

Staff

**City of Arcata
Housing Report in Compliance with
Government Code Section 65400
Calendar Year 2006**

A. Progress in Meeting Regional Housing Need

1. **Total number of new housing permits issued:** During 2006, 64 new housing permits were issued of which 13 of the permits included a second unit with a single-family unit or a stand alone second unit.
2. **Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units:** Although the units identified above serve a range of income categories, there were 39 deed restricted units processed during the current reporting period.
3. **Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate):** Of the 64 units produced during the reporting period, 8 were multi-family units that may serve very low income applicants; 28 were multi-family units, 13 were second units, and 7 units were single-family units that may serve low income applicants; 7 were single-family units affordable to moderate income households; and one was a residential unit serving an upper income household. The attached charts below depict the City's progress toward meeting its housing obligation as identified in the 2003 Housing Element (Table HE-1b) and for this reporting period (Table HE-1c).

**TABLE HE-1b
ARCATA AREA REGIONAL HOUSING NEEDS ALLOCATION FOR 2001-2008**

Income Group	Basic Construction Need		Built, Permitted, or Under Construction at the end of January 2003		Remaining Need
	Number	Percent	Number	Percent	
Very Low	161	25%	121	36.5%	143
Low	103	16%			
Moderate	109	17%	211	63.5%	168
Above Moderate	270	42%			
TOTAL	643	100%	332	100.0%	311

Source: HCAOG, Regional Housing Needs Plan for Humboldt County; City of Arcata.

good marked marked 12-28-06

**HOUSING POLICY
DEVELOPMENT, HCD**

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**TABLE HE-1C
ARCATA AREA REGIONAL HOUSING NEEDS ALLOCATION FOR 2001-2008**

Income Group	Basic Construction Need		Built, Permitted, or Under Construction at the end of 2006		Remaining Need
	Number	Percent	Number	Percent	
Very Low	161	25%	255	50.1%	9
Low	103	16%			
Moderate	109	17%	254	49.9%	125
Above Moderate	270	42%			
TOTAL	643	100%	509	100.0%	134

Source: HCAOG, Regional Housing Needs Plan for Humboldt County; City of Arcata.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives:

1) Program Implementation

- Design Manuals – The City has compiled several handouts for the purpose of describing the City's requirements for the production of quality housing. This project is ongoing.
- Housing Condition Survey – The Community Development Department has plans to update the Housing Condition Survey by 2007 and have a GIS layer in use by 2008.
- Housing Rehabilitation Program – The City has continued to implement its successful rehabilitation program, which is funded through the federal HOME and state CDBG program grants. In total, 95 Housing Rehab applications have been completed, most of which were single-family dwellings. In 2006, 5 applications were completed. The City was recently awarded HOME grant funds to continue this program.
- Persons with Disabilities Access –The City has revised the housing rehabilitation program to include a handicap ramp grant. All building permits are reviewed for ADA compliance.
- General Plan and Housing Element Periodic Review and Update – The Community Development Department, in collaboration with the Planning Commission and the City Council, annually reviews the effectiveness of each of these plans. The City's housing production was also recently evaluated through the Redevelopment Agency's five-year Implementation Plan.
- Comprehensive Land Use Code Adoption – The Community Development Department is working with the Planning Commission to revise the City's Land Use Code. Over 70 public hearings have been held to date on this document.
- Residential Site Development Program – The Community Development Department has conducted an analysis of vacant and underutilized residential land and has identified key areas to remove constraints to development.
- Residential Development Information Program – The City is regularly updating the information provided to the public.
- Infill Development Program – The City continues to encourage infill development, and several infill projects have been approved and other infill development applications are being reviewed.
- Mixed Use – The City has approved several mixed use projects. As the residential market is dominant, some developers are proposing mixed use commercial on the first floor with residential on upper floors.
- Second Units – approximately 13 second units were constructed, some with the development of primary units in the past year. The Community Development Department and the Building Division continue to encourage such planned development.

- Development Processing System Review Program – The City is gathering data on processing times and costs. This data has and will continue to be forwarded to the City's Finance Department for analysis.
- Affordable Housing Preservation – The City continues to identify problem areas and preserve affordable housing through its various housing rehabilitation, first time homebuyers, and Inclusionary Zoning requirements.
- Land Acquisition for Housing – The City continues to:
 - Monitor subdivisions to ensure that Inclusionary Zoning requirements are met,
 - Monitor vacant, under-utilized, and/or blighted properties for sale,
 - Work with non- and for-profit housing organizations to facilitate development of these sites,
 - Coordinate development of acquired land with the First-Time Homebuyers Program, and
 - Continue to use HOME, CDBG, and LMIHF to facilitate these programs.
- Development and Acquisition of Affordable Single Family Housing – the City continues to work toward funding all relevant programs. In the past year, one First-Time Homebuyer loan was approved and funding for an additional three loans was secured. Development of four affordable single-family units was started in 2006 and they will be completed in early 2007.
- Development and Acquisition of Affordable Multi-family Housing – The City continues to use HOME, CDBG, Redevelopment Agency LMIHF as well as Federal, State, and local funding to provide multi-family housing affordable to very low, low, and moderate income households in the City.
- State and Federal Grant Seeking – The City has continued to apply for all state and federal grants that support affordable housing projects. In addition, the City has supported the submission of a grant for new housing construction by Humboldt Bay Housing Development Corporation, a local non-profit organization.
- Replacement of Low and Moderate-Income Housing within the Coastal Zone –No housing has been lost in the Coastal Zone. The State law will be incorporated into the City's Code through HE-8.
- Inclusionary Requirements for Affordable Housing Development – The requirement for Inclusionary Zoning has been incorporated into the Code update draft. The Final Draft has been reviewed by the Planning Commission.
- Limited-Equity Cooperatives – The Community Development Department continues to encourage Limited-Equity Cooperatives in Arcata.
- Housing Market Monitoring – The Community Development Department annually collects data on the costs of housing, rents, vacancy rates and other items necessary to determine housing costs and availability. This data is included in reports to the Planning Commission and the City Council.
- Community Land Trust – The Land Trust continues to be a viable alternative for affordable housing in the City of Arcata. Currently, a ten unit single-family development is planned for 2007.
- Affordable Housing Trust Fund – The Trust fund is in conceptual stage only. After completing the Inclusionary Zoning requirements, staff will look into the feasibility of establishing a trust fund.
- Rental Housing for Large Households – This task is ongoing.
- Housing Development for Seniors – The City continues to encourage affordable senior projects by offering density bonuses, assisting developers to apply for government financing and subsidies, and by assisting in the acquisition of surplus government land.
- Promotion of Owner Occupied Units – The Agency and Community Development Department are continuing to investigate the most effective methods to increase homeownership. Programs to promote ownership may include Agency assistance to buyers ineligible for the FTHB Program, sweat equity programs, and exercising first right of refusal for purchase of homes assisted by the City.

- Density Bonus Ordinance Update – The City's Code update draft will include a Density Bonus Ordinance that complies with state law. The Planning Commission has reviewed the Final Draft.
- Residential Relocation and Anti-Displacement Program – The Plan was amended in 2005, and continues to be implemented.
- Housing Discrimination and Housing Equal Opportunity - The Community Development Department continues to coordinate and refer interested persons to the appropriate agencies to assist with Fair Housing Complaints. The City's policies are consistent with state law, and the City supports housing equal opportunity programs by continuing to provide informational fair housing brochures, including information about tenant's rights, available to the public at City Hall, the Library, Arcata Transit Center, and the Arcata Community Center. In addition, all local housing agencies receive this information from the City.
- Removal of Housing Constraints for Persons with Disabilities – The City annually conducts evaluations of Arcata policies and practices to ensure that persons with disabilities do not suffer constraints due to these policies and practices. Any constraints found will be corrected within six months of identification. To date, none have been identified.
- Initiate Efforts to Address the Shelter and other Needs of the Homeless Population – The City received a grant to study the needs for the homeless population and to develop a Homeless Services Plan. The 1st draft was reviewed by the City Council and Planning Commission. The Revised Plan will be completed in 2007.
- Maintain and Preserve Existing Homeless Facilities – The City continues to preserve and maintain its homeless facilities and services for those persons who are homeless or at risk of becoming homeless.
- Energy Conservation and Solar Access requirements – The City continues to implement the Solar Access Requirement of the Code to all new development in the City, where applicable.
- Green and Alternative Building Guidelines – The evaluation was completed in 2004, and the guidelines have been established. The Building Code allows the use of alternative building methods deemed feasible and appropriate.
- Handicapped Access Appeals Board Evaluation – The City is in the process of evaluating its Handicapped Access Appeals Board process to remove constraints on the development, maintenance and improvement of housing for persons with disabilities and ensure compliance with reasonable accommodation requirements.

2) Assess effectiveness of actions and outcomes

The City and its Redevelopment Agency continue to realize success in providing increased residential opportunities for all segments of the City's population. Arcata continues to strive to meet the regional housing needs by the year 2008. Approximately 80 percent of the allocated units have been met, and this is due in part to the City's ability to address the 2003 Housing Element goals and objectives.

C. Progress toward mitigating governmental constraints identified in the Housing Element:

In the City's effort to revise the Arcata Land Use Code (i.e., Zoning Ordinance), The Arcata Planning Commission has held over 70 public hearings to ensure adequate review and revision of this document. Certain residential development standards within the existing Code serve as governmental constraints, and the Planning Commission has come forward with recommendations to consider the reduction of minimum lot sizes, increased site coverage, reduced off-street parking standards, and the elimination of Floor Area Ratios in the higher density zoning districts. The Planning Commission has set a goal of providing

their Land Use Code recommendations to the City Council for consideration and adoption within the 2007 calendar year.