

City of Eureka 2009-2014 Housing Element Update

September 14, 2009
Planning Commission

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The City of Eureka is Currently Updating its Housing Element

- ❖ Must be included as part of the General Plan
- ❖ State goal: “decent housing and a suitable living environment for every California family”
- ❖ Role in supply and affordability of housing
- ❖ Regulate housing supply through planning and zoning powers

State Law

- ❖ Enacted in 1969
- ❖ Requires jurisdictions address needs of all income groups
- ❖ Official definition of needs provided by the California Department of Housing and Community Development (HCD)

Housing Element Includes:

- ❖ Review of Previous Element and Public Participation
- ❖ Housing Needs Assessment: Existing and Projected Housing Needs
- ❖ Inventory of Resources including Land and Financing
- ❖ Potential Local Governmental Constraints
- ❖ Goals, Policies, and Implementation

2004-2009 Housing Element

Quantified Objectives of 2004 Housing Element

Category	Very Low	Low	Moderate	Above Moderate	Total
New Construction	75	10	82	44	211
Eureka Fair Share Allocation	125	83	83	253	544
Deficit of Units	50	73	1	209	333

What Does the Housing Element Do?

- ❖ States the community's goals and objectives regarding:
 - ❖ housing production
 - ❖ rehabilitation
 - ❖ conservation
- ❖ Defines policies and programs the community will implement to achieve stated goals and objectives
- ❖ Addresses special needs groups, such as:
 - ❖ disabled
 - ❖ farm workers
 - ❖ homeless persons
- ❖ Is not an Affordable Housing document

The Provision of Housing 'Opportunities' Drives the Housing Element

- ❖ Housing Opportunities are divided by Humboldt County Association of Governments (HCAOG) among:
 - ❖ Humboldt County
 - ❖ the seven Incorporated Cities
- ❖ The division of housing opportunities (allocation) is derived from a Regional Housing Needs Plan.

Regional Housing Needs Plan

- ❖ HCD allocates a region's share of the statewide housing need to Councils of Governments (COG) based on:
 - Department of Finance population projections
 - Regional population forecasts used in preparing regional transportation plans.
- ❖ HCAOG develops a Regional Housing Needs Plan
- ❖ Regional Housing Needs Plan allocates the region's share of the statewide need to the cities and counties within the region.

DOF Projections

- ❖ In Humboldt County:
 - ❖ Population will increase by 6000 persons between now and 2014
 - ❖ 4,747 housing 'opportunities' need to be provided

Source: Department of Finance/Department of Housing and Community Development

Regional Housing Needs Allocation (RHNA)

- ❖ HCAOG released a RHNA in 2009 which identified future housing needs through the region:
 - ❖ the number of additional housing units that are needed to meet projected increases in the number of Eureka households
 - ❖ **January 1, 2007 and June 30, 2014.**
- ❖ Eureka's projected needs: **880 units**

Regional Housing Needs Allocation

How is the RHNA determined?

- ❖ Codified set of methodology parameters in California Government Code §65584.04 et. seq.
- ❖ Factors include:
 - ❖ Jobs-Housing Balance
 - ❖ Land Availability
 - ❖ Farm worker Housing
 - ❖ Loss of Assisted Housing Units
 - ❖ Distribution of Household Growth
 - ❖ Opportunities and Constraints
 - ❖ Market Demand
 - ❖ Urban Services
 - ❖ Housing Costs
 - ❖ Prime Agricultural Lands

Eureka's Draft Allocation

Table 1: Proposed Regional Housing Needs Allocation for the 2007 – 2014 cycle.

	DOF Population (2008)	Population % by Jurisdiction	Average Industry Employment (7/07 - 6/08)	Employment % by Jurisdiction	40%/60% jobs/pop Allocation	RHNA Allocation based on 40%/60% jobs/pop	Potential Units based on Housing Inventories*	Constraints- Opportunity Adjustment	Proposed Allocation
Arcata	17558	13.22%	10346	21.39%	16.5%	783	1044	28	811
Blue Lake	1166	0.88%	64	0.13%	0.6%	28	20	-8	20
Eureka	26157	19.69%	18804	38.87%	27.4%	1299	880	-49	880
Ferndale	1428	1.08%	423	0.87%	1.0%	47		5	52
Fortuna	11374	8.56%	3224	6.67%	7.8%	370	843	216	586
Rio Dell	3284	2.47%	246	0.51%	1.7%	80	393	53	138
Trinidad	314	0.24%	299	0.62%	0.4%	18	11	-7	11
County	71540	53.86%	14966	30.94%	44.7%	2122	8153	127	2249
	132821	100.00%	48372	100.00%	100.0%	4747	11344	0	4747

*Data provided by Jurisdictions (see Appendix D).

Draft RHNA Allocation based on Percentage of County Median Income (\$55,800)

Very Low $< 50\%$	Low $\geq 50\%$ to 80%	Moderate $> 80\%$ to 120%	Above Moderate $> 120\%$
218	140	153	369
Hotel voucher and shelter-type housing	Second units, apartments, and affordable deed restricted housing	Four-plex to duplex housing. Deed restricted single-family dwellings can be categorized as moderate	Traditionally single family dwellings, and <u>unaffordable</u> condominiums and townhouses

Numbers to Homes

- ❖ Guiding principles (goals) and policies facilitate development of housing units.
- ❖ Goals and policies should not be developed in a vacuum.
- ❖ Housing Element is a true reflection of the status of housing and demographics
- ❖ Input from all segments of the citizenry is essential.

Public Participation

“Local Government must make a diligent effort to achieve the public participation of all economic segments of the community.”

- ❖ Public Participation should exist throughout all stages of the Housing Element:
 - Development
 - Update/Review Process
 - Implementation
- ❖ Opportunity to engage constituents in a dialogue:
 - Defining problems
 - Creating solutions

Important Opportunities During the Public Review Period

- ❖ Increase Residential Capacity and Variety of Housing Choices
- ❖ Address Special Housing Needs
- ❖ Review and Update Local Ordinances
- ❖ Identify and Modify Outdated Policies
- ❖ Establish and Maintain Partnerships
- ❖ Support and Promote Efficient Land Use Patterns
- ❖ Engage Community in Open Dialogue
- ❖ Increase Residential Capacity and Variety of Housing Choices
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- ❖ Engage Community in Open Dialogue

How will the Housing Element be used?

- ❖ To commit to specific actions and programs over a definitive short term period (through 2014).
- ❖ To evaluate the City's land inventory in terms of ability to provide affordable housing.
- ❖ To facilitate development of affordable housing in the City.
- ❖ To devise specific recommendations, programs, and actions to be used throughout the planning period. Examples include:
 - Density Bonuses
 - Secondary Dwelling Units
 - Development Incentives
 - Energy
- ❖ Conservation
 - Housing opportunities for Special Needs groups

An Effective Housing Element Provides:

- ❖ Necessary conditions to preserve and produce adequate supply of affordable housing
- ❖ Inventory of land adequately zoned or planned to be zoned for housing
- ❖ Certainty in permit processing procedures
- ❖ A commitment to assist in housing development through regulatory concessions and incentives
- ❖ A vehicle for establishing and updating housing and land-use strategies reflective of changing needs, resources and conditions
- ❖ Analysis, goals, objectives, and programs to meet the housing needs to 2014

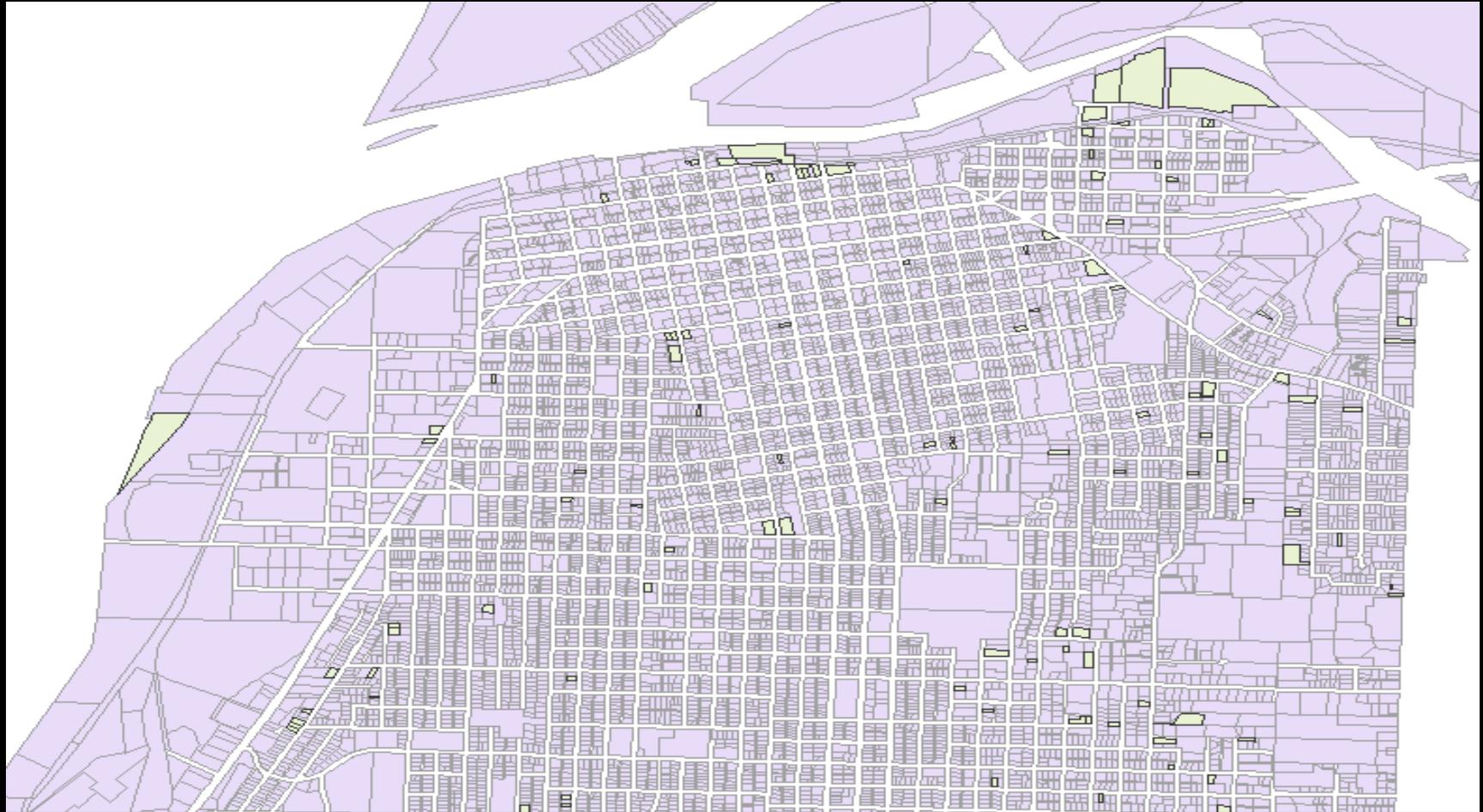
What's Next ?

- ❖ Housing Element in administrative draft stage
- ❖ Public input collected
 - ❖ Comments or concerns will be addressed and incorporated
- ❖ HCD comments on adequacy, content, and accuracy
 - ❖ Changes incorporated from HCD comments
- ❖ Final Housing Element adopted by City

Housing Element Update (2009-2014)

- ❖ RHNA Allocation: 880 new units
- ❖ Employment and Population Characteristics
 - ❖ Projections
 - ❖ Age Distribution
 - ❖ Ethnicity
- ❖ Household Characteristics
 - ❖ Size
 - ❖ Income
 - ❖ Housing Tenure
 - ❖ Overcrowding
 - ❖ Special Housing Needs including:
 - Single Parent Households
 - Elderly
 - Large Families
 - Group Quarters
 - Farm Workers
 - Persons in need of Emergency Shelter

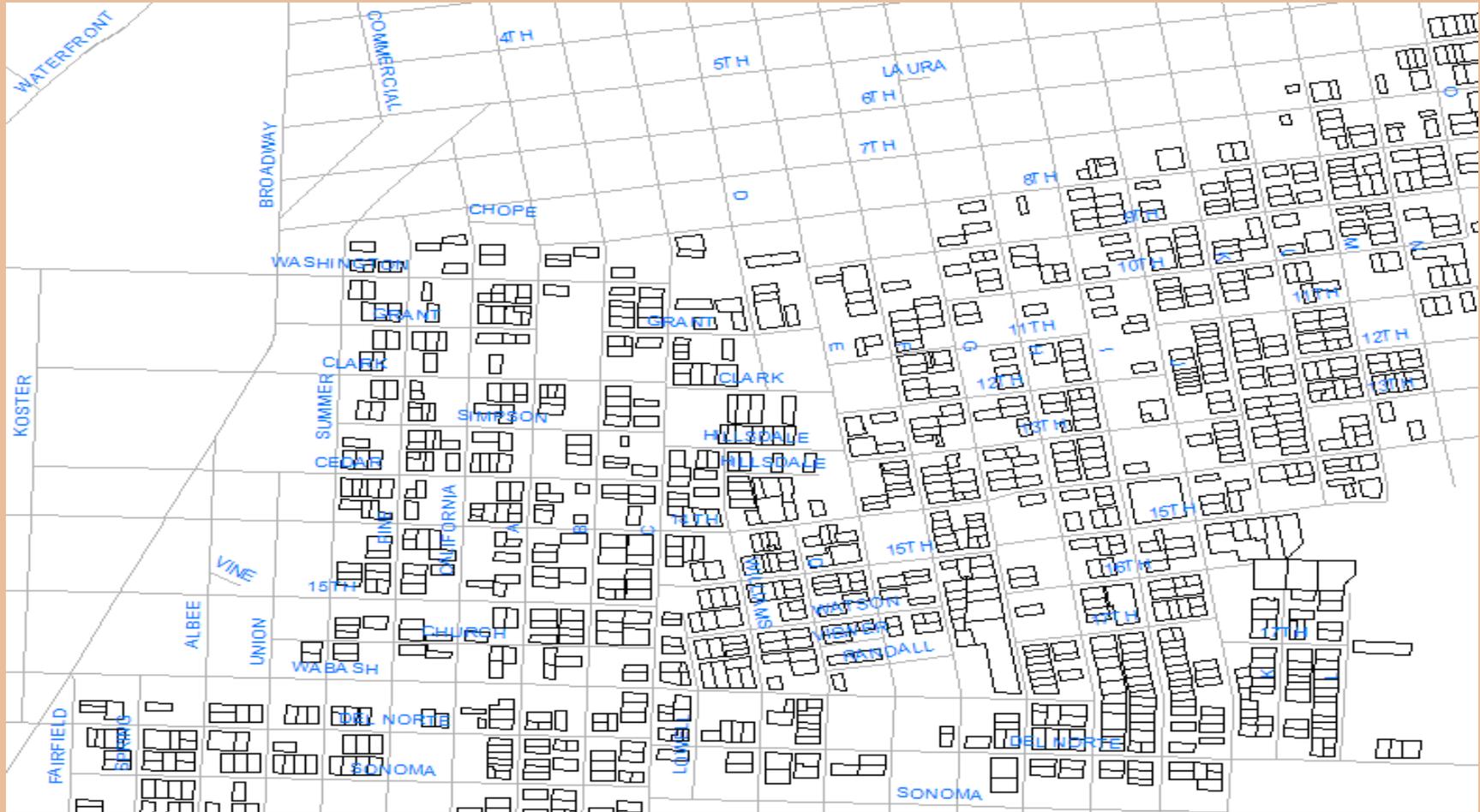
Land Inventory



Land Inventory

- ❖ Vacant land from 2004 Housing Element, field verified by RCAA and City, includes:
 - ❖ Vacant commercial zoned opportunities
 - ❖ Secondary units
 - ❖ Large single family occupancy homes for conversion to multifamily units
 - ❖ Underutilized buildings including structures within Old Town

GIS Mapping



Population

- ❖ Decreased by 95 persons (26,097 to 26,002) between 2000 and 2009.
- ❖ 1995 last time population over 27,000.
- ❖ Largest population 28,137 (1960 Census).

Source: U.S. Census Bureau and California Department of Finance

Population Projections

- ❖ City population estimated to be 19.6% of total County population in 2008.
- ❖ County population estimated to be 146,933 in 2040.
- ❖ By continuing extrapolation for 2040, City population could reach 30,856.

2008-2009 Growth?

Humboldt	132,177	132,755	0.4
Arcata	17,476	17,610	0.8
Blue Lake	1,160	1,169	0.8
Eureka	26,006	26,002	0.0
Ferndale	1,437	1,441	0.3
Fortuna	11,318	11,351	0.3
Rio Dell	3,268	3,279	0.3
Trinidad	311	311	0.0
Balance Of County	71,201	71,592	0.5

Age Distribution

Age Group	2000		2007		Change	Percent Change
	Number	Percent	Number	Percent		
Under 5 years	1840	6.8 %	1738	6.5 %	-102	-5.5 %
5 to 9 years	1909	7.0 %	1439	5.4 %	-470	-24.6 %
10 to 14 years	1894	7.0 %	1334	5.0 %	-560	-29.5 %
15 to 19 years	1633	6.1 %	1688	6.3 %	55	3.4 %
20 to 24 years	1986	7.4 %	2930	10.9 %	944	47.5 %
25 to 34 years	4368	16.1 %	4575	17.1 %	207	4.7 %
35 to 44 years	2525	9.5 %	3099	11.6 %	574	22.7 %
45 to 54 years	2521	9.5 %	3907	14.6 %	1386	54.9 %
55 to 59 years	1023	4.0 %	1814	6.8 %	791	77.3 %
60 to 64 years	1109	4.1 %	1100	4.1 %	9	0.8 %
65 to 74 years	2221	8.2 %	1635	6.1 %	-586	-26.3 %
75 to 84 years	1511	5.6 %	1197	4.5 %	-314	-20.7 %
85 years and over	408	1.5 %	343	1.3 %	-65	-15.9%

Ethnicity

❖ White	20,742	74.1%
❖ Black or African American	402	12.4%
❖ American Indian and Alaska Native	819	0.8%
❖ Asian	927	4.3%
❖ Native Hawaiian /Pacific Islander	80	0.1%
❖ Some other race	1,359	6.2%
❖ Two or more races	2,470	2.1%
❖ Hispanic or Latino (of any race)	3,470	14.7%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Persons Per Household

❖ Eureka	2.27
❖ Humboldt County	2.39
❖ California	2.72
❖ United States	2.60

❖ Eureka's average family size is 3.15 persons

Source U.S. Census Bureau American Community Survey

Employment by Industry

**Table 2-II-3
Eureka Employment by Industry**

Industry	2000		2007		Change	Percent change
	Number	Percent	Number	Percent		
Agriculture, forestry, fishing, mining	399	3.73 %	516	4.2 %	117	29 %
Construction	695	6.50 %	1407	11.5 %	712	102.4 %
Manufacturing	597	5.58 %	511	4.2 %	-86	-14.4 %
Transportation, Warehousing, and Utilities	421	3.94 %	372	3.0 %	-49	-11.6 %
Wholesale Trade	363	3.39 %	276	2.2 %	-87	-23.9 %
Retail Trade	1507	14.09 %	1682	13.7 %	175	11.6 %
Information	228	2.13 %	312	2.5 %	84	36.8 %
Finance, Insurance, Real Estate	688	6.43 %	689	5.6 %	1	0.14 %
Professional, Scientific, Management, Administrative, and Waste Management	695	6.50 %	916	7.5 %	221	31.7 %
Educational, Health and Social Services	2662	24.89 %	2746	22.4 %	84	3.1 %
Arts, Entertainment, Recreation, Accommodation, and Food Services	1179	11.02 %	1285	10.5 %	106	8.9 %
Public Administration	613	5.73 %	776	6.3 %	163	26.5 %
Other Services	647	6.05 %	784	6.4 %	137	21.1 %
Total	10694		12272			

Source: U.S Census Bureau 2005-2007 American Community Survey

Household Income

Median Household Income

- ❖ City of Eureka - \$31,119
- ❖ County of Humboldt - \$38,987

Poverty Level

- ❖ Households earning < 50% of median income considered at poverty level.
- ❖ 5,754 persons (22%) below the poverty level.

Housing Stock Growth and Composition

- ❖ The Census Bureau estimated Eureka's housing stock would rise to 12,077 units by 2007.
- ❖ Community Development Staff estimates Eureka's housing stock is 11,984.

Housing Stock

Growth and Composition (cont.)

- ❖ One-third of Eureka's housing stock is multi-family housing
- ❖ Sixteen motels regularly report transient occupancy tax exemptions for stays in excess of 30 days
- ❖ 237 motel units surveyed by Staff in 2/09

Housing Stock

Growth and Composition (cont.)

- ❖ Old housing stock
 - ❖ Median-age house in Eureka built in 1951.
 - ❖ Median-age house in California built in 1970.
- ❖ Housing stock age reflects large number of Victorian era housing
 - ❖ built circa 1860 through 1900
- ❖ One-half of the 3,858 housing units built before 1940 were owner occupied in 2000.

Source 2000 Census

Housing Stock

Growth and Composition (cont.)

- ❖ Eureka's Housing Stock:
 - ❖ 56% (6,290 units) renter occupied.
 - ❖ 44% (5,014 units) owner occupied.
- ❖ An overall vacancy rate of 4.5 percent indicates reasonably well balanced market between supply and demand.
 - ❖ Eureka's overall vacancy rate is 6.4 percent

Source U.S Census Bureau

Overcrowding

- ❖ More than 1.01 persons residing per room (excluding kitchen and bath) is an overcrowded housing unit.
- ❖ 470 (4.1%) homes in Eureka are overcrowded.
 - ❖ 409 rental units
 - ❖ 61 owner occupied units

U.S. Census Bureau

Housing Costs

Median Housing Sales Price

- ❖ February, 2009
 - ❖ Eureka - \$254,500
 - ❖ California - \$247,590

Median Value of Housing in 2000

- ❖ Eureka - \$114,000

Source: Humboldt Association of Realtors/2000 U.S. Census Bureau

Housing Costs (cont.)

Affordability

- ❖ Very low income earners \$106,000
- ❖ Low- income earners \$170,000
- ❖ Median income earners ±\$212,000
- ❖ Moderate and above income earners \$253,000 and greater

No other personal debt other than a house payment. 10 to 15 percent down payment. 6.25 fixed 30 year interest rate on conventional loan

Housing Costs (cont.)

- ❖ Between January 1, 2003, and March 31, 2009:
 - ❖ ±24 homes in Eureka sold for \$106,000 or less.
 - ❖ As of April 2009, no listings for homes at or below \$106,000.

Humboldt County Association of Realtors & Humboldt Multiple Listing Service (MLS).

Housing Cost Survey

April 2009

- ❖ Lowest priced home within City limits listed at \$115,000.
- ❖ Eighteen homes on the market within the \$106,000 to \$170,000 low-income earner range.
- ❖ Fifty homes available to the median income range earner.
- ❖ Eighty-six homes affordable by moderate and above moderate income earners (\$253,212 and above) on the market; highest priced home listed at \$1,300,000.

Rentals

Median Contract Rent – 2007

- ❖ Eureka - \$662
- ❖ California - \$1,058

Rental Affordability - 2007

- ❖ A person/family earning 50% of Eureka's median income could afford 16% of all rental-housing units (992 of 6,290 units).

Source: U.S. Census Bureau American Community Survey

Special Needs Housing

- ❖ The Housing Element must consider the housing needs of special groups within the community:
 - ❖ Disabled
 - ❖ Elderly
 - ❖ Large families
 - ❖ Farm workers
 - ❖ Families with female heads of household
 - ❖ Mentally ill
 - ❖ Families and persons in need of emergency shelter or transitional housing

Disabled

- ❖ 5,690 persons (23%) have a sensory, physical, mental or self-care disability.
- ❖ The City has adopted:
 - ❖ California Building Code 2007
 - ❖ Title 24 Access Regulations
- ❖ Section 8 Choice Voucher Assistance
 - ❖ 49% are families with children
 - ❖ 51% are disabled individuals and elderly

Source: Eureka Housing Authority

Elderly

- ❖ Increasing number of elderly results in increasing need for affordable and specialized housing.
- ❖ 150 low-cost senior housing units are provided at Silvercrest Residence, operated by the Salvation Army. Currently the facility is full and has a **one-year waiting list.**

Families

❖ 21.3 percent (2,411 of 11,304 households) of all households in Eureka have children under 18.

Farm Workers

- ❖ In 2007, 516 persons in Eureka were employed in farming, forestry, fishing, and mining industries.
- ❖ The City of Eureka does not currently have a significant amount of row-crop, orchard, or dairy farms within or immediately adjacent to the City limits that warrants a large farm worker population.
- ❖ Sun Valley Floral Farm in Arcata employs 440 persons (year round):
 - ❖ 170 workers live in Eureka.
 - ❖ 90 workers reside in Arcata.
 - ❖ 35 workers live in McKinleyville.
 - ❖ 85 workers commute 30 miles from Fortuna to the Arcata business site.

David Aronovici, Sun Valley Floral Farms e-mail 5/13/09 & 2005-2007 U.S. Census Bureau American Community Survey

Mental Illness

- ❖ Humboldt County has the fifth highest schizophrenia rate in the state. Many of the mentally ill are homeless.
- ❖ A need exists for supportive housing opportunities that can accommodate the mentally ill.
- ❖ Without safe and stable housing, it is impossible for someone with serious mental illness to stabilize and go on with full lives.

Emergency Shelter and Transitional Housing

- ❖ Homelessness is a major concern countrywide.
- ❖ Factors contributing to the increase in homeless persons and families and those in need of transitional housing include:
 - ❖ Lack of housing affordable to very low and low income persons
 - ❖ Increases in unemployment or under-employment
 - ❖ Reductions in government subsidies
 - ❖ Deinstitutionalization of the mentally ill
 - ❖ Domestic violence
 - ❖ Drug addiction
 - ❖ Dysfunctional families

Point in Time Count

- ❖ Point in Time count conducted January 27, 2009.
- ❖ Interviews conducted at:
 - ❖ Meal programs
 - ❖ Shelters
 - ❖ Transitional housing programs
 - ❖ Other County areas where homeless people live and receive services

Point in Time Count (cont.)

- ❖ In Humboldt County:
 - ❖ 1,497 adults were without housing.
 - ❖ 520 adults were unsheltered and spent the night camping or sleeping in cars.
 - ❖ Remaining respondents were considered sheltered because they spent the night in a:
 - ❖ Shelter
 - ❖ Transitional housing program
 - ❖ Motel
 - ❖ Clean and sober house
 - ❖ With friends or family
 - ❖ 416 minor children accompanied the adults.
 - ❖ Of those identifying where the children slept:
 - ❖ 86 were unsheltered
 - ❖ 320 were sheltered

Point in Time Count (cont.)

- ❖ Humboldt County:
 - ❖ 68% were single people without children
 - ❖ 8% were part of couple without children
 - ❖ 11% were single parents
 - ❖ 9% were part of a couple with children
 - ❖ 4% of adult respondents were in another type of living situation
- ❖ Eureka:
 - ❖ More than half of the homeless people (985 adults and children) lived in Eureka
- ❖ Average time homeless:
 - ❖ 3.2 years (of 1249 adults who answered)

Point in Time Count (cont.)

- ❖ Of the 1,497 adults contacted:
 - ❖ 727 (49%) became homeless in Humboldt County
 - ❖ 441 adults (30%) became homeless somewhere else
 - ❖ 329 adults (22%) did not answer
- ❖ Of the 1,253 adults who identified their gender:
 - ❖ 473 women
 - ❖ 780 men
 - ❖ More homeless men than women in every age group except the under-20 age category.

Governmental Constraints

- ❖ Parking Requirements
- ❖ Lot Size Minimums
- ❖ Coastal Zone
- ❖ Permit Fees & Entitlement Process

Housing Programs & Funding Sources

- ❖ City Redevelopment Agency
- ❖ RCAA
- ❖ Eureka Housing Authority
- ❖ Other

Questions/Comments