UP	UP	MUP	MUP	MUP	--	--	MUP	UP
Rooming or boarding house	--	--	--	UP	P	P	--	--	--	--	--	--	UP
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	UP
Live/work unit	--	--	--	--	--	--	P	P	P	P	--	--	--
Caretaker/employee unit	--	--	--	--	--	--	--	P	--	P	P	P	--
Group quarters	--	--	--	--	--	--	--	UP	--	UP	UP	MUP	--

TABLE A5-8.   HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Type	Zoning Districts												
	AE	AR	RVL	RL	RM	RH	CC	CG	CM	IL	IG	PF	HH
Organizational house	--	--	UP	UP	UP	UP	--	--	--	--	--	--	--
Emergency shelter[c]	--	--	--	--	--	--	--	UP	--	UP	UP	MUP	P

Notes: P = Permitted use; UP = Use Permit, requires Planning Commission review; MUP = Subject to the issuance of a minor use permit.
[a] The City defines single-room occupancy units as a multi-family unit and are permitted in all zones where multi-family is permitted.
[b] Single - Family Dwelling and Multi-Family Housing include Transitional and Supportive Housing.
[c] In addition to where emergency shelters are permitted with a UP and an MUP, the City has created the :HH overlay zone to allow for emergency shelters, by right.
** Residential units should only be located above the nonresidential uses or at ground level behind the street-fronting nonresidential uses.
Source: City of Arcata 2019.

Design Review

The City of Arcata requires design review by the Arcata Design Review Authority for all multi-family residential new construction projects and subdivisions. Recently, the City clarified the design review permitting process with Ordinance 1513, creating three tiers to streamline many project types that don't need high-level review. The tiers of design review range from over-the-counter permits to Zoning Authority review to Planning Commission hearings, which are increasingly costly and time intensive, as compared with over-the-counter permits. The Review Authority consists of the Planning Commission, the Zoning Administrator (ZA), the Planning Director, and the Historic Landmarks Committee. Depending on the type, size, and location of the project, design review may require approval from one or multiple bodies, with larger or more contentious projects generally requiring Planning Commission review. The level of Review Authority is tied to the impact of the proposed project. Design Review also streamlines the process to approve demolition of non-historic resources and removes barriers to accessory dwelling unit creation.

The purpose of Design Review is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the natural beauty, historic, and rural character of the community (see LUC § 9.72.040 for the goals, purposes, and procedures). Design Review is required in addition to other planning permit or approval requirements of the LUC and the Municipal Code, unless exempt under the following conditions in which a ministerial permit is issued:

- Minor repairs consisting of in-kind, one-to-one replacements.

- New single-family structures, accessory structures associated with a single-family structure, or an addition or alteration to an existing single-family structure or associated accessory structure, except historic resources and within one of the City's Neighborhood Conservation Areas.

- A new ADU that complies with the adopted ADU Design Guidelines, Building and Fire Code, and setback requirements.

Approximately 80 to 90 percent of all proposed developments fall under the administrative permitting tier listed above (see **Table A5-8**). Generally, single-family dwelling projects are exempt from design review unless they are in one of the Neighborhood Conservation Areas, Specific Plan or Historic Districts, or a Coastal Scenic Area. However, design review is required if the project involves a historic resource. In addition, the LUC identifies special design criteria for single-family developments in hillside areas. In comparison, multi-family dwelling projects require review by the Zoning Authority with a public hearing for approval. If the multi-family project is greater than 8 units or 10,000 square feet and located in one of the Neighborhood Conservation Areas, Specific Plan or Historic Districts, or a Coastal Scenic Area, it must be presented to the Planning Commission for approval.

Generally, Design Review is required for new construction, alterations, and additions in the City that require a permit. However, as discussed above, the LUC includes exemptions for single family, minor repairs, and ADUs when not located in one of the City's Neighborhood Conservation Areas. Design Review is required for all exterior alterations to, demolition to, or relocation of a designated Landmark Historic structure. In addition, design review could also be required for an accessory structure (ADUs) if noncompliant with the adopted ADU Design Guidelines, Building and Fire Code, and setback requirements.

The applicant is required to submit a complete application for design review, including a detailed site plan, existing and proposed elevations, existing and proposed floor plans, landscape plan, and a copy of the property title or deed. The project must also meet City site plan, landscaping, and signs regulations, as applicable. At the administrative level, the project must meet City development codes, policies, guidelines, and show high quality design to ensure compliance with design review criteria. These administrative permits are generally processed by the Planning Department as part of the applicant's building permit application, reducing both cost and time required for approval.

Although the Planning Commission has the ability to disapprove a submitted design, it is very rare for the Commission to outright deny a project. However, the Commission may suggest or require changes, modifications, or alterations to the design. The Design Review process typically takes approximately three to four weeks to complete and is not considered a constraint to the development of housing in the City.

Solar Siting and Solar Access

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

Natural Hazards Combining Zone

As a result of Arcata's unique mix of geologic conditions, steep slopes, weather, soils, and existing development, the City has established a variety of development limitations in the interest of public safety. The Natural Hazards Combining Zone (:NH) has been developed to regulate land use in areas of the City subject to natural hazards. This regulation is intended to protect lives and property from destruction and damage and to protect the community from the cost of damages which may be incurred when unstable or premature development is allowed without consideration of the natural hazards. Natural hazards addressed by the :NH combining zone are flooding, liquefaction, severe slope stability hazards, ground shaking, and fault-rupture. The Arcata General Plan and Land Use Code both identify different geologic hazards—ground shaking, fault rupture, slope stability, and liquefaction hazards. General Plan Figure PS-a, "Hazards Map," shows locations of these hazards. In the General Plan (Table PS-1) and Land Use Code (Table 6-1) are tables to identify geologic and soil report requirements based on the types of land use activity and the related geologic hazard. **Table A5-9** shows the types of development allowed in the various natural hazards areas.

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

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

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

TABLE A5-9.   GEOLOGIC HAZARD LAND USE MATRIX

		Building Type/Land Use	Earthquake Shaking Hazard	Fault Rupture Hazard		Slope Stability Hazard Low, High				Liquefaction Potential Low, High		
				SSZ	PAF	V	IV	III	II & I	III	II	I
Critical	Hazardous	Hazardous substance storage, reservoirs, natural gas storage tanks	R1	R2	R2	D	D	R1	R1	R1	R1	P
	Essential	Hospitals, fire and police stations, emergency control centers, power plants, power and communication substations, schools, theaters										
	Private	Auditoriums, hotels, large motels, major office buildings, high density residential										
Non Critical	Moderate Risk	Residential structures on existing lots with footing loads greater than typical two story wood frame dwellings, residential structures with three stories or more	D	R2	D	D	D	R2	R1	D	R1	R1
		Major subdivisions	D	R2	R2	D	R2	R1	R1	D	R1	R1
		Heavy industrial	R2	R2	R2	D	R2	R2	R1	R1	R1	R1
	Low Risk	Multifamily structures greater than 4-plexes	D	R2	D	D	D	R2	R1	D	R1	R1
		Minor subdivisions	D	R2	D	D	D	R2	R1	D	R1	R1
		Light industrial, warehousing, commercial	D	R2	D	D	D	R2	R2	D	R1	R1
		Residential two stories or less on existing lots	D	D	D	D	D	R2	R2	D	D	D

Notes:

P: Development prohibited.

R1: Engineering geologic report and soils report engineering report required.

Engineering geologic report must be prepared by a Certified Engineering Geologist.

Soil engineering report may be prepared by a Registered Civil Engineer with appropriate geotechnical knowledge and experience or by a Certified Engineering Geologist with appropriate geotechnical knowledge and experience.

R2: Engineering geologic report required.

Engineering geologic report may be prepared by a Registered Geologist with appropriate geotechnical knowledge and experience.

TABLE A5-9.   GEOLOGIC HAZARD LAND USE MATRIX

Building Type/Land Use	Earthquake Shaking Hazard	Fault Rupture Hazard		Slope Stability Hazard Low, High				Liquefaction Potential Low, High		
		SSZ	PAF	V	IV	III	II & I	III	II	I

D: Report requirement is left to the discretion of City building Inspector.

SSZ: Alquist-Priolo Special Study Zone

PAF: potentially active fault.

Source: City of Arcata Zoning Ordinance, 2019.

Special Flood Hazard Areas. The City of Arcata has several waterways that are managed in order to reduce flood hazards. Proposed development and new land uses are required to comply with the planning permit requirements for the Flood Hazard Review process defined in Title VIII, Chapter 4 of the Arcata Municipal Code. The City administers the flood hazard standards of the Federal Emergency Management Agency (FEMA) based on the Flood Insurance Rate Maps developed from a scientific and engineering report by FEMA.

The Arcata General Plan conservation and safety elements include policies to protect the public, property, and flora and fauna from impacts associated with flooding and development. The LUC development standards implement the conservation and safety policies of the General Plan. All developments, including housing, are reviewed for compliance with the development standards. The City of Arcata City Engineer is the designated Floodplain Administrator and regularly reviews the City's flood management development standards and policies during development project review. In addition, the City regularly evaluates the Federal Emergency Management Agency (FEMA) flood maps in relationship to the Arcata General Plan safety, conservation and housing policies. In 2016, the City adopted revised flood map zones provided by FEMA.

Wetland Protection and Stream Protection Combining Zones

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

Alquist-Priolo Fault Zoning Act

Most of the city is within the Alquist-Priolo Fault zone, which requires parcels to undergo additional study prior to development, under the Alquist-Priolo Earthquake Fault Zoning Act of 1972. Developers/property owners must obtain a Fault Evaluation Report from a professional geologist that analyzes the geomorphic evidence for potential faulting and provides recommendations for or against certain development. While this required report poses a financial constraint to housing developers, the investigation reduces the threat to public health and safety to minimize the loss of life and property caused by earthquake-induced fault rupture, landslides, and liquefaction.

Coastal Zone

Nearly all of the land to the west and southwest of the City as well as a substantial portion within city limits is in the California Coastal Zone. The Coastal Zone boundary and jurisdiction map, "Post LCP (Local Coastal Program) Certification Permit and Appeal Jurisdiction," adopted in 1990, establishes the areas of the city within the California Coastal Zone and the permit and appeal jurisdiction. As part of the General Plan and Land Use Code Updates, the City is in the process of updating the Local Coastal Program, slated for completion in December 2019. In some cases, the state retains the review authority for coastal development; however, through the Local Coastal Program the state authorizes some coastal development to be administered locally. Typically, the jurisdiction boundary (California vs. Arcata) is based on the sensitivity to coastal resource impacts. Through Arcata's LCP, some coastal development is exempt from coastal development permits. However, in cases where a coastal development permit is required by either the State or City of Arcata, three to six months may be added to the project timeline.

The City of Arcata has identified policies in its Local Coastal Program designed to protect the coastal area. These policies address a variety of topics, such as new urban development, public access and recreation, water and marine resources, industrial development, hazards, agriculture, and public works. The majority of these policies do not have an impact on housing and are consistent with the General Plan Land Use Designations. All development within the Coastal Zone must comply with the City's certified LCP, the General Plan 2020, and Land Use Code. If a conflict arises between the LUC and the LCP during review of any development in the coastal zone, the standards in the LCP shall apply. The Coastal Land Use and Development Guide (CLUDG) corresponds to Land Use Code zoning designations. The City is in the process of drafting a Coastal Land Use Element, which establishes allowed residential density, maximum height, and maximum FAR for all land use designations. In this draft element, the Natural Resource (NR) and Public Facility (PF) zones are the only two zoning designations that do not permit residential uses. However, the majority of this land is considered irreplaceable agricultural and natural resources land and should be reserved not only for its productive value but also for the natural beauty and open space value it gives to the City. The Coastal Zone of the City is considered a very important element and should be protected from the encroachment of urban development and its inherent problems. Since 2014, the City has issued 24 building permits in the Coastal Zone for developments ranging from multi-family developments to single-family homes to accessory dwelling units.

Article 10.7, Section 65590 of the California Government Code establishes minimum requirements for housing in the Coastal Zone for low- or moderate-income households. Generally, the statute requires that the "conversion or demolition of existing residential dwelling units occupied by persons and families of low and moderate income…shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income." The statute has certain location and time limits for the replacement of housing to the affected persons or families. Also, according to the statute, "new housing development constructed within a coastal zone shall, where feasible, provide housing units for persons or families of low or moderate income." However, unless the local government determines that replacement is feasible, several situations would exempt the owner from the replacement requirement. Examples of these situations include residential structures with fewer than three units, lots in the city's coastal zone less than 50 acres in size and if the city has an in-lieu fee program in place for replacement housing. In addition, new development may provide affordable housing at another location within three miles of the Coastal Zone. This article may be considered a constraint to new housing because it may raise the cost of this housing and discourage

developers from constructing new housing in this area. However, the City has no control over this statute because it is a state code.

Housing Codes and Code Enforcement

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

Arcata implements the 2016 edition of the California Building Code and other model construction codes and amendments adopted by the California Building Standards Commission. These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The codes used by the City of Arcata are mandated by the State of California and were adopted through Ordinance 1438 in January 2014. The City adopted local amendments to the green building code via Ordinance 1507 (October 2018), which has an effect on housing standards. Adopted codes are as follows:

- 2016 California Building Code
- 2016 Uniform Administrative Code
- 1997 Uniform Housing Code
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Residential Code
- 2016 California Green Building Standard Code (Reach)
- 2016 Energy Code

The City adopted amendments to the 2016 Green Building Standards Code as part of the City's Residential Reach Code. The Reach Code amendments establish energy efficiency standards that exceed minimum standards defined by Title 24 due to local conditions cause by climate, geology, or topography. In Arcata, the City Council identified sea level rise risks, heightened GHG intensity, steep terrain, and existing failure to reduce GHG emissions as causes to impose stricter requirements to improve energy efficiency in all residential buildings. These changes impose a maximum amount of energy consumption allowed per proposed residential building by design. Local developers report that these standards are an impediment to residential development.

Other than amendments to the Reach Code, the City has not adopted additional local amendments to the model codes that increase housing costs. Building inspectors are responsible for ensuring that proposed projects meet state and local codes. Most building and zoning enforcement activities of the City are in response to complaints by City residents.

Sewer Lateral Replacement

In 2016, the City updated its code with Ordinance 1461, requiring routine inspection and repairs of sewer laterals for homes over 25 years old in order to reduce inflow and infiltration and protect the water quality of creeks, watersheds, and Humboldt Bay. The inspection of sewer laterals is triggered by any of the following:

- Sale of property
- Major remodel (over $30,000)
- Proposed projects with three or more new drainage fixture units

The inspection involves a successful pressure test or the repair and/or replacement of the sewer lateral. The property owner/developer may then obtain a Private Sewer Lateral Certificate from the City Building and Engineering Departments. If the sewer lateral does not pass the pressure test, property owners may extend the replacement timeline up to one year by posting a bond or submitting a refundable deposit to allow escrow to close on their home in the meantime. Furthermore, the City offers low-interest sewer lateral rehabilitation loans to qualified applicants to mitigate the cost of replacement.

It is important to note that the construction of an accessory dwelling unit on a property may prompt the need for a sewer lateral upgrade, which could pose a constraint to the construction of additional housing. Policy HE-21 and Implementation Measure 13 address this constraint to accessory dwelling unit development.

Site Improvements

Arcata has on- and off-site improvement requirements for new residential development based on the location and size of the development. Residential subdivision projects are required to provide street, curb, sidewalk, driveway, and transition improvements to the frontage of each lot. Typical street widths including curb and gutters are as follows: local streets require 24 to 36 feet and collector streets require 24 to 48 feet. In the Planned Development (:PD) Combining Zone, standards vary and are determined on a case-by-case basis. Street lighting is required for subdivision development, and storm drainage improvements and new sprinkler systems are required for all new development. Each residential project is also required to connect to an approved sanitary system, domestic water supply, and power. Although connection to a power grid is not always required, developments must identify a potential power source, such as solar power, to meet minimum health and safety standards.

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

Since these activities are usually required by most jurisdictions for new developments these site improvement requirements should not be considered a constraint on new housing development.

Development Impact Fees and Processing Fees

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

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

Development fees are a necessary City program and are in place to offset the cost the City incurs as a result of new construction. These fees, as with development standards, must be balanced with the production of housing. **Table A5-10** provides the proportion of estimated fee cost to estimated overall development cost, **Table A5-11** provides a breakdown of all typical residential fees for both a single and multi-family development, and **Table A5-12** provides a list of all City development fees.

As of 2019, a single-family housing unit typically costs $19,739 in fees (making up 8.4 percent of the total project cost) and multifamily units cost $7,724/unit in fees (making up 3.2 percent of the total project cost per unit). The fees are considered to constrain development, but many of these fees are reduced or waived for affordable housing projects in order to assist the production of these units.

TABLE A5-10.   PROPORTION OF FEE IN OVERALL DEVELOPMENT

Development Cost for a Typical Unit	Single Family	Multifamily
Total estimated fees per unit	$19,739	$7,724
Typical estimated cost of development per unit (including land)	$236,111	$244,962
Proportion of estimated fee cost to estimated overall development cost per unit	8.4%	3.2%

Source: City of Arcata, 2019.

TABLE A5-11.   TYPICAL RESIDENTIAL DEVELOPMENT FEES

City Department	Fee
Single-family, 1,500-square-foot home on a lot zoned residential low density and estimated construction cost of $162,000.	
Building Department[a]	$5,298

TABLE A5-11.   TYPICAL RESIDENTIAL DEVELOPMENT FEES

City Department	Fee
Community Development[b]	$426
Public Works[c]	$13,809
Environmental Services[d]	$205
Total	**$19,738**
Four-unit multifamily development on a lot zoned residential high density and estimated construction cost of $350,000.	
Building Department[a]	$24,528
Community Development[b]	$2,799
Public Works[c]	$34,148
Environmental Services[d]	$319
Total	**$61,794**
Total per Unit	**$15,449**

Note: Fees based on typical fees charged.
[a] Includes a seismic fee, grading permit, grading plan review, plumbing and electrical permits as required by housing type, power apparatus assessment, hood system permits, building plan review, and building permit.
[b] Includes a plan check, design review as required by housing type, land use development fee, and planning permit assessment fee.
[c] Includes a residential construction tax as required by housing type, drainage development fee, sewer lateral in place, and sewer connection fee.
[d] Includes an environmental services plan check, general environmental review assuming 2 hours of review, and stormwater management best practices review/inspection.
Source: City of Arcata, 2019.

TABLE A5-12.   CITY DEVELOPMENT FEES, 2019–2020

Service Provided	Fee
Residential Construction Tax Fees, Multifamily	1% of the valuation of units being constructed.
Parkland Dedication Fee	Based upon the current fair market value of the amount of land which would otherwise be required to be dedicated pursuant to Section 9.86.030 (E) of the Land Use Code.
Parkland dedication can be a dedication of land or an in-lieu fee. Where a fee is required to be paid in lieu of parkland dedication for a subdivision, the amount of such fee shall be based on the current fair market value of the amount of land which would otherwise be required to be dedicated to parkland.	

TABLE A5-12.   CITY DEVELOPMENT FEES, 2019–2020

Service Provided	Fee
Drainage Development Fee	$0.11/sf
Wastewater Collection System Connection Fees	
Sewer lateral in place	$3,343 + $3,343*
Installation of sewer lateral and cleanout	$4,314 + $3,343*
Installation of cleanout with existing laterals	$2,297 per cleanout
New lateral installation after abandonment of existing connection	$2,297 + $3,343*
*Additional charge for Residential Second Units and Commercial. Accessory Dwelling Units: Additional charge is assessed per parcel for second units. Residential / Commercial: additional charge for every 18 fixture units or fraction thereof beyond an initial 18 fixture units.	
Water System Connection Fees	
Connection performed by City in and outside corporate limits	
5/8" by 3/4" meter	$4,426 + $2,543
3/4" by 3/4" meter	$4,488 + $2,543 (Badger, Model 35)
1" meter	$4,704 + $3,263
1½" meter	$4,971 + $4,584
2" meter	$5,141 + $4,722
Connection performed by subdivider in and outside corporate limits	
5/8" by 3/4" meter	$297 + $2,543
3/4" by 3/4" meter	$349 + $2,543 (Badger, Model 35)
1" meter	$549 + $3,263
1½" meter	$662 + $4,584
2" meter	$1,071 + $4,722
Seismic Fee, Residential	(Valuation x $0.0001) or $0.50, whichever is greater
Grading Permits	
50 cubic yards or less	$248
51 to 100 cubic yards	$283

TABLE A5-12.   CITY DEVELOPMENT FEES, 2019–2020

Service Provided	Fee
101 to 1,000 cubic yards	$283 + $25 for each 100 CY over 100 CY
1,001 to 10,000 cubic yards	$506 + $21 for each 1,000 CY over 1,000 CY
10,001 to 100,000 cubic yards or more	$690 + $93 for each 10,000 CY over 10,000 CY
100,001 cubic yards or more	$1,568 + $52 for each 10,000 CY over 100,000 CY
Grading Plan Review	65% of Grading Permit Fee
Plumbing Permits	
Permit issuance	$176
Additional Plan Check Fee (as required by Building Department)	$269
Electric System Fees	
Electrical Service, Single Family	$0.09 per square foot
Electrical Service, Multi-family	$0.08 per square foot
Power apparatus 0 to 50 HP/KW/KVA	$7 to $38
Power apparatus 51 to 100 HP/KW/KVA	$77
Power apparatus over 100 HP/KW/KVA	$116
Additional Plan Check Fee (as required by Building Department)	$269
Mechanical Permit Fees	
Fireplace (pre-fab) / Woodstove	$143
Type I Hood System	$143
Permit issuance	$176
Building Permit Fees, Residential Single Family	
Building Permit $100,001–$500,000 Valuation	$1,505.35 + $7.73 for each $1,000 over $100,000
Building Permit $500,001–$1,000,000 Valuation	$4,599.36 + $6.71 for each $1,000 over $500,000
Building Permit Over $1,000,000 Valuation	$7,957.08 + $5.16 for each $1,000 over $1,000,000

TABLE A5-12.   CITY DEVELOPMENT FEES, 2019–2020

Service Provided	Fee
Building Plan Review	65% of Building Permit Fee
Planning and Zoning Fees	
Plan Check (small)	$211
Plan Check (large)	$474
Design Review	
Design Review – Standalone Permit	$614
Coastal Permit*	$1,802–$4,506
Hillside Development*	$1,802–$4,506
Tree Removal	$225–$450
Zoning Clearance	$225
*Dependent on whether the permit must go to the Planning Commission	
Preliminary Reviews	
Staff Preliminary Review	$358
Zoning Administration	$410
Planning Commission	$4,096
City Council Review	$7,680
Appeal to Planning Commission or City Council	$1,731
CEQA/Environmental Document Processing	
Statutory Exemption	$55
Categorical Exemptions	$55
Negative Declarations	$4,096
Environmental Impact Reports	$6,758

Sources: City of Arcata Master Fee Schedule,07-01-19 and Building Division Fee Schedule.

Development Permit and Approval Processing

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

Applications vary depending on the permit requested. In addition, some planning applications require public hearings. Development permit approval processing in Arcata does not create any unnecessary delays or increases to the cost of housing. Smaller developments require shorter processing times

whereas larger developments require longer processing times. Most development processing periods range from 35 days to four months. The Twin Parks development took City staff a little more than two years to process. However, the development received a density bonus that increased the density nearly three times beyond the original density allowed by the zoning code (see **Table A4-4**). The City currently operates a database application, which is available at the front counter (and at each planner's desktop) that tracks, streamlines, and coordinates processes from initial application to file closure. The system is designed to mechanize certain aspects of the process in an effort to increase efficiency and shorten permit processing times. The database application also prepares status reports for each project to ensure that projects don't fall through the cracks. This system is linked to the City's billing database, which provides more accountability than the previous paper system. The City is moving toward implementing a TRAKiT system—an online GIS-centric database that provides an intuitive interface to create, issue, and track parcel activity to further streamline the permitting process.

Processing and Permit Procedures for Residential Development

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

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

EXCEPTIONS: Three months may be required to process projects within Neighborhood Conservation Areas, for new construction on properties with a designated historic landmark, or for City Jurisdiction Coastal Development Permits. However, most cases do not require three months for review and approval.

1. Duplexes and Multiple Family: Three months filing a completed application to issuance of a building permit (the City contracts for the review of multifamily projects, this adds several weeks to the review process).

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

1. Minor Subdivision. Once a complete application is received by the Community Development Department, the Zoning Administrator can usually process a minor subdivision within a four-month time period. If there are unanticipated modifications to the project by the applicant and/or a recommended review by the Planning Commission, then the average processing time in Arcata will extend to seven months.

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

The costs associated with development project review will vary between projects. Arcata uses an efficient and comprehensive approach to development review and permitting that allows quick response to developer applications. Prior to application submittal, the applicant can request a pre-

application meeting with City departments, utility providers, and federal or state regulators. This is a valuable service to identify opportunities and concerns regarding a proposal. The pre-application service is free of charge. The City uses many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development**.**

Opportunities for Energy and Resource Conservation

Energy-related costs could directly impact the affordability of housing in Arcata, Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards, and the City is responsible for enforcing the energy conservation regulations. As noted earlier, the City Building Department adopted the 2016 California energy, plumbing, and green building standards codes that will ensure new development meets the latest standards for resource and energy conservation.

The City adopted a Greenhouse Gas (GHG) Reduction Plan (GHG Plan) that set a target of 20 percent below 2000 GHG levels by 2010. The City's municipal emissions were reduced by 30 percent, but the overall emissions for residential, commercial, and industrial users have not been reduced to target levels. The City's GHG Plan focuses on energy efficiency, renewable energy, sustainable transportation, waste and consumption reduction, sequestration and other methods. Since 2010, Arcata's GHG inventory has been updated in the 2010 GHG Emissions Inventory of Government Operations and the 2015 Community GHG Emissions Inventory. Additionally, the Energy Committee was formed to make recommendations and provide information to the City Council and Commissions regarding energy efficiency, energy conservation, and conversion to greener energy sources.

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

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

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. For a household with four persons, the gross annual income cannot exceed $51,500 to qualify for the CARE program.

The REACH program, administered through the Salvation Army, provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income

households—particularly the elderly, disabled including persons with developmental disabilities, sick, working poor, and unemployed—who experience hardships and are unable to pay for necessary energy.

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

Arcata is a member of the Redwood Coast Energy Authority (RCEA), a joint powers authority whose purpose is to develop and implement sustainable energy initiatives that reduce energy demand; increase energy efficiency; and advance the use of clean, efficient, and renewable resources available in the region. RCEA provides the community—both the business and residential sectors—with educational material, products, and assistance to reduce energy and resource consumption. The organization also offers free energy efficiency assessments for homes and businesses. RCEA is in the process of updating its Comprehensive Action Plan for Energy (CAPE) to improve coordination with local stakeholders on energy planning and energy reduction throughout the community.

The City also partners with the RCEA in the community choice energy (CCE) program, which offers local renewable energy and lower energy prices to Humboldt County residents and businesses. The community uses electricity from renewable energy sources, as provided by RCEA, using the PG&E infrastructure for electrical delivery. In addition to the base program, which provides over 40 percent renewable power to the county, RCEA offers a 100 percent renewable "REpower+" option, which households may opt into for a small monthly fee. The City of Arcata has chosen to opt in, and now all its public facilities operate exclusively on renewable electricity.

The Redwood Community Action Agency (RCAA), a local non-profit organization, also works with the City to provide a wide range of services, including energy conservation, to low- and moderate-income residents. The programs offered through the RCAA help lower-income households reduce their energy burden and administer the local Home Energy Assistance Program, which supplements heating bill costs. The RCAA also provides weatherization services to improve home energy efficiency and reduce energy waste and costs.

The City of Arcata also provides residents with supplemental information from the Environmental Protection Agency (EPA), the Department of Energy, the California Public Utilities Commission, and the California Energy Commission. The EPA provides evaluations and product labelling information via their Energy Star program, which helps residents verify that certain products, appliances, and homes are 30 percent more energy efficient than standard products. The California Public Utilities Commission offers information about energy efficiency upgrades to reduce demand on the energy grid and allow residents to make informed decisions about their household energy use.

APPENDIX B - ADEQUATE SITES DATA

TABLE B-1.   VACANT SITE INVENTORY: LOW-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
503-470-002	Bayside Ct	Yes	0.61	Residential High Density Planned Development	Residential - High Density Planned Development	19	Moderate liquefaction.
507-071-004	St Louis Rd and West End Rd	No	1.84	Residential Medium Density	Residential - Medium Density	27	100-Year Floodplain, Moderate liquefaction.

Notes: Infrastructure is considered available to all property locations.
All constraints will be mitigated as part of the development process, and none of the constraints identified restrict development.
Source: City of Arcata 2019.

TABLE B-2.   VACANT SITES INVENTORY: MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
021-091-010	Next 1192 I St	No	0.11	Residential High Density	Residential - High Density	3	Alquist-Priolo Fault Zone.
503-224-052	Next to 141 G St	Yes	0.12	Residential Medium Density	Residential - Medium Density	1	High & Moderate liquefaction, Within Matthew's Dam Failure Flood Zone
503-381-062	Next to 3040 L K Wood Blvd	No	0.29	Residential High Density	Residential - High Density	9	None

TABLE B-2.   VACANT SITES INVENTORY: MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
505-072-034	End of Stewart Ct	No	0.46	Residential High Density Planned Development	Residential - High Density Planned Development	14	100-Year Floodplain, High liquefaction, Matthew's Dam Failure Flood Zone.
505-072-041	1516 Stewart Ct	No	0.33	Residential High Density Planned Development	Residential - High Density Planned Development	10	100-Year Floodplain, High & Moderate liquefaction, Matthew's Dam Failure Flood Zone.
505-091-005	2343 Westwood Ct	No	0.08	Residential High Density	Residential - High Density	2	High Liquefaction, USFWS Wetland, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
507-011-045	709 Diamond Dr	No	0.31	Residential High Density	Residential - High Density	10	None
507-511-023	2915 Janes Creek Rd	No	0.14	Residential Medium Density Planned Development	Residential - Medium Density Planned Development	2	Matthew's Dam Failure Flood Zone
507-511-044	2919 Janes Creek Rd	No	0.13	Residential Medium Density Planned Development	Residential - Medium Density Planned Development	1	Matthew's Dam Failure Flood Zone

Notes: Infrastructure is considered available to all property locations.
All constraints will be mitigated as part of the development process, and none of the constraints identified restrict development.
Source: City of Arcata 2019.

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
020-011-006	North of Redwood Park	No	2.89	Residential Very Low Density	Residential - Very Low Density	5	Hillside slope
020-112-003	1123 12Th St	No	0.14	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Alquist-Priolo Zone
020-133-008	1505 J St	No	0.17	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Alquist-Priolo Fault Zone
020-133-021	1100 15th St	No	0.14	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Alquist-Priolo Fault Zone
020-201-013	1631 Bayview Ct	No	4.68	Residential Very Low Density	Residential - Very Low Density	9	Hillside Slope
021-067-014	1215 Union St	No	0.25	Residential Low Density	Residential - Low Density	1	None
021-067-018	Next to 122 12th Ave	No	0.14	Residential Low Density	Residential - Low Density	1	None
021-072-006	11th St and B St	No	0.17	Residential Low Density	Residential - Low Density	1	None
021-234-009	1460 11th St	No	0.14	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-234-011	O Street	No	0.14	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-234-012	O Street	No	0.61	Residential Low Density	Residential - Low Density	4	Moderate Liquefaction, Matthew's Dam Failure Flood Zone

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
021-241-010 (1)	1274 Q St	No	0.93	Residential Low Density	Residential - Low Density	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-241-010 (2)	1274 Q St	No	0.93	Residential Low Density	Residential - Low Density	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-241-010 (3)	1274 Q St	No	0.93	Residential Low Density	Residential - Low Density	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-241-010 (4)	1274 Q St	No	0.93	Residential Low Density	Residential - Low Density	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
021-241-010 (5)	1274 Q St	No	0.93	Residential Low Density	Residential - Low Density	6	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
500-111-014	1770 Virginia Way	No	0.18	Residential Low Density	Residential - Low Density	1	None
500-112-014	Charles Ave	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
500-121-007	Chester Ave	No	0.18	Residential Low Density	Residential - Low Density	1	50' of Fault zone
500-152-034	1461 Buttermilk Ln	No	0.39	Residential Very Low Density	Residential - Very Low Density	1	None
500-172-022	Anderson Lane	No	0.95	Residential Very Low Density	Residential - Very Low Density	1	Hillside slope
500-191-033	1811 Golf	No	1.18	Residential Very	Residential - Very	2	Hillside

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
	Course Rd			Low Density	Low Density		slope
500-221-021	1698 Noga Ln	No	0.53	Residential Very Low Density	Residential - Very Low Density	1	None
500-300-008	Panorama Ct	No	0.44	Residential Very Low Density	Residential - Very Low Density	1	Hillside slope
501-011-026	Behind Bayside Post Office	No	0.49	Residential Very Low Density	Residential - Very Low Density	1	None
501-011-027	Behind Bayside Post Office	No	0.49	Residential Very Low Density	Residential - Very Low Density	1	None
501-031-020	1687 Old Arcata Rd	Yes	0.31	Residential Very Low Density	Residential - Very Low Density	1	Moderate Liquefaction
503-102-008	611 Park Ave	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-103-033	741 Park Ave	No	0.27	Residential Low Density	Residential - Low Density	1	Hillside slope
503-121-001	Park Ave and Fickle Hill Rd	No	0.41	Residential Low Density	Residential - Low Density	3	50' of Fault zone, Hillside slope
503-122-007	198 Myrtle St	No	0.72	Residential Low Density	Residential - Low Density	5	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-122-016	Behind 178 Myrtle Ct	No	1.60	Residential Very Low Density	Residential - Very Low Density	3	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-131-019	46 Center Ave	No	0.12	Residential Low Density	Residential - Low Density	1	Alquist-Priolo Zone
503-142-028	152 Center Ave	No	0.24	Residential Low Density	Residential - Low Density	1	Alquist-Priolo Zone,

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
							In 50' of a fault zone
503-142-032	152 Center Ave	No	0.18	Residential Low Density	Residential - Low Density	1	Alquist-Priolo Zone
503-142-033	1000 A St	No	0.27	Residential Low Density	Residential - Low Density	1	Alquist-Priolo Zone
503-142-034	1020 A St	No	0.18	Residential Low Density	Residential - Low Density	1	Alquist-Priolo Zone
503-151-045	End of Center Ave	No	0.98	Residential Very Low Density	Residential - Very Low Density	1	50' of fault zone, Alquist-Priolo Fault Zone
503-161-028	149 Bayside Rd	No	0.63	Residential Very Low Density	Residential - Very Low Density	1	Hillside Slope, Alquist-Priolo Zone, In 50' of a fault zone
503-171-008	500 Bayside Rd.	No	3.87	Residential Very Low Density	Residential - Very Low Density	7	50' of Fault zone, Alquist-Priolo Zone, Hillside slope
503-181-012	537 Bayside Rd	Yes	0.82	Residential Very Low Density	Residential - Very Low Density	1	50' of Fault zone, Moderate Liquefaction, Hillside slope
503-302-024	Next to 2911 Highland Ct	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside slope
503-302-032	174 Sylva St	No	0.15	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-302-033	178 Sylva St	No	0.15	Residential Low Density	Residential - Low Density	1	Hillside Slope

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
503-321-004	2950 Terrace Ave	No	0.25	Residential Low Density	Residential - Low Density	1	Hillside slope
503-321-005	Next to 2607 Terrace Ave	No	0.18	Residential Low Density	Residential - Low Density	1	Hillside slope
503-322-001	2510 Terrace Ave	No	0.46	Residential Low Density	Residential - Low Density	3	Hillside slope
503-322-003	372 California Ave	No	0.18	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-322-004	376 California Ave	No	0.17	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-322-054	Next to 220 California Ave	No	0.24	Residential Low Density	Residential - Low Density	1	Hillside slope
503-322-060	Next to 250 California Ave	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
503-322-063	Next to 200 California Ave	No	0.16	Residential Low Density	Residential - Low Density	1	Hillside slope
503-331-012	174 Sylva St	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside slope
503-332-018	2937 Greenbriar Ln	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside slope
503-332-021	129 Sylva St	No	0.33	Residential Low Density	Residential - Low Density	2	Hillside slope
503-332-022	183 Sylva St	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside slope
503-332-023	183 Sylva St	No	0.15	Residential Low Density	Residential - Low Density	1	Hillside slope
503-352-013	2488 L K Wood Blvd	No	0.18	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-352-014	2470 L K	No	0.18	Residential Low	Residential - Low	1	Hillside

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
	Wood Blvd			Density	Density		Slope
503-372-006	End of St Louis Rd	No	1.17	Residential Low Density	Residential - Low Density	8	High Liquefaction
503-401-013	Beverly Dr	No	0.15	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-019	Beverly Dr	No	0.16	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-020	Beverly Dr	No	0.18	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-021	Beverly Dr	No	0.17	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-023	Beverly Dr	No	0.17	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-034	Beverly Dr	No	0.18	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-035	Beverly Dr	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
503-401-036	Beverly Dr	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
503-411-015	End of Dorothy Ct	No	0.17	Residential Low Density	Residential - Low Density	1	Hillside slope
503-422-001	920 Shirley Blvd	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
503-441-040	76 California Ave	No	0.56	Residential Very Low Density	Residential - Very Low Density	1	Hillside slope
503-441-046	2532 Hilltop Ct	No	0.25	Residential Low Density	Residential - Low Density	1	Hillside Slope
503-491-014	290 California Ave	No	0.73	Residential Very Low Density	Residential - Very Low Density	1	Hillside slope
503-511-060	2925 Woodland Ct	No	0.95	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Hillside slope

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
505-041-011	2327 Eye St	No	0.23	Residential Low Density	Residential - Low Density	1	None
505-041-012	2321 Eye St	No	0.13	Residential Low Density	Residential - Low Density	1	None
505-041-013	2315 Eye St	No	0.14	Residential Low Density	Residential - Low Density	1	None
505-042-018	Next to 2310 Eye St	No	0.12	Residential Low Density	Residential - Low Density	1	None
505-051-022	2545 Todd Ct	No	1.72	Residential Low Density	Residential - Low Density	12	Moderate Liquefaction
505-081-020	1418 N Grant Ave	No	0.13	Residential Low Density	Residential - Low Density	1	High Liquefaction, Matthew's Dam Failure Flood Zone
505-092-018	Next to 2097 Eastern Ave	No	0.13	Residential Low Density	Residential - Low Density	1	None
505-211-032	1850 11th St	No	0.15	Residential Low Density	Residential - Low Density	1	100 Year Floodplain, High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-052	1615 11Th St	No	0.09	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-053	1615 11Th St	No	0.09	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-054	1615 11Th St	No	0.11	Residential Low Density Planned	Residential - Low Density Planned	1	Moderate Liquefaction,

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
				Development	Development		Matthew's Dam Failure Flood Zone
505-211-055	1144 Austin Way	No	0.14	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-057	1142 Austin Way	No	0.10	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-058	1142 Austin Way	No	0.12	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	High & Moderate Liquefaction, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
505-211-059	1146 Austin Way	No	0.31	Residential Low Density Planned Development	Residential - Low Density Planned Development	2	High & Moderate Liquefaction, USFWS Wetland, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
505-211-060	1158 Austin Way	No	0.26	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	High & Moderate Liquefaction, USFWS Wetland, 100-Year Floodplain, Matthew's Dam Failure Flood Zone

TABLE B-3.　　　VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
505-211-061	1170 Austin Way	No	0.25	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	High & Moderate Liquefaction, USFWS Wetland, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
505-211-062	1172 Austin Way	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-063	1172 Austin Way	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-064	1170 Austin Way	No	0.14	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-065	1170 Austin Way	No	0.13	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-066	Westfall Ct	No	0.14	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-067	Westfall Ct	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
505-211-068	Westfall Ct	No	0.09	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-211-069	Westfall Ct	No	0.09	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-231-008	983 Villa Way	No	0.16	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-231-032	Next to 1032 Villa Way	No	0.15	Residential Low Density	Residential - Low Density	1	High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-014	2395 Ariel Way	No	0.12	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-018	2384 Ariel Way	No	0.13	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-038	2399 Karen Ct	No	0.12	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-048	2207 Karen Ct.	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure

TABLE B-3.   **VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES**

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
							Flood Zone
505-362-057	2392 Karen Ct	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-058	2376 Karen Ct	No	0.11	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
505-362-060	2352 Karen Ct.	No	0.14	Residential Low Density Planned Development	Residential - Low Density Planned Development	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-022-023	Next to 3440 Curtis Way	No	0.15	Residential Low Density	Residential - Low Density	1	Hillside slope
507-023-001	Next to 3500 Curtis Ave	No	0.35	Residential Low Density	Residential - Low Density	2	Hillside slope
507-023-002	Next to 448 Tanglewood Rd	No	0.20	Residential Low Density	Residential - Low Density	1	Hillside slope
507-023-004	448 Tanglewood Rd	No	0.13	Residential Low Density	Residential - Low Density	1	Hillside slope
507-031-009	End of Diamond Dr	No	4.77	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	9	Hillside slope
507-091-048	1433 Spear St	No	0.17	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-092-007	1344	No	1.52	Residential Low	Residential - Low	11	Moderate

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
	Mccallum Cir			Density Planned Development	Density Planned Development		Liquefaction, USFWS Wetland, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
507-092-013	1312 30Th St	No	1.52	Residential Low Density Planned Development	Residential - Low Density Planned Development	10	Moderate Liquefaction, 100-Year Floodplain, Matthew's Dam Failure Flood Zone
507-092-035	3028 Alliance Rd	No	1.92	Residential Low Density	Residential - Low Density	13	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-101-049	1149 Aloha Way	No	0.14	Residential Low Density	Residential - Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-191-038	Next to 3604 Spear Ave	No	0.15	Residential Very Low Density	Residential - Very Low Density	1	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-191-070	3488 Ribeiro Ln	No	0.38	Residential Very Low Density	Residential - Very Low Density	1	High & Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-191-075	Next to 3598 Spear Ave	No	1.00	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Moderate Liquefaction, Mathew's Dam Failure

TABLE B-3.   VACANT SITES INVENTORY: ABOVE-MODERATE-INCOME SITES

APN	Location	Coastal Zone	Acres	Zoning	GPLU	Projected Units	Constraints
							Flood Zone
507-331-066	1694 27Th St	Yes	1.55	Residential Low Density Planned Development	Residential - Low Density Planned Development	11	Moderate Liquefaction, Matthew's Dam Failure Flood Zone
507-491-001	3498 Fern Way	No	0.86	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Hillside Slope
507-501-002	McMillan Ct	No	0.30	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Hillside slope
507-501-003	3466 Coombs Dr	No	0.27	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Hillside Slope
507-501-004	3408 Coombs Dr	No	0.26	Residential Very Low Density Planned Development	Residential - Very Low Density Planned Development	1	Hillside Slope

Source: City of Arcata 2019.

Infrastructure is considered available to all property locations.

All constraints will be mitigated as part of the development process, and none of the constraints identified restrict development.

APPENDIX C - VACANT SITE INVENTORY MAP

VACANT SITES INVENTORY MAP
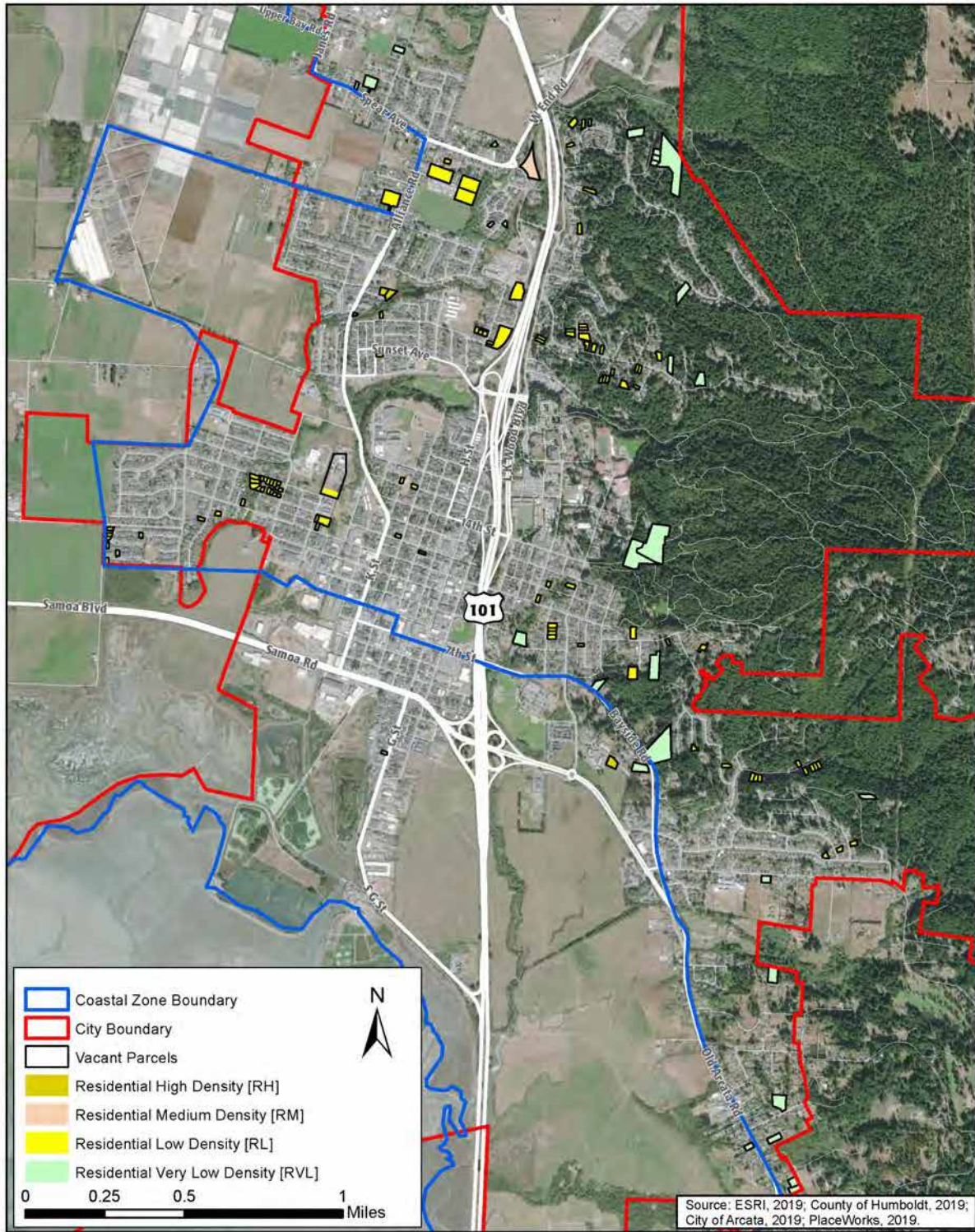
City of Arcata Vacant Residential Parcels

APPENDIX D - PUBLIC COMMENTS

Public Letters Received

The City of Arcata received correspondence from members of the public regarding the development of the General Plan Housing Element. The correspondence included commentary from a representative of Legal Services of Northern California, a community organization called Arcata Citizens for Responsible Housing, a resident of Fortuna, an AirBnb host who works in the city, and a representative from a cannabis business called Emerald Employment. The correspondence is summarized below.

The commentary addressed a range of issues:

- The process of housing element;
- Inequity in student housing opportunities;
- The effectiveness of service-based homelessness services;
- Regulation of short-term vacation rentals; and
- Liveable wages as they relate to housing costs.

Legal Services of Northern California (LSNC) commented on the scheduling of the Planning Commission meetings for the Housing Element review and recommendation hearings. LSNC did not believe that the Planning Commission could, in good faith, recommend the Housing Element to City Council when the document was not yet in its final form. LSNC therefore requested that the Planning Commission delay the public hearing for the Housing Element until December 10. City staff recommended that the Planning Commission continue the Public Hearing to the December 10th Planning Commission Meeting. Staff also reached out to Legal Services and met with them in person to discuss and address their comments and concerns.

Arcata Citizens for Responsible Housing (ACRH) discussed the impacts of new off-campus private housing for Humboldt State University students. In particular, ACRH focused on the "Village" project which is expected to produce housing for 600 people, many of them students. They raised concerns about students being able to afford these new housing units and discussed how students from moderate or above moderate income backgrounds may be able to afford the rents of the Village housing units but students from lower income background would likely feel the housing cost burden more acutely than their wealthier counterparts. ACRH requested that the City publicly share research they have done, if any, to justify how the decision-making process was used to approve the Village. The City notes this comment and recommends that ACRH to follow up with Community Development staff. While the Housing Element plans for the overall housing needs of the city, it does not study, deny, or approve individual housing projects under review by City Staff. Furthermore, implementation measures 4, 5, 6 and 8 address development of affordable housing.

Janelle Egger, a resident of nearby Fortuna and homelessness housing activist, shared her thoughts about how the Housing Element could address homelessness in the city and the larger region. She examined the proposed policies and implementation programs and provided feedback. She discussed draft Implementation 9 regarding the development of an Affordable Housing Trust Fund and whether or not it would make sense to rely on Humboldt Housing Trust Fund and Homelessness Solutions Committee (HTFHSC) to run this program or if a new entity was needed. She suggested that the draft Housing Element add an implementation measure for the City to work with HTFHSC or another similar agency to run housing trust fund. Janelle also congratulated the City for draft Implementation Measure 13 which creates a financing program for accessory dwelling units in the city. She asked if the Housing Trust Fund could be used for projects such as this. The City has not been contacted about helping to fund the countywide trust fund. The City would need to evaluate this suggestion further before

determining a response. She then turned to draft Implementation Measure 17 and asked the City to consider taking a housing first approach which focuses primarily on housing persons experiencing homelessness as quickly as possible without consideration for their use of services or addictions. She explained that this is distinct from a services-based approach which requires people experiencing homelessness to prove that they are using services in order to receive and maintain their housing. The City does ascribe to housing first. The City's efforts to ensure adequate, safe, low-barrier housing should come through in this element.

Melanie Patrick, an AirBnb host in Arcata, raised concerns about the City inspecting or adding additional taxes for AirBnb hosts. She questioned the effectiveness of inspections since AirBnb self-regulates through guest reviews, according to her. These concerns are noted; however the Housing Element does not implement any policies or programs that affect these concerns, as specific to short term rentals. The City Council began consideration of a short term rental ordinance on November 20, 2019 and will continue to study the issue.

Valerie Rose-Campbell, a representative of Emerald Employment, claimed that the City of Arcata does not pay its staff a wage that would allow them to afford housing in the city. She noted that she had, at one point, been accepted into a city-run rental assistance program but was subsequently expunged as a result of her city employment status. This comment is noted. For the purposes of this Housing Element, it is not possible to evaluate each individual employee's housing situation on a case-by-case basis.

Colin Fiske from the Coalition for Responsible Transportation Priorities encouraged the City to limit off-street parking requirements for infill projects utilizing density bonuses and to support the City's established goal of a mode shift toward active transportation and transit and away from driving. In response, the City refined policy HE-13 to support affordable housing and greenhouse gas emissions reduction by prioritizing high-density, mixed-income, infill housing projects that improve alternative transportation infrastructure and added action items to implementation measure 11 to support this goal.

SB 244 Analysis

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

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

APPENDIX F - INFILL MARKET STUDY PRELIMINARY MARKET DATA

Infill Market Study Community Engagement Report

Prepared for:

City of Arcata

Prepared by:

Equinoss Consulting

COMMUNITY ENGAGEMENT

Given the City's interest in reaching a variety of community members who both currently live inside Arcata's city limits as well as those that don't but would like to, we used a multi-pronged engagement approach to gain insight into people's experiences with housing and provide various opportunities to offer input into the housing plans under development.

The image below notes the engagement methods and timeline.

ENGAGEMENT SUMMARY

- **911 people completed an online survey** (in English and Spanish) about housing needs, concerns, affordability.

- Consultants and City employees surveyed at **ten community events** in Arcata, Eureka, and McKinleyville.

- **Four focus groups** were conducted with Latinx families; Creamery District artists, residents, and business owners; housing advocates who work with members of our community who are housing insecure; and low-income seniors.

- We gained insight into **Humboldt State University students' experiences** through a variety of methods including: "Pop-up" event surveying on the quad, one-to-one conversations

with students during events, and analyzing qualitative and quantitative data shared with us by HSU's Off-Campus Housing Coordinator.

- ▪ **Two community workshops** were held, one in English and the other in Spanish, where City staff shared information about the state and local housing context, current housing plans under development, and gathered input on the tensions that will have to managed as new housing is developed, as well as how to reach the City's housing goals.

- ▪ Held one **"We'll Come to You" Session** with True North Organizing Network.

KEY COMMUNITY ENGAGEMENT FINDINGS

Survey Findings

- ● The majority (79.5%) of survey participants that have not been able to move to Arcata, but want to, stated that they could not afford to move or find an affordable place to live in Arcata.
- ● The most common reasons survey participants stated for not being satisfied with their current living situations is because it is too expensive or too small.
- ● Half of the 600 participants who gave income and rental cost information via the survey pay over 30% of their annual income for housing each year.
- ● The top three factors that are most important to survey participants when choosing a place to live are 1) Cost they can afford, 2) Feel safe and welcoming, 3) Walkable/bikeable neighborhood.
- ● The majority of survey participants stated their top preferences for housing types are to live in a single-family home, followed by an apartment, and then a mixed-use apartment building.
- ● From the survey, the only racial disparity or significance that was found was the racial difference in homeownership. Almost half of the participants (44.65%) who identify as a person of color are renters. Almost half of the participants (41.44%) who identify as white are homeowners. In comparison, about 27.04% of participants who identify as a person of color are homeowners.

Focus Group Findings

- ● In providing housing stock for the most vulnerable and housing insecure people, low-barrier housing is needed with good universal design, and provided in partnerships with service providers.
- ● People want neighborhood and housing designs that build community cohesion.
- ● Community members voiced a strong desire for good two-way communication with City staff, and meaningful and authentic involvement in the improvements made to neighborhoods. Many people spoke of a strong desire for having shared power and agency.
- ● Housing is in short supply; the application process is intimidating for some vulnerable community members and the application fees are a hardship for many.
- ● Many non-English speakers experience discrimination and racism in finding and maintaining housing in Arcata.

- Many parents with young children expressed concerns about safety for their children when living in multi-family and mobile home parks with no amenities.

ARCATA HOUSING SURVEY RESULTS

911 people participated in the City of Arcata Housing Survey that was administered both online and via hardcopies at community events. Out of 911 participants, about 82.88% (n=755) completed the entire survey.

The survey results were analyzed by Isadora Sharon with California Center for Rural Policy.

Out of 810 survey participants, about 69% currently live in Arcata CA (Q1). 252 participants currently do not live in Arcata. About half (58.60%) of the 252 non-residents want to live in Arcata (Q2).

About 185 participants explained why they have not been able to move to Arcata (Q3). Out of 185 participants, the majority (79.5%) mentioned that they could not afford to move or find an affordable place to live. Figure one demonstrates the various reasons why participants have not been able to move to Arcata.

FIGURE 1. REASONS WHY PARTICIPANTS HAVE NOT MOVED TO ARCATA. (N=185)	
Reasons	Percentage of Participants
Can not afford to move or find an affordable place to live.	79.5%
Family reasons	5.4%
Lack of availability	4.9%
Would need to find a new job	4.9%
Pets	3.8%
Can't sell current house.	1.60%

435 participants have at least one youth (ages 0 – 24 years) in their household (Q4). 41 participants indicated that they live with at least one person who is 75 years or older. Figure 2. represents the number of people in each age group that are part of the participant's household.

FIGURE 2. AGES OF MEMBERS IN EACH HOUSEHOLD					
Age Group	1	2	3	4	5
0 – 15 years	65	69	11	4	5
16 – 24 years	116	69	28	35	33
25 – 44 years	158	183	20	2	3
45 – 59 years	118	75	0	0	0
60 – 74 years	106	62	1	0	2
75+ years	33	6	2	0	0

The majority of participants (61.4%) do not own a house and almost half (42.30%) of 800 participants are renters (Q5).

Figure 3. Current Housing Situation (N = 809 Participants)

- Renter — 42.30%
- Homeowner — 38.60%
- Living with others and assisting with rent/mortgage — 8.30%
- College Housing — 6.10%
- Living with others but not paying rent/mortgage. — 3.60%
- Unhoused — 1.10%
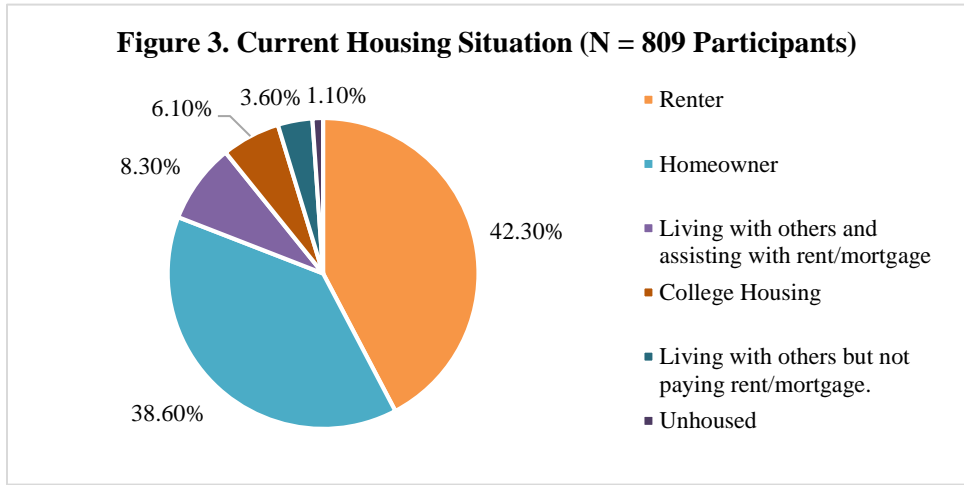
More than half of the participants (58.4%) live in a single-family home (Q6). About 7.90% of participants live on campus and 1.20% of participants are currently homeless.

Figure 4. Current Housing Type (N = 809 Participants)

- Single-Family Home — 58.40%
- Apartment — 25.70%
- Campus Housing — 7.90%
- Mobile Home — 4.00%
- Mother-in-law Unit — 2.30%
- Unhoused — 1.20%
- Tiny house/Cabin/Cottage — 0.50%
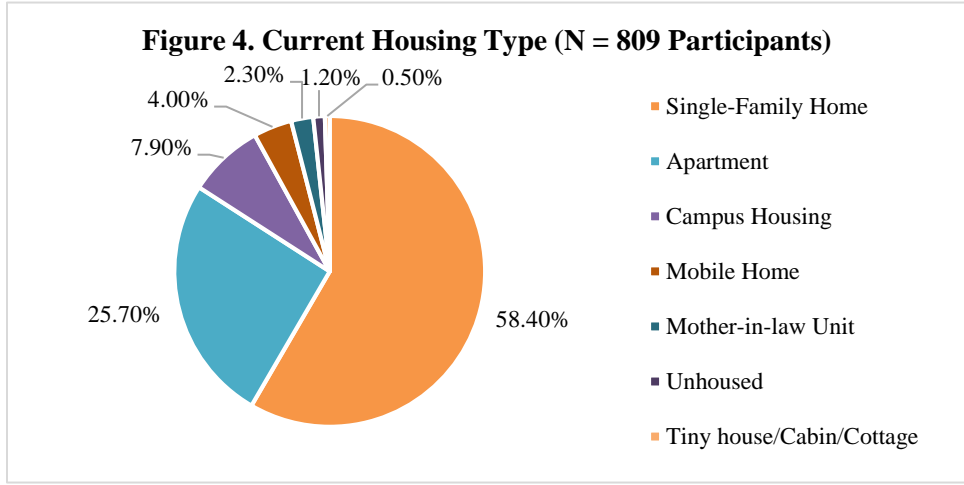
About 74% of 806 participants are satisfied with their current living arrangements (Q7).

The most common reason participants stated for not being satisfied with their current living situations because it is too expensive or too small (Q8). Figure 5 demonstrates common reasons why participants are not satisfied with their current living situation. (Please note that participants chose more than one answer).

FIGURE 5. REASONS WHY PARTICIPANTS ARE NOT SATISFIED WITH THEIR CURRENT LIVING SITUATION.	
Reasons	Percentage of Participants
Too expensive	38.3%
Too Small	37.4%
Landlord won't make repairs	19.4%
Crime in neighborhood	18.9%
Bad/rude neighbors	18.9%
Want to live independently	15.5%
House/Apartment needs repairs that I cannot afford.	14.6%

Want to be closer to family/friends.	11.2%
Health/mobility needs require greater accessibility.	6.8%
Experiencing discrimination or bias.	4.4%
Too big	3.4%
Foreclosure concerns	0.5%

About half of the participants (55.5%) pay $800.00 or more for their housing every month (Q9).

Figure 6. Monthly Housing Payment (N = 763 Participants)

Legend:
- Less than $500.00
- $500 - $799
- $800 - $1199
- $1200 - $1599
- $1600 - $1999
- $2000 - $2500
- $2500 +

Values shown: 14.30%, 2.40%, 4.20%, 9.30%, 15.20%, 24.40%, 30.30%
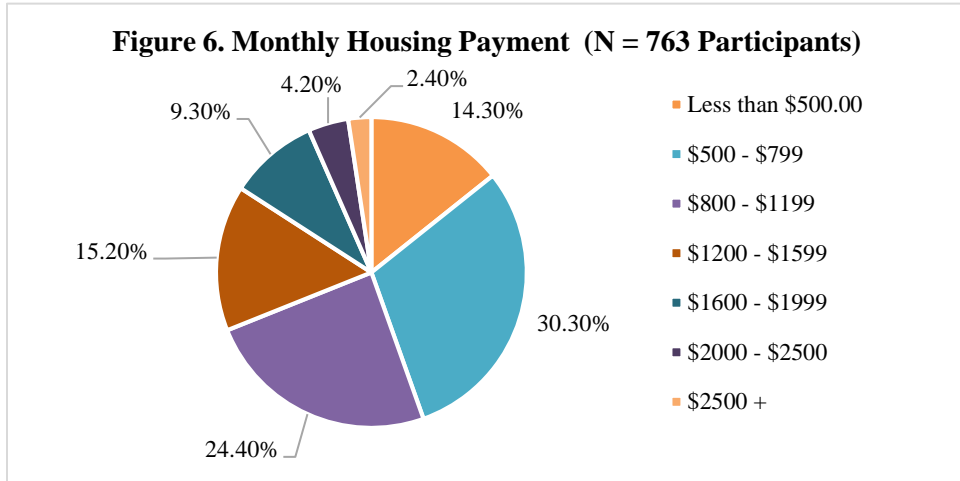
Out of 617 participants, about 33% of participants make $20,000 per year or less (Q10). About 7.8% of participants make less than $1000 annually. Some of the participants indicated that their low annual income is due to being a student.

FIGURE 7 ANNUAL INCOME OF SURVEY PARTICIPANTS	
Annual Income Level	Participants
$0 - $1,000	7.8%
$1,000 – $10,000	8.6%
$11,000 - $20,000	16.9%
$21,000 - $30,000	11.2%
$31,000 - $40,000	10.4%
$41,000 - $60,000	15.2%
$60,000- $80,000	10.0%
$80,000-$90,000	2.9%
$90,000 - $100,000	4.9%
$100,000 - $300,000	11.8%
$300,000+	.3%

About half (50%) of 600 participants pay over 30% of their annual income for housing each year. About 31% out of 600 participants reported that they pay over 50% of their annual income for their housing each year. About 14% out of 600 participants reported that their monthly payments for housing over a year cost more than their annual income.

About 33.6% of 724 participants mentioned that they need one bedroom or less (Q11). More than half of participants (66.4%) mentioned that they need at least two bedrooms or more.

Figure 8. # of Bedrooms Needed (N = 732 Participants)
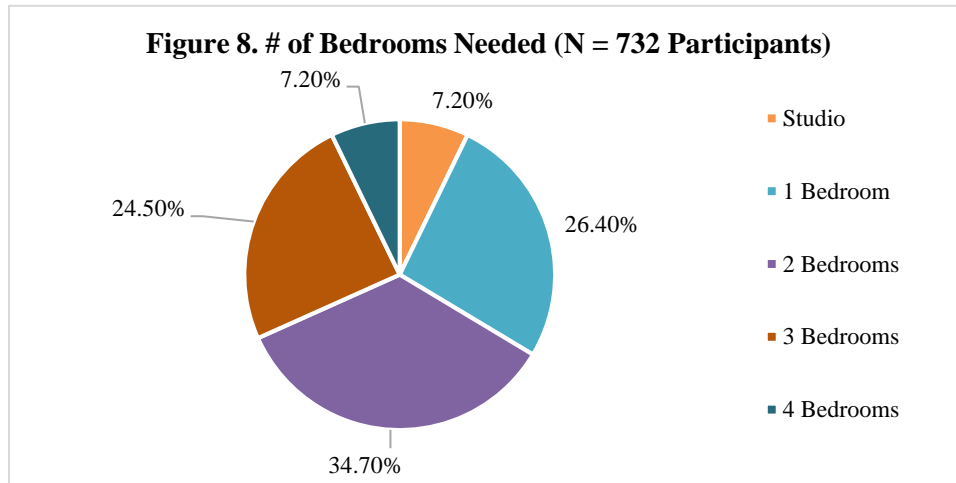
Full-time students and non-students expressed similar needs for the amount of bedrooms (Q11 & Q19). Over half of the participants (62.9%) who are full-time students mentioned that they want one or two bedrooms and over half of the participants (61.26%) who are not students mentioned that they want one or two bedrooms. About 13.14% of participants who are full-time students want a studio or four bedrooms and about 13.56% of participants who are not students want a studio or four bedrooms.

Participants were asked to list their top five factors that are most important to them when choosing a place to live (Q12). The following list is an overall rank (1 being most common and 20 being least common) of important factors participants consider when choosing a place to live.

1. Cost I can afford
2. Feel safe and welcoming
3. Walkable/bikeable neighborhood
4. Low crime rate
5. Close to work
6. Pets are allowed
7. Like the neighborhood
8. Close to services and shopping
9. Close to schools
10. Yard size
11. Close to downtown.
12. Racially, ethnically, socioeconomically diverse neighborhood
13. Close to family/friends
14. Not threatened by sea-level rise, climate change.
15. Number of bedrooms
16. Kid-friendly
17. Close to bus/transit stops
18. Close to health care facilities

19. Accessible disability services
20. Landlord accepts Section 8

The majority of participants mentioned that they want to live in a single-family home (Q13). The following list is an overall rank (1 being the most common and 12 being least common) of the kinds of housing participants want to live in.

1. Single-family home
2. Apartment
3. Mixed-use apartment (Housing with other uses in several story building)
4. Duplex/triplex
5. Tiny house village
6. Accessory dwelling units
7. Room in a house with roommates
8. Co-housing (shared kitchen or sanitary facilities)
9. Senior housing
10. Single room occupancy (very small accommodations)
11. Campground
12. School-run residencies (dorms).

About half of the participants (50.1%) mentioned that they would accept an apartment if they could not afford their top choices (Q14). Figure 9 represents the kinds of housing participants would accept if they could not afford their top choices. (Please note participants chose more than one answer).

| FIGURE 9. THE KINDS OF HOUSING PARTICIPANTS WOULD ACCEPT IF THEY COULDN'T AFFORD THEIR TOP CHOICES. ||
Housing Type	Participants
Apartment	39%
Mother in law unit	31%
Mix-use apartment	31%
Single-family home	29%
Duplex/Triplex	28%
Tiny house village	27%
Co-housing	24%
Room in house with roommates	23%
Single room	15%
Senior housing	12.7%
College dorms	9.46%
Campground	7.38%

About 25.3% of participants mentioned that their price range for buying a home is less than $200,000 (Q15).

Figure 10. Price range for buying a home (N = 718 Participants)

- Less than $200,000 — 25.30%
- $200,000 - $300,000 — 17.50%
- $300,000 - $350,000 — 12.50%
- $350,000 - $400,000 — 6.70%
- $400,000 - $450,000 — 2.10%
- $450,000 - $500,000 — 2.90%
- Over $500,000 — 2.80%
- Not Applicable — 30.10%
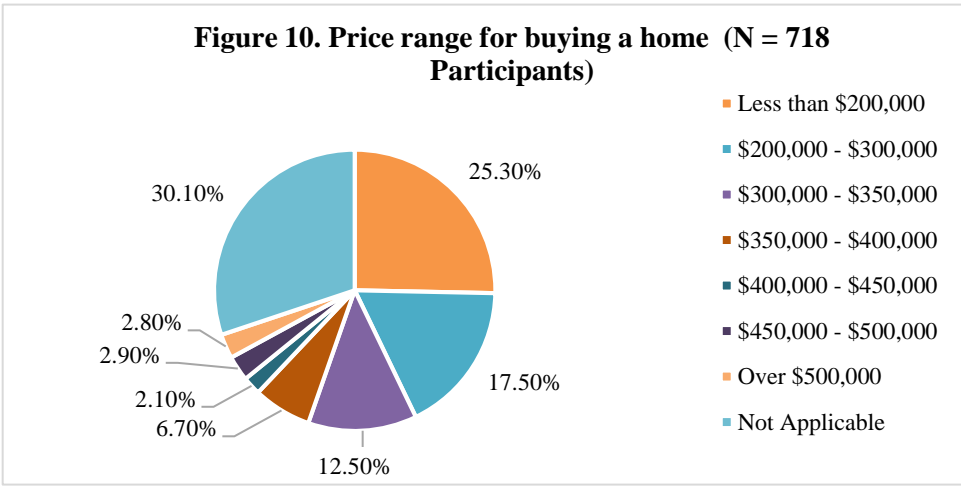
About 18.7% of participants can't own a home because they cannot afford the down payment. About 19.8% of participants can't find a home in their target price range. Figure 11. represents the issues that are stopping participants from owning a home. (Please note participants chose more than one answer).

FIGURE 11. ISSUES THAT ARE STOPPING PARTICIPANTS FROM OWNING A HOME.	
Issue	Participants
I cannot find any homes in my target price range	19.8%
I can afford the monthly expenses, but not the down payment.	18.7%
I cannot find any homes that are high quality	15.9%
I need a mortgage and cannot currently qualify for one.	9.9%
I can afford to purchase a home, but cannot pay for the needed improvements.	6.6%
Not applicable	34.9%

About 40 participants mentioned that they are unable to consider buying a home. The two common reasons they gave include being a student and unable to afford buying a house.

DEMOGRAPHICS OF SURVEY PARTICIPANTS

Out of 715 participants, 165 participants are younger than 25 years and 90 participants are senior citizens (Q17).

Figure 12. Age of Survey Participants (n=715).

Legend:
- 0-17 years
- 18-24 years
- 25-35 years
- 36-45 years
- 46 to 64 years
- 65+ years

Pie values: 0.30%, 22.80%, 23.50%, 17.70%, 23.21%, 12.60%
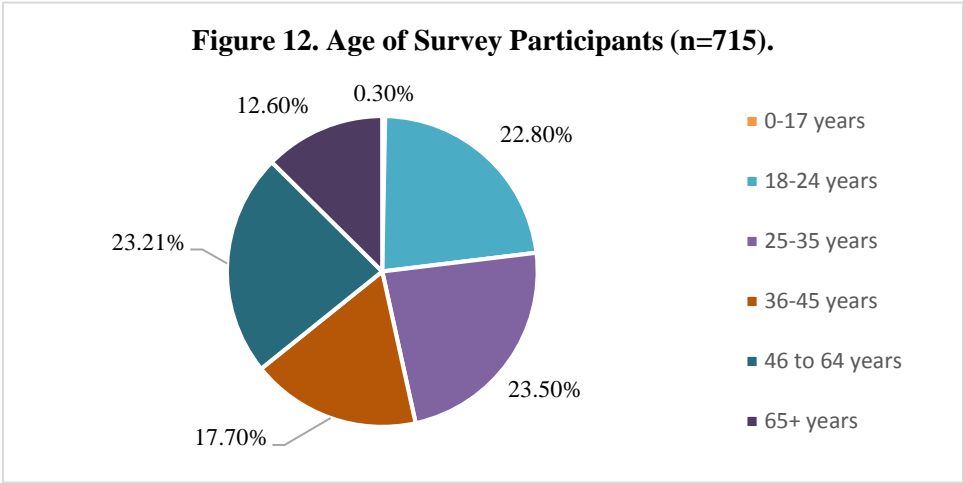
Out of 654 participants, about 70% identify as white, 11.2% identify as Latino or Hispanic and 1.4% identify as American Indian or Alaskan Native – AIAN (Q18).

Figure 13. Race and Ethnicity of Survey Participants (n=654).

Legend:
- White
- AIAN
- Latino/Hispanic
- African American/Black
- Asian American
- Pacific Islander
- More than one race/ethnicity
- Other

Pie values: 1.80%, 10.90%, 2.40%, 0.60%, 1.70%, 11.20%, 1.40%, 70.00%
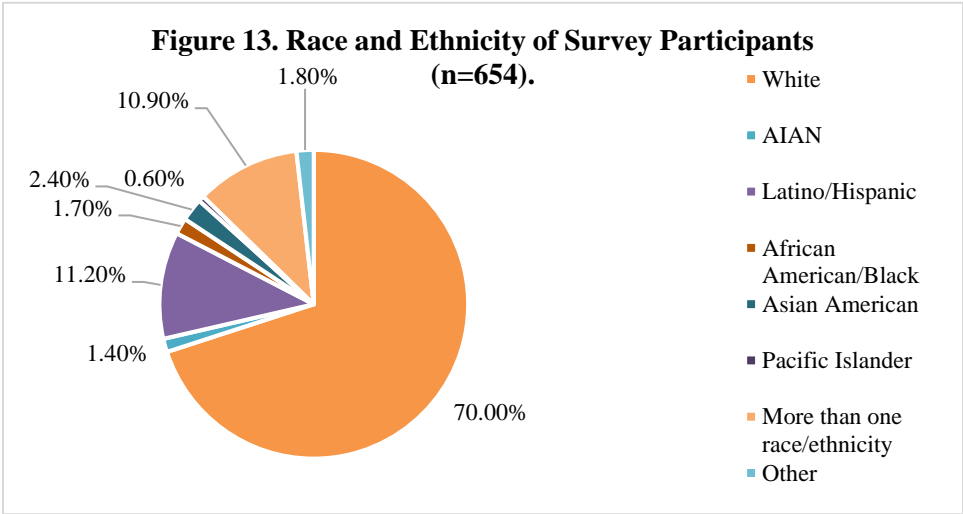
About 22.44% of participants mentioned that they are full-time students (Q19).

Out of 654 participants, about 30% of participants identify as a person of color and 70% of participants identify as white.

About 57% of participants who identify as a person of color currently live in Arcata (Q1). About 62% of participants who identify as white currently live in Arcata.

About 14% of participants who identify as a person of color want to live in Arcata (Q2). About 16% who identify as white want to live in Arcata.

Almost half (47%) of the participants who identify as a person of color are full-time students. About 23% of participants who identify as white are full-time students.

The largest age group of participants who identify as a person of color are between the ages of 18 – 24 years (Q17). The largest age group of participants who identify as white are between the ages of 46-64 years old.

Figure 14. Age of participants by race/ethnicity
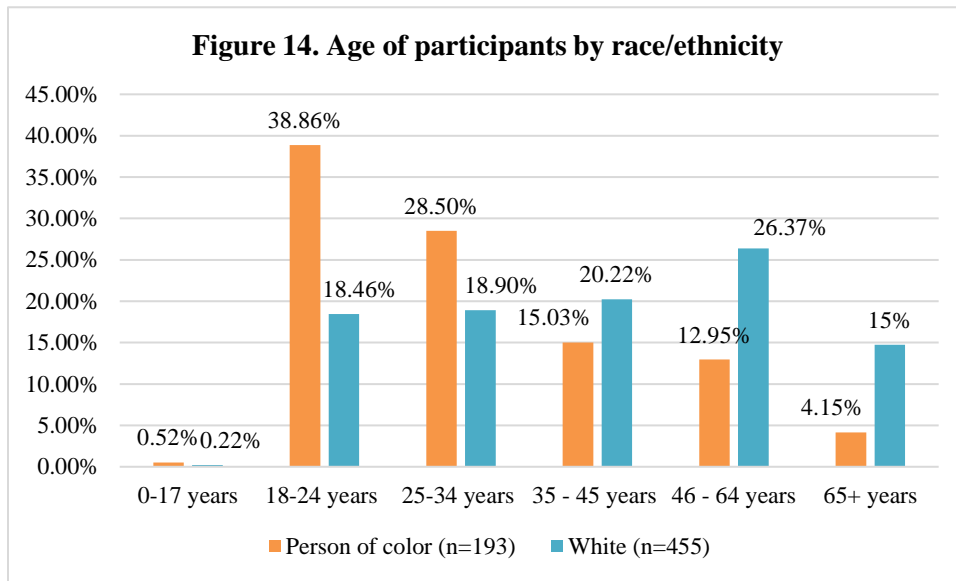
Almost half (47.59%) of the participants who identify as a person of color pay less than $800 per month for housing (Q9). In comparison, about 41.60% of participants who identify as white pay less than $800 per month for housing.

Figure 15. Monthly Housing Payments by Race/Ethnicity
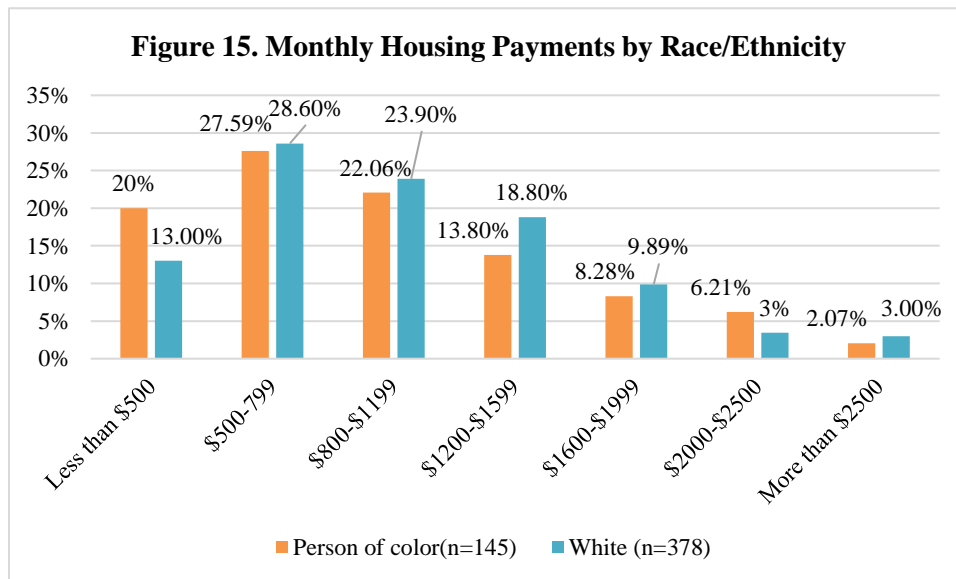
About 31.63% of participants who identify as a person of color make about $20,000 or less annually. In comparison, 32.46% of participants who identify as white make about $20,000 or less annually (Q10).

FIGURE 16. ANNUAL INCOME BY RACE AND ETHNICITY		
Annual Income	Participants who identify as a person of color (n=98)	Participants who identify as white (n=305)
$0-$1,000	6.12%	7.54%
$1,000-$10,000	8.16%	8.85%
$10,000-$20,000	17.35%	16.07%
$20,000-$30,000	9.18%	12.46%
$30,000-$40,000	11.22%	10.82%
$40,000-$60,000	18.37%	12.79%
$60,000-$80,000	11.22%	10.16%
$80,000-$90,000	1.02%	3.93%
$90,000-$100,000	7.14%	5.57%
$100,000+	10.20%	11.80%

Almost half of the participants (44.65%) who identify as a person of color are renters (Q5). Almost half of the participants (41.44%) who identify as white are homeowners. In comparison, about 27.04% of participants who identify as a person of color are homeowners.

Figure 17. Current Housing Situation by Race/Ethnicity
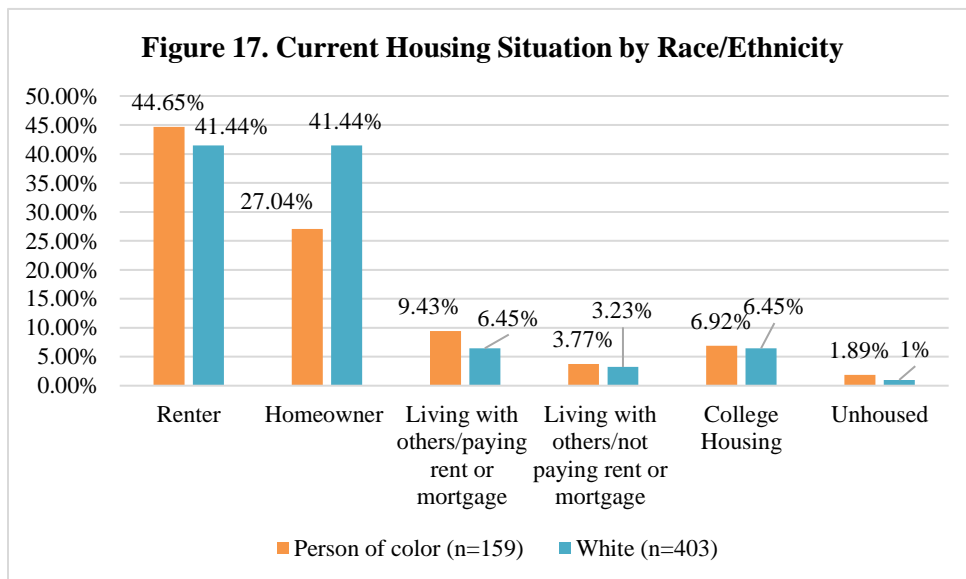
The majority of participants who identify as white (65.20%) live in a single-family home compared to 55% of participants who identify as a person of color (Q6).

Figure 18. Current Housing Type by Race/Ethnicity
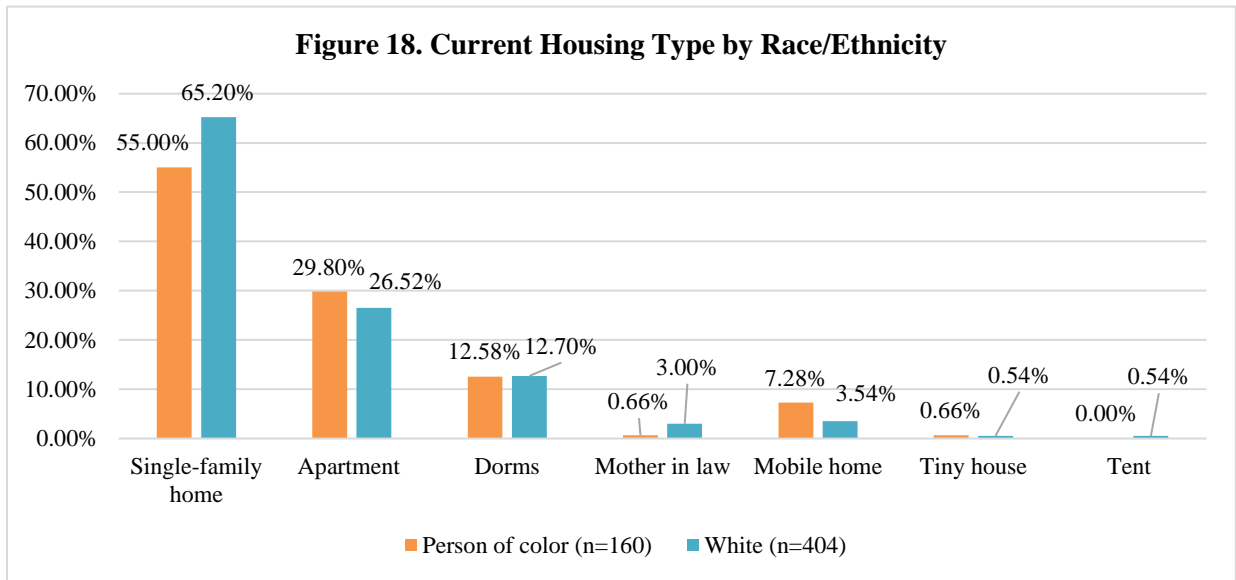
Figure 19 demonstrates the price range for buying a house that participants are looking for by race/ethnicity (Q15).

Figure 19. Price Range for Buying a Home by Race/Ethnicity
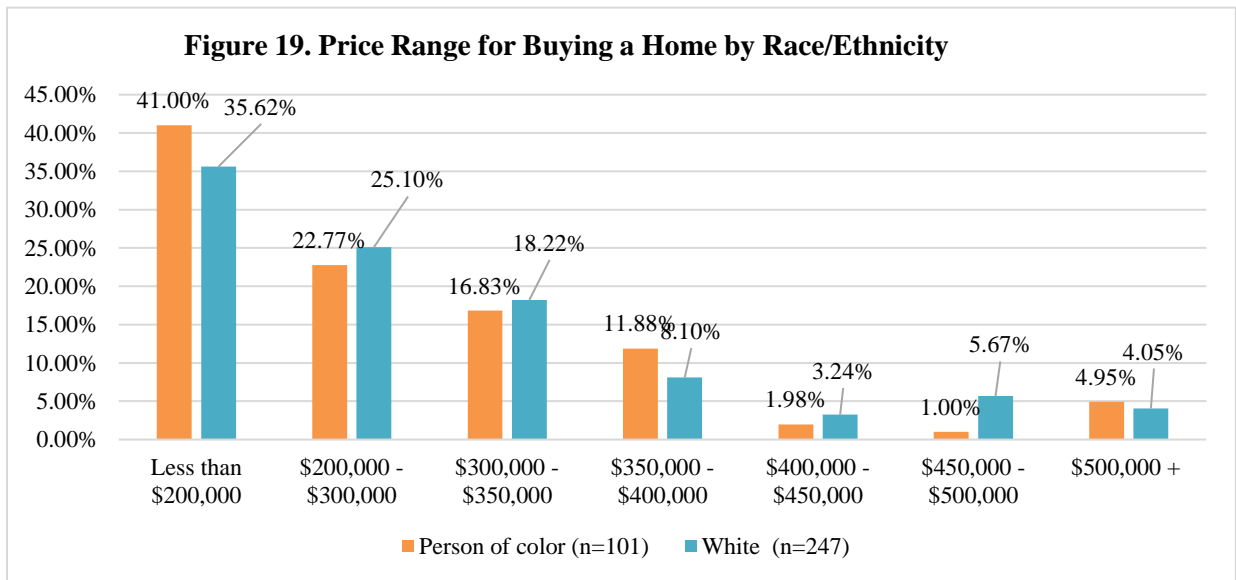
FOCUS GROUPS

1. HOUSING ADVOCATES FOCUS GROUP

Eight housing advocates from the following groups and organizations participated in this conversation:

- Redwood Community Action Agency
- Arcata House Partnership
- Redwood Coast Regional Center
- Housing Humboldt
- Affordable Homeless Housing Alternatives

The following questions were asked of the group:

1. Please give us a snapshot of who you serve.

2. What number of households have inadequate housing in Arcata? How many households qualify for affordable housing?

3. What are the primary issues and barriers to people having adequate housing?

4. What recommendations do you have for the city?

5. Are you in support of on-site social services?

6. If you had a magic wand, what would you make true about housing in Arcata?

What number of households have inadequate housing in Arcata? How many households qualify for affordable housing?

- There are currently over 300 people on the coordinated entry system in Humboldt County which gets people into rapid rehousing
- It's estimated that there are about 400 people living on the streets or in shelters
- It's estimated that about 200 people that are currently housed (and are being served by the organizations) are in units that are not affordable, given their income
- The roughly 400 people currently unhoused and 200 people living in housing that is above their means would all qualify for affordable housing
- Providers just gave back $60k in unused rental assistance because we couldn't find units for people
- There is a 2-year waiting list for affordable housing
- There are 40 youth that are on the shelter list
- Some advocates noted a trend where more people that are currently unhoused are migrating to Arcata. They attribute this to more aggressive policing that is happening in neighboring communities like Eureka and Garberville

- Unlike in years past where many people experiencing homelessness were from elsewhere in the country, advocates noted a trend that the people they are serving are from Humboldt; they are "not just passing through"

What are the primary issues and barriers to people having adequate housing?

Low-Barrier Housing Needed alongside Partnerships with Service Providers

- When you build a reputation (evictions, etc.) you can't get back into housing
- No low-barrier housing; we need more and then we need property managers to work in partnerships with support providers
- People need support services once in permanent housing but there is no housing availability. We say we're a "Housing First" community, but we have no/very little low-barrier housing
- Having on-site service support staff and a property manager is key to accountability. It also reduces calls to the police
- Partnerships are key: non-profit service providers, county programs and benefits, and property managers need to work in partnership with one another for people to be successfully housed for the long-term

Good Design is Critical

- Age and disability happen: everyone gets older; people often experience a disability
- Need universal design as basis of housing design, "but it's a unicorn currently"
- Noise happens. Better construction with quality soundproofing in units would help ensure people don't get either evicted or disturbed by their neighbors
- New building projects are better for clients in the long-run. Newer construction usually has better design, accessibility, and amenities that have a positive effect on people's behaviors. When we put people in run-down places that are not well-kept, it's not an environment that is conducive to getting back on your feet
- Building up is good (multiple stories) - needs to be universal design to ensure it is accessible

Harm Reduction

- Many people are using drugs and alcohol
- A harm-reduction approach might be possible but we need harm-reduction housing

Racial Bias

- People do experience racial bias in trying to find places

Fees

- High application fees ($20-$50) that are not refunded is a problem for low-income people.
- Some property managers continue to accept applications (and the fee that is not refunded) after the units are filled.

What recommendations do you have for the city?

Design for Mixed Incomes

- Inclusionary zoning: have reservations for affordable units
- Like mixed-income, diverse housing projects

Scale Matters

- Smaller projects and facilities (7 units vs. 17 units) serve clients the best and they are harder to make the financials work
- Like idea of redeveloping run-down, vacant buildings for housing re-use
- Funding sources matter. Depending on restrictions it may or may not work

Consider Unconventional Solutions

- Communal settings that promise independence
- Outdoor living
- Pocket neighborhoods
- Detached bedrooms
- Car parks
- Look at rooming house models, for single people (currently getting need met from mom/pop hotels that rent by week) also works well for people with disabilities

Increase Housing Stock

- Residential properties that are being kept vacant on purpose - count those
- Cap on vacation rentals

Reduce Stigma and Protect Vulnerable Populations

- Just call it "Affordable Housing" and don't attach stigma, especially when kids are going to live there
- Service provider and property managers need to work in partnership to expand their portfolios
- Great care needs to be taken to ensure special populations, (e.g. people with disabilities, elders) need to be in places that are safe, not in predatory environment

Provide Assistance and Incentives

- Tenant-based housing assistance
- Increase ADUs and improved density bonus

Are you in support of on-site social services?

- If there's a large concentration of clients on-site, it's important for services-on-site but it's not always necessary

If you had a magic wand, what would you make true about housing in Arcata?

Unit and Neighborhood Design that Builds Community Cohesion

- Housing would be in close proximity to transportation, services (bank, grocery store), would have good sidewalks. These are key for people to maintain independence
- Units are well-designed to support community-building among residents

Additional Ideas

- Universal applications that all property managers use
- City-operated campground that pays for itself
- Facilitate better communications between property managers and service providers - could be part of 211 coordinated entry.
- Having units that are fair market rent is critical. It's what the available rental subsidies covers
- Full continuum needs to be designed for—housing for everybody who lives here

2. CREAMERY DISTRICT ARTISTS, RESIDENTS & BUSINESSES FOCUS GROUP

The following questions were asked of the group of 27 people:

1. Intros: What do you love about the Creamery District?

2. What are the primary issues and barriers to you having adequate and desirable housing?

3. What are the desirable features you look for in housing?

4. What can the city do to remove barriers?

What do you love about the Creamery District?

Resident and Business Characteristics

- Business owners are friendly
- There are possibilities for doing things in new ways, and the people here look for that potential
- There is a sense of inspiration – the spirit of landscape and people that reside here

Physical Characteristics

- There is an off-plaza center
- The Playhouse Theater
- The location allows for the maintenance of a "neighborhood"
- Its walkability and proximity to town, nature, and the ocean
- The mild weather

Artistic Feeling

- It's funky
- It is a cool, artistic space
- It evokes a sense of curiosity

What are the primary issues and barriers to you having adequate and desirable housing?

Economic Barriers

- It's too expensive for a family of three if one working adult is making a local wage.
- There is a lack of good paying, local jobs
- Vacation rentals are now impacting affordability

Supply and Contracting Barriers

- Because demand for housing is so high, there is a lack of respect, connection and communication between owners and renters. Owners don't need to treat renters well; there's always another person to fill a room
- Management companies are geared toward students, leading to little accountability and a lack of clarity about who to talk to when agreements are broken
- Vacation rentals are decreasing availability of stable rental units for families

Other Barriers

- The style of the housing was created around the nuclear family and is no longer connected to the composition of the broader community
- The lack of jobs in the District means we can't live close to where we work which increases traffic in our neighborhoods

What are the desirable features you look for in housing?

Neighborhood/Community Connections

- The flow is designed for people (not just cars)
- There is a central space for people to share resources
- There are pocket neighborhoods with green space, encouraging of gardening
- There is a co-housing, village experience, tears down fences and creates the environment for people to turn towards one another
- The design brings residents together; it isn't cookie-cutter
- Gypsy-caravan-style experience of having both communal space and individual space
- There is communal space
- There is shared housing where elderly residents who need care/support are partnered with young people who need jobs
- There are safe stopping spots and safe parking spots to ease the pain/cycle of showering, cooking
- Green spaces are reclaimed

Units Designed for Artists

- Units are carpet free
- Units are designed with artists in mind and offer a space to create
- Some units are acoustically designed for musicians, or have sprung floors for physical theater
- There is a need for storage space
- There is an interest in ensuring space for solitude
- Space isn't tied to producing art for a gallery. Could offer rotating space where people can create and live for 6-8 months

Affordability

- The living and working spaces are affordable for artists
- There is a mechanism by which people can receive assistance with payments
- Rent control polices support residents

Governance/Planning Considerations

- Artists are involved in the design of spaces
- There is some co-op housing (managed and/or owned)
- There is a voting group; people make decisions about their interest

Examples in other areas:

- East Blair in Eugene, Oregon
- Minneapolis
- Detroit
- "The Wall" Artists' Lofts in Sacramento
- Sisters of Road

What can the city do to remove barriers?

Communication Improvements & Power and Agency

- Designate a point person to disseminate information before things happen and decisions are made
- There are often good early communications to pull up ideas from us. But an overstretched staff combined with an urgency to meet deadlines means that communications drop off when seeking and acquiring funding. We're no longer involved and then vision shifts during implementation. It's not ill intended, but it's a pattern.
- Desired to stay involved, have power and agency, to co-design what goes into neighborhoods side-by-side with the City.
- Empower residents to make localized (neighborhood-based) decisions about the best ways to maintain green spaces with native plants, food walls (Laramie) or food forests (Seattle)

Economic Incentives/Supports

- There is past precedent: the City helped with the down payment of the housing co-op
- 99-year lease for $1 (used in other communities, such as Davis, California)
- Wave sewage and water fees at the time of development
- Waiving fees for ADUs

Landlord/Property Management

- Incentivize growing the field of female landlords which can reduce anxiety, hostility and fear for tenants, especially younger women
- Review current regulations and determine how to build in more control over how property managers operate

Zoning and Regulatory Changes

- Review current regulations to identify ways in which the City can meet ADA requirements, thus ensuring accountability for accessible ground floor units
- Create more opportunities for people to create beautiful, green artistic spaces throughout city

3. LATINX FOCUS GROUP

This focus group was held for Latinx families with young children who live at both Town and Country Mobile Villa and The Courtyard Apartments. The session was held in the Community Room at the Courtyard Apartments. Childcare and dinner were provided to participants, as well as gift cards to a local grocery store as compensation for their participation. The session was conducted in Spanish.

The following questions were asked of the group of 12 people:

1. What was it like for you to find housing in Arcata?

2. Can you share about a housing experience you had that was challenging?

3. If you could wave a magic wand, what would you make true about your housing situation?

The following themes emerged during the conversation, with several direct quotes included in this report to illustrate the themes.

Intimidating Application Process and High Application Fees

- "It was hard to find a place in Arcata. I turned in a lot of applications and paid the fees. Most of the time I didn't hear anything back so it felt like I was throwing application fee money away. There is so much paperwork and we had to wait a long time."
- "I'm ok with the trailer I'm in, but it's expensive and I need an extra room. I've been in Arcata for 15 years. I'm trying to find options, but I'm scared to apply to other places. I felt discriminated against when I've applied for housing before. Managers assumed that I don't have good credit, or references, or a long-term job. I don't want to have to go through the application process again—it's scary."

- "It's really hard to get housing without references and credit. Since I just moved to the US, I didn't have those."

High Housing Costs and Deposits

- "I think the university has an influence. Rent is high and goes up every year. We should be helping students, not treating them this way. Rent control would help."
- "Giving a deposit that is 2 to 3 times rent is big barrier."
- "I would like to buy a house in Arcata, but I don't have credit yet. The loans I could get are such high-interest. The rent I pay is so high that I can't save for a home."

Predatory Landlords

- "I think certain mobile home parks take advantage of low-income people with bad credit. They know we're stuck so they raise the rent on us without warning. One year it went up by $150."

Rental Repair Challenges

- "When something breaks in our apartment, no one comes to fix it."
- "Over time my apartment needs work. I don't know when I should tell the manager because they charge me. One time, water was coming through the closed window and seeped into the wall. I told the manager and they came and fixed the damage but charged me for it. But if I don't tell them about the problems, then will blame me for it and I will lose my deposit. I'm not sure what to do."

Discrimination and Racism

- "It feels like I'm being singled out and judged more harshly. When neighbors complain about us, managers are quick to act. But when we have issues with our neighbors activities, no one cares. Managers need to be educated. Racism is real here."
- I felt discriminated against when I've applied for housing before. Managers assumed that I don't have good credit, or references, or a long-term job. I don't want to have to go through the application process again—it's scary."

Safety, Especially for Children

- "I want a safe place for my kids to play. There is no playground in our mobile home park. Kids play in the street because that is the only place for them. People drive over the speed limit and it's dangerous for my kids. Our elderly neighbor complains when they are outside playing. Another neighbor yells at my kids if their ball crosses over into their space. There are homeless people that walk through our park and camp nearby. We find needles on the ground. We need a safe community space and a park for our kids to go."
- "Security is important to me. I wish there were more lights in the complex, more trash cans around so there was less litter on the ground, traffic calming, safer spaces for the kids. More vigilance for taking care of the space."

- "People drive too fast on Guintoli Lane. Lots of our kids live all around the 299 on ramp. We need some speed bumps or ways to slow the traffic down. It's not safe and it's not patrolled much."

4. SENIOR LUNCH PROGRAM ONE-ON-ONE CONVERSATIONS

A member of the consulting team attended Arcata's Senior Lunch Program run by Humboldt Senior Resource Center and had one-on-one conversations with attendees, in addition to supporting lunch-goers to complete the housing survey. The following quotes came from participants:

- "My family has been here for 3 generations. My husband and I have lived in the Lazy J trailer park for 30 years. Our rent has gone up a lot, but I like where we live. I wish it was a little bigger, I guess. Good news is that now we have someone taking care of the grounds because there's a new property manager."

- "I live out of my car, and get money from social services, but I can't afford a place to live. I am a diabetic and need to be eating fresh foods, but I have nowhere to store it. I need access to a refrigerator. This is a health issue. I have been working with True North in McKinleyville to figure out how to create a safe place for people staying in their vehicles to park. We are working with local law enforcement to identify some of the issues associated with these kinds of lots so we can plan while taking those concerns into consideration. At the very least there need to be bathrooms that are made available to the public. I got kicked out of Grocery Outlet, which I shop at regularly, because, well, I look a little rough, but I am a paying customer and they asked me to leave because I used the bathroom before I purchased anything. I was going to buy something, but not after they treated me like that."

- "It's sad, there are people working to help provide for the homeless, but providing a public shower and bathroom isn't solving the root of the problem. Maybe we get fresh and clean for one day and go over and buy a clean shirt to wear for the day, but then what? The City of Arcata is not going to build for the homeless or low-income. We drive down housing value. And what contractor is going to sign on to a development that isn't going to make them any money? This isn't a community development project. There isn't any money in low-income housing, and money drives the decisions."

- "I live on G Street across from the towing company. I was homeless before this. I got kicked out of the last place I was living. The apartments were so close together and instead of talking to me, the young people above me would just call the cops on me to make a sound complaint. They could have just come down to talk to me. I like where I live now, except that it gets so loud at night. The tow trucks beep at strange hours during the night. We have the loudest

neighbors [businesses across the street]. If I could, I would like to live by a school. I like hearing the sounds of kids playing. Something about that is really comforting."

HUMBOLDT STATE UNIVERSITY STUDENTS

HSU Students comprise an important and substantial subset of the residential population of Arcata. We wanted to understand their experiences with housing without duplicating the housing engagement work that has already been led by on-campus staff and minimize the chances of re-traumatizing students by asking them to share their housing challenges multiple times. For these reasons—in consultation with the HSU Off-Campus Housing Coordinator—we determined that the best course of action was to utilize the existing qualitative and quantitative data available, conduct "pop-up" surveying and hold one-on-one conversations with students on the Quad, and not conduct a student focus group.

Local, State, and National Context: Student Housing Insecurity

Students across the United States are experiencing homelessness in higher education. The issue is complex in that students have many competing budgeting considerations that are not always covered by financial aid, but certainly contribute to their academic success. 60% of HSU students receive financial aid. According to Crutchfield and Maguire (2018)[1], 10.9% of California State University students have reported experiencing homelessness in the last year. At 19%, the number of HSU students experiencing homelessness is even higher (2018).

"Two studies have converged on a key observation: an estimated average of 13 percent of community college students (nationally) may be homeless. Homelessness was especially pronounced among Native American students (19% at community colleges and 15% at universities), and students who identified their race/ethnicity as "mixed/other" (17% at community colleges and 14% at universities)" (Goldrick-Rab, Richardson, Schneider, Hernandez, Cady 2018)[2].

The Humboldt Tenant Landlord Collaboration (HTLC) is a community collaboration of over 140 participants across the county and is designed to address students' increasing need for off-campus housing support, while also meeting the needs of landlords. HTLC asserts that students are being negatively impacted by a local housing market in which:

- There is not enough development,
- A constrained market raises the asking price of rentals,
- The quality of available housing is inadequate,
- There are non-compliant landlords,
- Rental practices that are inequitable: many application fees are collected for the same property; many students are accepted per room like dorms; people are not housed on a first come first served basis

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[1] Crutchfield, Rashida and Maguire, Jennifer, *Study of Student Basic Needs*, California State University, 2018.
[2] Goldrick-Rab, Richardson, Schneider, Hernandez, Cady, *Still Hungry and Homeless in College*, Hope Lab, 2018.

Town Hall Sessions

HTLC recently held three town hall meetings which gathered 120 community stakeholders to assess the scope of student housing challenges and to collect data for educational modules that would best support the community's off-campus housing needs. After using a general inductive approach to analyze their data, HTLC held a third town hall meeting in order to present the data to the community (Tomas, 2006). The themes informed the HTLC educational modules that are available at HSU via a hybrid class starting in Fall 2019.

The following themes that emerged from HSU's Town Hall Meetings on Housing.

What students would like to see more of:

- Less stereotypes about students
- Less presumptions
- Respect
- Privacy
- Communication
- Kindness
- Healthier relationships with roommates
- Safe places that are open minded to allowing pets
- Empathy
- Support for students battling mental health issues (depression and etc).
- Less Mold
- A sense of Family and Community

What landlord/property managers would like to see more of:

- Less stereotypes
- Appreciation
- Respect for property
- Education for students on: life skills; education on mediation and dealing with conflict amongst roommates
- Education on financial advice and budgeting
- Education on recycling
- Support for students and also managers on helping students deal with mental health issues, depression, homesickness, domestic violence issues, loss of loved ones
- Properties that are less about tenant/customer and more family and community-based environments

What the community would like to see more of:

- Education on recycling for students
- Open mindedness toward allowing students to have a pet

- Followed by education for students on how to be a responsible tenant, community member, and pet owner
- Trust
- Relationship building between everyone

HSU Data

From data shared by the HSU Off-Campus Housing Coordinator, we can also gain insight into the experiences of students seeking housing in Arcata.

Between August 9, 2018 and November 5, 2019, 134 people requested assistance with securing off-campus housing utilizing an online intake form administered by the HSU Off-Campus Housing Coordinator.

- 76 students (56%) indicated that they work either part or full-time (or intend to) in addition to going to school.
- On average, the 134 students earn $820 a month in income.
- 127 students (94%) receive some form of benefits or support in the form of financial aid, student loans, MediCal, CalFresh, and/or Veterans benefits.
- In terms of bedrooms, students indicated the following preferences: 35% wanted 1 bedrooms; 16% were searching for 2 bedrooms; and 10% stated they would accept any housing they could access.
- 33% indicated they had either a cat or dog that also needed to be accommodated.
- 132 students (98%) listed Arcata as their preferred community to live in, though 93 (69%) indicated they would also consider living in Eureka, McKinleyville, Blue Lake, Fortuna, Rio Dell, or Trinidad.
- The average amount these students stated that they would like to spend on rent and utilities is $816 a month.

In addition to the online intake process, HSU staff tracks the requests and support offered to students via call logs. Between March 26, 2018 and May 27, 2019, staff had 514 contacts with students seeking assistance.

- 93% of requests asked for support in finding off-campus housing information for themselves
- Several requests came from concerned parents looking for housing for their child attending HSU
- Requests or inquires included:
    - Concern about housing shortage, "I might transfer back if there is no housing"
    - Seeking advice about when to start their housing search as they "heard finding housing in Humboldt is very difficult"
    - Asking for recommendations on trustworthy property management companies and/or landlords
    - Requests for assistance with landlords breaching the terms of lease; potentially violating the fair housing act; and additional legal concerns
    - Seeking advice about car camping overnight at HSU

- Questions regarding safety of the neighborhoods in Humboldt
- Parents of color with safety concerns for their child because of their race
- Concerns about mold

HSU Student Surveying

A member of the consulting team administered the housing survey on campus twice. The following themes emerged from one-on-one conversations with students while administering the survey. Several direct quotes are included in this report to illustrate the themes.

It's Competitive

- "Finding a place is hard because it's competitive. I'm just bearing living in an uncomfortable situation because there aren't other affordable options."

There's Limited Stock and It's Expensive

- "I live in Eureka. Finding housing was very hard. The most challenging part was budgeting. There is pressure once you find something, even if it's over your budget because you don't want that opportunity to go away. Still feel like I'm paying too much."
- "I'm living with 3 other people. We each pay $450 to live in a two-bedroom apartment with 4 people living there. We don't have a yard or a balcony or anything. Could be so expensive because we live close to campus, but still feels like we're getting ripped off."
- "Hard to find housing because a lot of the rooms are already taken. Single-room housing or one-bedroom apartments is pretty consistent with other places I've lived, so the prices seem fair, but they are too expensive if you're a student."
- "Stressful. The lottery system on campus is very stressful. I've looked for off-campus housing, but I am reliant on financial aid, public transit and carpooling. It IS nice to be so close to campus. I can't afford to live off campus. While it's cheaper for me to live on-campus, I've still had to cut my meal plan to afford housing.
- "So many of my friends are just scraping by. If I can't afford housing I can't go here (HSU). I had to fight to get housing on campus. You pay $200 to even get into the lottery system on campus. I've had people come to me crying saying 'I didn't make it, I didn't make it.' Students should be stressing about their exams, not their housing. My other friend got moved out of campus housing because of black mold. Students were getting sick. The [specific apartments] are dated and small. I pay $800 a month. I had to fight to get better internet access. We've had an ant infestation, and I keep my spaces clean!"
- "It was hard to find housing with 3 bedrooms. Fortunately, we found something the month before school started. Otherwise I wouldn't have been able to come to school."

Parking

- "There is not enough parking. I live in the Sunset Terrace Apartments and they only provide one parking spot per apartment and no visitor parking."

- "Parking. There is not enough parking. I live on 9th street and park at a grocery store because I can't find parking by my apartment."

Hard to Get Help

- "I'm from San Jose and my family lives in section 8 housing. There are so many more options there. I've been looking for the same resources up here and can't find any. I live on campus and that's going alright so far, and not that I'm trying to move my family up here, but I'm just surprised how lacking the resources are."

COMMUNITY WORKSHOPS

City staff and the consulting team held two community workshops with the desired outcomes being that by the end of each session, community members would have:

- A deeper understanding of the state and local housing context and needs, and the housing plans that Arcata is currently developing
- Built productive connections across participants based on shared underlying values
- Mapped the upsides and downsides of common tensions that need to be well-designed for when creating housing
- Provided input on housing types, locations, and shared ideas (big and small) for housing in Arcata

The first workshop was held in English on September 23, 6-8 p.m. at the Arcata Community Center with approximately 65 community members in attendance. The second workshop was held in Spanish at The Courtyard Apartments on October 21, 6:30-8 p.m. with approximately 20 people in attendance. Childcare and food were provided at both workshops.

After brief participant introductions at small tables, David Loya, City of Arcata Director of Community Development, shared information about the state and local housing context, including the 610 units of housing that is required to be addressed in the Housing Element. He also shared the three potential approaches to planning for additional housing in Arcata: infill, annexation, and doing nothing. The pros and cons of each approach was described in greater detail.

POLARITY MAPPING

Workshop participants then created "polarity maps" which offered a facilitated way for community members to talk with one another about the upsides and downsides of common tensions or polarities which will ideally be well-leveraged through Arcata's housing plans. These tensions included:

1. Stability (no additional growth) & Change (additional growth)

2. Focus on affordable housing & Focus on market-rate housing

3. Building in our current footprint & Expanding our footprint

4. Planning for the people here now & Planning for the people yet to come (kids who will be adults, HSU students, future generations, etc.)

ARCATA HOUSING WORKSHOP – September 23, 2019	
Polarity Map	

Upsides of focusing on this value

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

Stability (Little/No Growth)

Upsides of focusing on this value

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

Change (Growth)

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

Downsides of focusing systematically over time to the neglect of the other value

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

Downsides of focusing systematically over time to the neglect of the other value

Synthesis of Polarity Maps

Multiple tables mapped the same polarities. The maps were synthesized and compiled after the workshop.

Polarity Map

Upsides of focusing on this value	Upsides of focusing on this value
● Housing the inadequately sheltered ● Housing for everyone ● Working to reduce all around housing costs ● Potential to increase creating more comfortable living situations gouging rents. ● More accessibility for aging population ↑core density ● Keep more young people in community w/positive renting experience ● More accessibility increase quality of life ● More commerce/support for ? big income ↑ downtown & annexation	● Belong in both upper gradients ● Artificial to create this tensions ● The polarity is too intensified. ● We won't be there ● Tiny villages/ eco communities with agreements: composting gardening ● An eco-friendly → co-operative Thank you ♡

Planning for the People Here Now

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

● It's hard ● Sea level rise (now) ● Too narrow focused ● Climate refugees from i.e. SoCal drives up prices (Marine Co.) ● Demographics could change not enough diversity ● Cultural shock	● Investment to get benefits later ● [Annexation] sprawl = lose ag. land ● Infill = higher congestion

Downsides of focusing systematically over time to the neglect of the other value	Downsides of focusing systematically over time to the neglect of the other value

Polarity Maps

Upsides of focusing on this value	Upsides of focusing on this value
● Stabilize existing community opportunities - employment ● People are already living here, and can speak for themselves ● Opportunity to look at ADU options ● Opportunity for infill - community members vs. outside institutions ● Small town approach. Advantage (small town) ● Infill more attractive to existing residents ● Increasing safety + stability ● More housed people - Less unhoused folks (students + otherwise) ● More community resources (housing, health, economic, recreation, gardens) ● Freed up people to contribute to their personal and communal lives/spaces	● More diversity is possible ● If growth in housing is there, City is not caught short ● Embraces change rather than having the city plan in fear. ● Housing is not dominated exclusively by developers ● Helps vs envision the type of community we want. ● Prepared for those who are going to come ● More efficient and effective uses of resources ● Eliminating operating in crisis mode (proactive > reactive) ● Encourages creativity w/in the community ● Keeps people interested in coming here (students, tourists, etc.)

Planning for the People Here Now

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

● Lack of diversity - ethnic, racial, economic ● Reactionary planning ● Reactionary in political sense ● Population may be restricted due to housing; Limiting economic opportunity ● Creative influx may be limited due to housing ● Housing shortage ● Negligent of the upcoming challenges (↑$$ and ↑!♟) ● Continuous unwelcoming status quo (P.o.c and low income) ● May continue to reinforce differences ● Scarcity based	● Can negatively affect the existing population ● May not take into account the needs of existing housing stock - including infrastructure ● Existing residents may feel excluded, and not part of the community ● Reduces legitimacy of planning itself, as it doesn't take into account existing people ● No opportunity to evaluate /follow up on current development ● Polarization b/w folks here and now those coming ● Further economic strain b/c not addressing current $$ challenges ● Doesn't address problems of here and now ○ leaves lacking mental + additional services as is or in design ● Potential increased anxiety about who might come

Downsides of focusing systematically over time to the neglect of the other value	Downsides of focusing systematically over time to the neglect of the other value

Polarity Maps

Upsides of focusing on this value	Upsides of focusing on this value
● Affordability	● Opportunities for innovative design 7 different types of communities
● Infrastructure - incl transportation, utilities, etc.	● More space = more housing
● Environment already made	● More transportation infrastructure built designed creativity
● Retaining open land	● Greater connectivity to other communities
● Less fuel consumption	● New opportunities for ownership
● Greater possibility of access to goods, services, resources	● Could include mixed housing with varying density - co-ops!
● More diverse types of housing; More mixed use	● Quieter neighborhoods
● More resident ownership rather then developer ownership	● Move RV & car parking
● More connectedness & community participation	● Locate considerable things in periphiny - cause in annex - light trail into town
● Less needed for vehicles (walkable	● Land held in community trust
● Less need to build infrastructure (Roads, utilities, gas stations)	● More space around the house
● Limited amount of land	● Less expensive to build?
● Persecuring positive land	● Better for people who have cars (more parking)
● Sense of community, neighborhood	● More opportunities for businesses
● Mixed - use	● Quieter
	● Rural gardens

Building in our current footprint **Expanding our Footprint**

● Congestion	● Loss of farmland
● Loss of small town fee	● Loss of green space & habitat & public lands
● Rules of game change	● Too costly to build infrastructure needed to do it right
● Increased accidents - esp. more dangerous for non-motorized transport	● Increase population numbers beyond land capacity to sustain the population
● Lose aesthetic value, including Bay views (taller buildings)	● Community would lose character & charm
● Concerns about property value going down	● Sprawl
● Greater competition for resources	● Increased flooding - sea level rise & storm water drainage problems
● Space at a premium	● More people will move here
● Loss of green space for enjoyment & habitat	● Loss of wildlife
● More noise	● Possible flooding in low lying area
● More human tension	● Cut trees
● No sense of space	● More cars/traffic
● More rats	● Infrastructure costs
● Increase in rents (less square footage)	● Lose Ag. card
● No garden space	● Potential for when/forest interface (fire)
● Less parking	● When/ag. interface (cous, Sun Valley, sheep, cannabis)
● More pressure on current infrastructure	● Impact on local wildlife
● More when lifestyle	

Downsides of focusing systematically over time to the neglect of the other value (left)

Downsides of focusing systematically over time to the neglect of the other value (right)

Upsides of focusing on this value	Upsides of focusing on this value
● Eliminate sprawl	● Cottage industries (Cypress Grove)
● (Transportation/traffic) Services already there	● Higher ground (expand to Battlemilt lose)
● Saves farmland/AG. resources	● Broaden tax base
● Creates a more vibrant community	● Re-use of former mill sites
● More walkable/bikeable	● Increase in personal space
● Business friendly	● Easier to develop
● Less climate change impacts	● Opportunity to create neighborhood character
● Maintains natural beauty of area	● Increase family homeownership
● Get rid of blight	● Financial opportunities
● Use existing infrastructure	● Control land use decision & localized control
● Increase housing density with structures	● Gives people space
● Better use of degraded/under utilized sites structures	● Gets to plan infrastructure new
● Cheaper less taxes infrastructure fees	● Spreads out traffic (possibly)
● Use less resources	● May have less parking impacts
● Less carbon footprint	

Building in our current footprint **Expanding our Footprint**

● Potential increase in crime	● Loss of natural habitats
● Traffic increase	● High infrastructure cost-short - long-term costs
● Parking issues	● Sprawl - congestion
● Noise increase	● Increased automobile dependence
● Loss of privacy - open space	● Increase carbon footprint
● Loss of solar access	● Loss of productive - Ag lands/forests
● Sewer/water capacity	● Competition for city services
● Loss of view - viewshed	● Slower response time for emergency services
● Public transportation capacity	● Flooding -Liquefaction tsunami hazards
● Increase population	● Habitat loss
● Increase storm water runoff	● Loss of natural area
● Increase in permeable surfaces	● Loss of farm lands/AG
● Not enough land available	● Potentially more people into areas prone to climate change problems
● Destroying character of neighborhoods	● Not enough developable land to meet housing needs
● May need to cut trees	● Expensive for infrastructure
● Shading neighbors yards	● Higher energy usage
● Blocking solar access	● More roads
	● More car trips

Downsides of focusing systematically over time to the neglect of the other value

Downsides of focusing systematically over time to the neglect of the other value

Polarity Maps

Upsides of focusing on this value

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

Upsides of focusing on this value

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

Building in our current footprint

Expanding our Footprint

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

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

Downsides of focusing systematically over time to the neglect of the other value

Downsides of focusing systematically over time to the neglect of the other value

Polarity Maps

Upsides of focusing on this value

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

Upsides of focusing on this value

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

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

Focus on Affordable Housing
AKA subsidized housing for those who qualify for low income access

Focus on Market-rate Housing
AKA variety of small single family to high-end housing & condos

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

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

Downsides

Downsides of focusing systematically over time to the neglect of the other value

The following posters were hung around the community center for the session conducted in English, with City staff and consultants answering questions and providing support to participants to provide input.

ARCATA HOUSING WORKSHOP – September 23, 2019

Regional Housing Needs Allocation

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

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

Our Goals:	
Income Levels	
Very Low Income	142
Low Income	95
Moderate Income	111
Above Moderate	262
TOTAL	610

Where in Arcata would you put them?

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

Big RHNA Map 1 of 1

Housing Affordability

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

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

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

Sources: HCD Income Limits, 2018

Everyone benefits from a wide range of housing options!

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

Housing Benefits Info

Accessory Dwelling Units (ADU)

What is an ADU?

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

Can I add an ADU to my property?

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

Can the ADU be attached to my house?

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

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

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

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

Accessory Dwelling Units (ADU)

There are four common ways you can create an ADU:
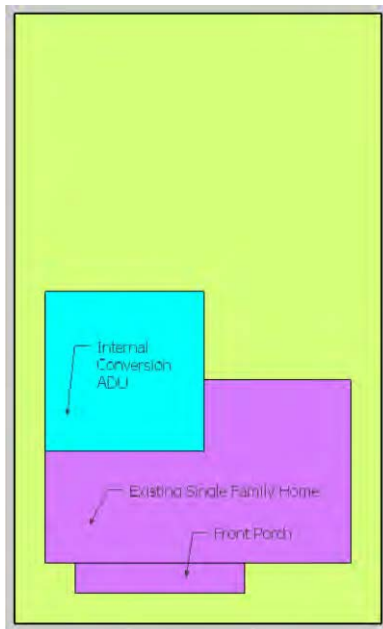
1. Internal Conversion
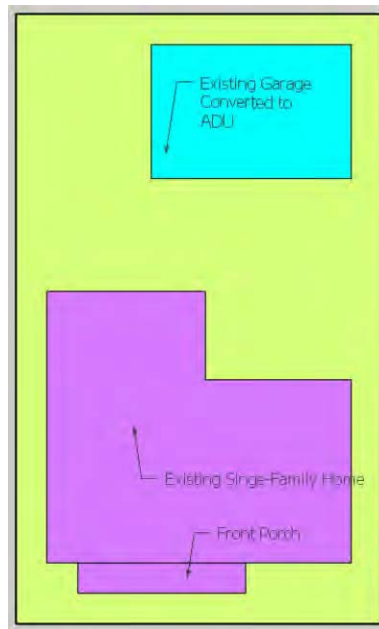
2. Garage Conversion
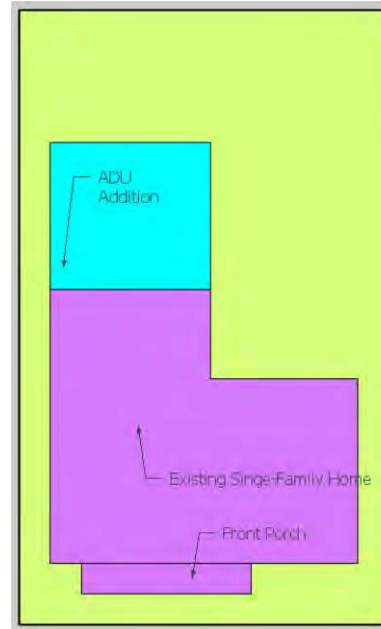
3. ADU Addition
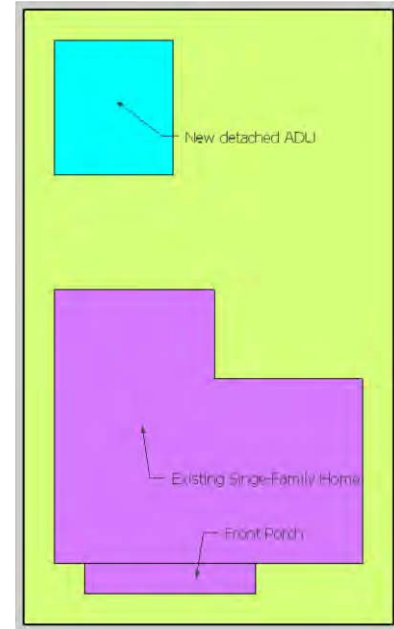
4. New Freestanding ADU

Less Expensive   More Expensive

Accessory Dwelling Units (ADU)

What are your biggest personal obstacles to creating an ADU?

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

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

The planning and building regulations are too confusing: 6

Make providing for parking easier and setbacks

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

I can't find a contractor to do the work: 1   Yes! Big time need more contractors

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

ADU's just aren't big enough:

Vote with a sticker!

Other Obstacles & Ideas:

Trees

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

Not cost effective to build and then rent   1

T i n y   H o u s e

So you want to live in a Tiny House?

What is a Tiny House?

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

Current Options: You can have one of the following right now:

150 square feet or larger

Really Little House. You can build an attached or detached house as small as 150 square feet. It could be site-built or pre-fabricated but would have a permanent foundation and water / wastewater services.	
Really Little Accessory Dwelling Unit (ADU). You can build an ADU as small as 150 square feet. It could be site-built or pre-fabricated but would have a permanent foundation and water / wastewater services. As an ADU, it would have to be located on the same site as another house and could not be sold separately from the other home.	
Groups of Really Little Houses. You can build each house as small as 150 square feet. They could be site-built or pre-fabricated but would have it's own bathroom, kitchen, and permanent concrete foundation. This would be considered a multi-family residential development no different than an apartment with more than two attached units. The number of housing units is based on the maximum density allowed in each zoning district.	
Micro Apartment Building. You can build an apartment building where each housing unit is as small as 150 square feet. These could be for rent or for sale (condominium style). The number of housing units is based on the maximum density allowed in each zoning district.	

Housing Programs

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

What would you do to accomplish those goals?

Create Housing
(Example: "Build ADUs")
Accessory Dwelling Units

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

Preserve Housing
(Example: "Maintain our affordable housing stock")

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

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

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

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

7

1. Allow for denser development in residential zones

(2 green, 2 orange) Don't make Arcata too crowded.

Vote along the spectrum ← → **(2 green)**

(7 green, 3 orange) Yes! Allow for apartment buildings or third units in residential areas.

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

2. Encourage multi-story apartments near Downtown

(2 green, 1 orange) We don't need any new tall buildings, especially not with housing units.

vote along the spectrum ← → **(1 green) (2 green, 2 orange) (2 green)**

(7 green, 1 orange) Go big! Build the biggest buildings possible and fill them with housing.

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

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

This is unrealistic. Focus on other priorities.

vote along the spectrum ← **(1 green)** **(2 green) (1 orange)** →

(14 green, 2 orange) Yes! Build housing on top of retail or office spaces.

- Look aspiring- ???

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

No! This will overcrowd my neighborhood. **(2 green)**

vote along the spectrum ← →

(13 green, 2 orange) Yes! These smaller units are more affordable and are compatible with Arcata.

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

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

(6 green, 3 orange) No! We don't want to grow into our agricultural land.

vote along the spectrum ← **(2 orange)** **(2 green)** →

(2 green) Yes! This is a good ??? more ???? homes.

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

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

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

Affordable Housing:
(USING HUD DEFINITION)

- Condos
- Small variety of limits
- 1 affordable per 1 market
- 100%
- Outreach to local tribal members!! (Make if free for them)

- 80%
- Yes, Inclusionary: 20% Affordable is imperative
- Affordable and accessible for folks w/disabilities

- % of community housing trust
- At least 30% of units
- Energy efficient affordable homes
- More housing for homeless near transit stops.

Recreation or Community Space:

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

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

Energy:

- Lower greenhouse gas emissions
- Solar
- No natural gas all electric
- Smart - Design (sustainable utilities)

- Segregated Parking (properties for people only)
- All new units should be 100% using renewable energy
- Agree w/ renewable energy

Alternative Transportation:

- Electric pool cars
- Zip cars, bike lockers, plug ins, scooter loans, drop off bikes
- Yes, near transit
- 20%

- Yes, if delux bike garage
- Work w/city planning to establish dedicated bikeway to city center
- Bike infrastructure, safe sidewalks, encourage curfew life
- Keep up the good work with Arcata bus system
- Need a south bound HTA bus stop on South G str.

Other:

- Architectural review; defined styles, standards, materials, etc. Early input from community -or- defined examples of acceptable styles
- Public review should be required for high density development (x2)
- Still need some form of public review, but could abbreviate
- Climate change adaptation

- "Condominium" Ownership as end result. Land held in city trust
- Condo's
- Connectivity to or new install of recreation facilities as in existing

- Upgrade Arcata Marsh Sewer for increase population
- Public Review is important! Not in favor of this "fast track"
- Is this a setup to develop a fast-track based on this workshop 's majority ??

Economic Development - 7

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

What is good about housing in Arcata?	What are Arcata's biggest housing challenges?	If you could change one thing about housing in Arcata it would be….
• City Center accessible • Most houses are not huge mansions • Lots of older well built homes • In some places you can walk everywhere (except Sunny Brae & Valley West) • Cute old houses make walking around town enjoyable • Walkable, bike lanes, small residential areas with character and community feeling • Walkable and bikeable, lots of parks	• Expansions of HSU student population. Cap HSU students at 6700 FTE • House where group of people can ? that is reasonable in rent; Houses where 8 or more people can live with more rooms renting for 400 per room • Quality affordable spaces • Providing nicer houses for people who work at HSU + in town • Slum Lords who take advantage of students • Cost & availability • Housing/rental markers based around students and not the need of locals • House owners charge way to much for a house that a 1,000 people have lived in over the years. They take advantage of students • HSU setting prices for rental properties based on single living dwelling & flooding family home spaces • Arcata is a desirable place to live; Landlords definitely take advantage of this and charge way too much for rents • Eureka and Mckinleyville rents are 20% cheaper • Transitional housing with more centralized location; Turn library into safe parking/center resource (move library to Ten Pin Building • Landlords take advantage of renters when they are leaving their house, keeping the deposits knowing that students don't care especially when cosigned by parents. I've had to take or threatened to take landlords to small claims courts to get deposits back. In the last minute the landlord gives in because they know they are in the wrong but don't want to admit it. • Rental market encourages absentee landlords • Housing is too expensive given the median wages + job market. People can't afford it. • Insufficient services for people w/disabilities, addiction or mental health issues + they end up on the street	• Increase infill, use vacant spaces & go up • Better infrastructure – roads, transportation, water • Downtown apartments • More diversity of affordable housing • Offer cheap housing/shelter/campground for homeless people • Keep single home tracts as part of mix which do not allow 2 stories, nor ADU's • More middle & upscale homes in Arcata - many people looking for "East side" homes • More housing for the homeless population • That a 2 income home can afford to buy or rent near our kids' schools and not have to compete with student market for bigger homes • Landlords and property mgrs need to treat renters fairly regardless of income or credit status • Don't allow absentee landlords to own more than 1 property • Any member of a local Tribe should be granted • Housing opportunities for low income folks • Fewer Airbnbs • Place tax on Airbnbs within city limits based on square foot of living space to free up more homes to rent to families & students and even out profit margins from Airbnb • More low-income housing for seniors

Concerns, thoughts, or ideas on housing for:

Students	Seniors	Individuals with physical or developmental disabilities	Housing insecure or unhoused families and individuals
• Are there other options for annexation than the west wing? • Not enough attention paid to equity - P.O.C. and otherwise • Infill is great, especially if we can develop more group housing with green spaces shared. • If we expand our footprint why not make it high density? It doesn't seem necessary AT ALL to make it conventional building • Have we asked the Native People (Wiyot) @ Bear River Rancheria, Blue Lake Rancheria + Wiyot Tribe. Are there lands that we can give back? We are still on stolen land! - Let's give it back • Connect IHSS workers and folks in need of the services = housing and jobs and care. Anyone can be an IHSS worker! • HSU accepting more students from out of the area with no plan to house them • Intergenerational living is the future + better • RENT CONTROL- I think students in particular may be treated unfairly by landlords and property managers. • The plan for off campus housing specifically for students, with services, had promise, I think	• Condos • If possible, keep people in their own homes and increase services (home care and check-ins) • More housing for seniors to live with multiple people. Taking their incomes into considerations • More housing (small houses) with medical assist with progressive care • Housing development (more than one floor with dining, gym) • Make sure building is close to public transportation options • Not enough access to bus stops. Would like to be able to downsize to downtown when I can no longer drive. • Senior Apartments • IHSS + Bus Stops • More community housing for seniors w/ services onsite/nearby like the one by the Co-op	• Location is extremely important i.e. transportation + access to local services • More WRB cuts • Eco villages • This group has families too & often housing for people w/disabilities doesn't take this into account	• Tiny home village • City camp ground for homeless/houseless • Safe parking for temporary displaced families • Onsite/easily available counselors to connect services and resources • More extensive + frequent public transit options • Transportation - better coordinated • Vacation rentals are plentiful in Arcata, 100+ • Need outreach services • LIMIT AIrbnb! • Tax within city limits for AIrbnb per square foot of living space that would even the playing field for homeless families + students by making it a similar profit margin to rent long term

For all categories -
• Climate emergency: Unwise to build in lowland
• develop as much in fill as possible + then reach out to industrial + small expansions, use creative green + ?
   group - provide transport options + affordable entities

What do you love about Arcata?

(not limited to housing)
**Draw it, write it, or diagram it here:**

- Bikeability (3)

- The people
- The bike library
- The Co-op
- Arcata House
- The playhouse
- Farmer's Market
- Northern Books
- Power Lunch
- Artistic Community
- All the artists creative people ♡
- Arcata has the potential to be an absolute amazing place, but we need to accommodate all income levels, including the homeless.
- I love that you can walk or bike anywhere but there is still trails, beaches, rivers

- "Connectivity" Design
- Environmental foresight Design
- Arcata Community forest trails – Sunny Brae trails too!
- Dunes & ocean close by
- It has more room for being better than it is "future thinking"
- Walkable , nature trails redwoods
- Aware people, conscious, Eco-Friendly watershed aware

- I love all of the diversity and eco-friendliness.
- I love the eco-friendliness and all of the local businesses we have ♡ and our pretty redwoods
- The Food! I love being able to get almost everything I eat from local growers. Plus so many good restaurants
- Focus on caring for our planet ♡
- I love our community of native people! (6% of our populations in Humboldt)
- Friendly people
- I love all the local food ♡
- The Redwoods
- The marsh
- The community Forest
- Walkable, small, local businesses
- I love how Eco-friendly Arcata is and local businesses and food. We also have a lot of diversity
- Let's start giving back the stolen land! At least pay taxes for living here.

DEMOGRAPHIC TRENDS THAT AFFECT HOUSING DEMAND

Arcata has grown faster than other areas since 2010.

Population Change: 2010-2019	Change in Persons	Annual Rate
Total Humboldt County	710	0.1%
Arcata	847	0.5%
Eureka	-214	-0.1%
Other Cities	63	0.0%
Unincorporated	14	0.0%
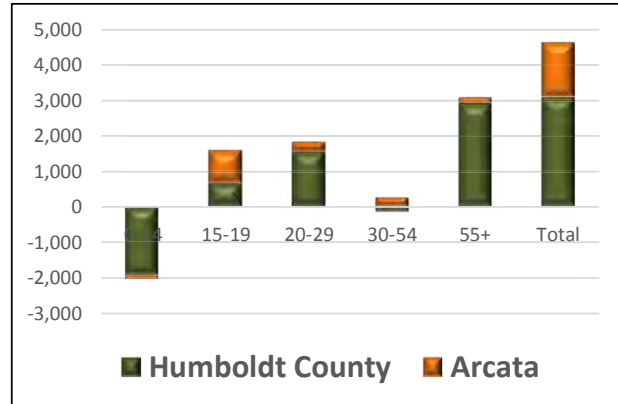
Population Projections by Age Group

- Humboldt County is projected to see lots of growth in 20-29 year olds and seniors.

- Arcata's projected growth is more even among age groups, with some increase in college age households.

Job growth is projected to accelerate in the County but more slowly in Arcata
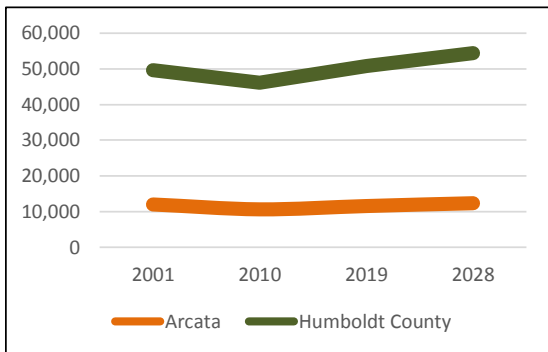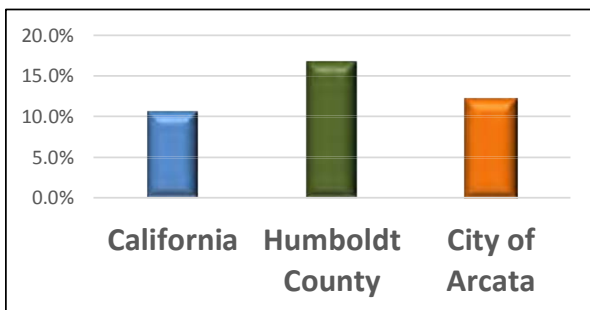

Arcata has a lower median household income, even among older households

Humboldt County	Eureka	Arcata Age of Householder			
		Total	<35	35-54	55 and over
$43,718	$39,720	$30,866	$20,866	$39,900	$40,866

Special Housing Needs

Humboldt County and Arcata have higher percentages of persons with disabilities than the state average.

- Among young (<30 years) renter households in Humboldt County, 35% are overcrowded and 48% pay more than 30% of their income for rent.

- Among renter households in the 55+ age group, 17.9 percent are over crowded and 40.4 percent pay more than 30 percent of income for rent. Over half of renter households 55+ years old have disabilities

Housing Needs

Should Arcata seek to increase housing opportunities for the following groups?

Senior Households 55+
10

Prime Working Age (30-54) Households with Families
11

Younger Households (23-29)
14

Student Households (18-22)
13

Persons with Disabilities
16

Should the City support mixed use development to increase jobs with housing?
15

Vote with a sticker!

ADU 3 of 3

BIG & SMALL IDEAS FOR HOUSING IN ARCATA

At another station, a consulting team member was available to chart any additional ideas participants had for housing in Arcata. The following themes and ideas were generated:

Intentional Relationship Development and Inclusion

- Create bridges between those with power and assets and those without
- Post all housing related information in Spanish
- Develop regulations and protections for landlords and workshops for tenants and landlords to build mutual understanding
- Potential topics: legal rights, responsibilities and obligations
- We need to change the mentality of "mining our neighbors" to "investing in our community"

Tiny House Villages

- Affordable, eco-housing tiny house villages with composting, recycling, cooperative, organic gardening and access to transportation
- Tiny Home Village (20 - 30 units)
    - Homes with communal spaces also
    - Could be really tiny: single room occupancy
    - Help people get off the street
    - Need contingent lease agreement with the City (and other municipal governments)
    - Need small committed group that would coordinate this solution and make it "shovel ready"
        - Funding/financing

University-related

- Consider putting a cap on out-of-state students being recruited to relocate to so students aren't forced to live in neighborhoods (because of a lack of other housing options)
- It's irresponsible to recruit people if there's no place for them to sleep

Land Use

- Sunny Brae neighborhood presents an excellent opportunity for co-housing blocks of once single family units with fences are removed. We need more collective living in this climate change era.
- Community land trust
    - Land with houses currently and vacant spaces too
    - All land that becomes available goes into it to build housing
        - Example: Burlington, Vermont* and now Denver too
        - *City owns land, individuals own the homes, and if they don't want to sell, it has to stay in the program (low-income)
- Infill: existing homeowners developing Mother-in-laws keeps investment local, sustainable and affordable

- Need to still design for privacy
- Have pre-existing templates that are pre-approved by city

Housing Continuum

- Need the full continuum of housing options - to match parameters of income. Very low income, supportive housing, min-wage workers, and up the income ladder
- Need to also solve for the increased trash that's been brought into natural spaces and camping
- Need a safe legal safe place for people to be and sleep until housing can be provided, and access to services
- More places for homeless students and seasonal trimmers (bank houses?)
- Safe spaces for people fleeing DV situations, resources for families seeking refuge.

Planning, Regulatory and Economic Ideas

- Any newer housing built should have a tax on the city of Arcata going to Wiyot governments (Blue Lake Rancheria, Bear River Rancheria, Wiyot Tribe) The US is about 400 years late on rent (and about 150 years late here in Humboldt)
- City needs to develop a reasonable water rate structure (since this is in our sphere of influence)
- Can also share the responsibility across Arcata → Eureka →Mckinleyville. Arcata shouldn't be the "high-income bubble". Transportation would need to be invested in
- And regulations: height limits?
- And there needs to be a master plan to support our quality of life and privacy and noise
- More accountability to grants government programs/help for low-income folks to navigate qualifications and paperwork (first time homebuyers more realistic and updated for current time)

SPANISH COMMUNITY WORKSHOP

(SPANISH) ARCATA HOUSING WORKSHOP – October 21, 2019

Regional Housing Needs Allocation

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

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

Our Goals:	
Income Levels	
Very Low Income	142
Low Income	95
Moderate Income	111
Above Moderate	262
TOTAL	610

Where in Arcata would you put them?

- Please mark the spot you think new housing units would go on the map.
- Remember, a housing unit could be an apartment building, a condo, an accessory dwelling unit, or a single-family home.
- Think generally about the location, you don't have to pinpoint the exact parcel.

Big RHNA Map 1 of 1

RED 🔴 No housing here.

GREEN🟢 housing here.

How (and where) to create housing?

Rate your support for these development approaches:

1. Allow for denser development in residential zones

Don't make Arcata too crowded.

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

Vote along the spectrum

2. Encourage multi-story apartments near Downtown

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

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

Vote along the spectrum

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

This is unrealistic. Focus on other priorities.

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

Vote along the spectrum

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

No! This will overcrowd my Neighborhood.

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

Vote along the spectrum

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

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

Yes! This is a good way to develop more single family homes.

Vote along the spectrum

Which of these areas do you think are most important for a builder to include in order to obtain a building permit more quickly and at lower cost?

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

Affordable Housing:
- To have the rent-to-own option
- Affordable prices to buy
- I would like a price that's the same as a rent because I don't make much money, so I'm afraid to not be able to afford it. And I'd like a lower price and a safe place for the kids.

Recreation or Community Space:
- I would like to have a community center
- More parks
- I would like to have workshops to learn how to cook, sew, and dance
- There should be more amusement parks in the Arcata area
- There should be parks for kids to play

Energy:
- There should be more solar panels
- Solar energy to be prepared for blackouts
- The entrance is too dark. We need more light to be able to walk

Alternative Transportation:
- Closer bus stops
- And free transportation to take the bus

Other:
- To have more communication with you (the City)
- And to help you understand that you should do something about the high prices.

(SPANISH) ARCATA HOUSING WORKSHOP – October 21, 2019

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

What is good about housing in Arcata?	What are Arcata's biggest housing challenges?	If you could change one thing about housing in Arcata it would be….
• The public schools are close by • There are parks for kids • You have schools and work close by • The communities and schools • Where I live, it's safe and affordable • We're owners • Arcata is more relaxed. I like it here a lot and also McKinleyville • I think it's a sociable community	• Rent is too expensive • Sometimes rent goes up a lot • Lower rent • We need more safety • Where I live, it's safe and affordable • You work more to pay more • Working with the homeless & providing security from robberies, bikes being stolen off our porch. • Housing prices • A way to accommodate people with lower income and to be able to pay less based on what someone makes, sometimes it can be unfair. • When you're undocumented, the situation gets complicated.	• To have more access to community services • Inaccessible rent • Lower rents • To be able to rent with the option to buy • Not to have so many requisites when you want to rent • To investigate people who want to rent. If they have criminal history, e.g. sex offenders, people who live close by should be notified that they are around. • To keep the offices where the managers are, open. They are not open even though they have a schedule to be open. • If there's maintenance to be done (repairs), it should be done in a week or resolve the issue over a month if not repairing issues in the apt.

(SPANISH) ARCATA HOUSING WORKSHOP – October 21, 2019

Concerns, thoughts, or ideas on housing for:

Students	Seniors	Individuals with physical or developmental disabilities	Housing insecure or unhoused families and individuals
• Lower prices to pay rent for students • To receive financial support so they can pay for rent because rent is too high for students • To have lower rents • I would like to ask to lower rent for them so they can finish school without so much stress.	• I would like to see more opportunities for Seniors with low income to rent their own place.		• I would like to buy housing in Arcata with my sister. That's my dream, to have a house together. • To have a safe community and no high-cost rents and less requisites to rent • I would like to see more opportunities for people who don't have their SSN. Because that's an impediment for them and for that reason some families can never buy their house ☺.

What do you love about Arcata?

(not limited to housing)
Draw it, write it, or diagram it here:

Marsh + Beach

Marsh

Forest

Farmers Market

Marsh – Relaxing + love going there

Clean + some things accesible

Beach + Marsh

Beach

I like the Forest + beach + neighbors

Beaches

Tranquility of city

Community + People

Beach + Mountains, little city

Close to home + schools

I really like the beaches and the forest

Beach + Marsh

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RESOLUTION NO. 190-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ADOPTING THE CITY OF ARCATA 6ᵗʰ CYCLE 2019–2027 HOUSING ELEMENT, AND ADOPTING AN ADDENDUM TO THE 2014 HOUSING ELEMENT NEGATIVE DECLARATION AND COMMON SENSE EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Government Code Section 6558(e)(3)(b) requires the City to adopt a Housing Element in compliance with Housing Element law; and

WHEREAS, the City of Arcata has prepared the 2019 Housing Element in conformance with the requirements of the Government Code; and

WHEREAS, the 2019–2027 Housing Element incorporates comments resulting from the Department of Housing and Community Development's 9HCD) review, and based on this review HCD indicated in writing that the 2019–2027 Housing Element substantially complies with State Housing Element law; and

WHEREAS, the content of Housing Element has been the subject of five public meetings at the Planning Commission, two duly noticed public hearings, and multiple stakeholder meetings, and two City Council public hearing's resulting in a well reviewed document; and

WHEREAS, the Planning Commission has found the draft 2019–2027 Housing Element to be consistent with the General Plan; and

WHEREAS, the Planning Commission reviewed the Addendum to the 2014 Housing Element Negative Declaration and the Common Sense Exemption, and;

WHEREAS, the Planning Commission approved the draft 2019–2027 Housing Element by resolution PC 19-08 on December 10, 2019;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Arcata hereby:

1) Adopts the City of Arcata Housing Element 6ᵗʰ Cycle 2019–2027, Exhibit 1, and Appendices, Exhibit 2, which have been found to be in compliance with Housing Element law by the State of California Department of Housing and Community Development;

2) Adopts an addendum to the California Environmental Quality Act Negative Declaration (ND) (SCH#2014032042) prepared for the 2014–2019 Housing Element for the Adoption of the City of Arcata Housing Element 6ᵗʰ Cycle 2019–2027 Update, and the Notice of Exemption based on the Common Sense Exemption, Section 15061(n)(3).

DATED: December 18, 2019

ATTEST:

APPROVED:

Bridget Dory

City Clerk, City of Arcata

michael Winkler

Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Resolution No. 190-40, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, held on the 18th day of December, 2019, by the following vote:

AYES: **WINKLER, ORNELAS, PEREIRA, PITINO**

NOES: **NONE**

ABSENT: **WATSON**

ABSTENTIONS: **NONE**

Bridget Dory

City Clerk, City of Arcata