Chapter 2

City of Eureka
2009 – 2014 Draft Housing Element

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City of Eureka
2009 – 2014 Draft Housing Element

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SECTION 2

HOUSING ELEMENT

This section contains the diagrams, goals, policies, and implementation programs to ensure the provision of adequate housing in the City of Eureka. This section is organized into the following parts:

PART I - POLICY DOCUMENT

GOALS AND POLICIES

State law requires each city and county to adopt a general plan containing at least seven elements including housing. Unlike the other mandatory general plan elements, the housing element, required to be updated approximately every five years, is subject to detailed statutory requirements and mandatory review by a State agency (Department of Housing and Community Development). Housing elements have been mandatory portions of general plans since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals. The regulation of the housing supply through planning and zoning powers affects the State's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family" and is critical to the State's long-term economic competitiveness.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

The City of Eureka, the City Redevelopment Agency, and the Eureka Housing Authority have sought to maintain this commitment consistently, and demonstrate in this Housing Element their intentions to continue this commitment. The limits of this commitment must be acknowledged, however. These limits are directly related to the City, the Agency's, and the Authority's ability to obtain funding from non-City funding sources. Actions of the Federal Government and State Legislature to eliminate or otherwise reduce local funding, or to impose additional requirements, have had a direct effect upon the availability of local funding for housing programs and the ability of staff to operate such programs.

The ability of the City, the Redevelopment Agency, the Housing Authority, and other groups and individuals involved in the housing of our population to move forward with the goals, policies, and implementation programs which follow will be tempered by the availability of local, state, and federal funding sources as private developments often do not have a positive bottom line without public assistance support. Continued reductions in these funding sources, and additional development regulations, will likely result in commensurate reduction in program activity.

The town site of 'Eureka' was a planned development, established in the 1850's by a land company that divided the land into lots, delineated streets and roads and managed the land for members and investors. Early settlers typically claimed large pieces of property eventually selling off smaller portions. Some families bought entire blocks, building on one portion, and subdividing the rest into streets and lots. Today, many neighborhoods in Eureka contain intact remnants of these early divisions. This pattern of development, by residential and commercial tract, has been very important throughout the history of the City, creating blocks of buildings and structures that, still today, retain historic and architectural integrity.

The infilling of many of these large tracts over time also fostered the establishment of cohesive neighborhoods that integrate a variety of architectural styles with people of varied socio-economic status. A row of modest cottages may co-exist next to a Victorian storefront and a large Arts and Crafts bungalow. Cultural landscapes may incorporate formal plantings at street side, with native trees and trails leading to a slough in the backyard. The variety and distribution of historic structures in Eureka creates a cultural fabric that reflects the history of the community. The retention and rehabilitation of the significant numbers of Victorian era structures that provide a direct link to the City's history, and the maintenance of the cultural continuity of the Victorian era are significant components of the City's housing policies.

PRODUCTION OF NEW HOUSING

Goal 2.A. To provide adequate sites and promote the development of new housing to accommodate Eureka's fair share housing allocation.

Policies to Implement Goal

2.A.1. The City shall encourage the development of small efficiency units in older motels.

2.A.2. The City shall promote the development of multifamily dwellings and/or apartment units on vacant or underutilized properties.

2.A.3. The City shall inventory County and City owned property within the City limits and encourage their sale to facilitate the development of housing where appropriate.

2.A.4. The City shall promote its existing planned and zoned status as a predominantly mixed-use city that permits many different types of housing by right within commercial areas

2.A.5. The City shall sponsor, cosponsor, host, or provide presenters for workshops pertaining to unreinforced masonry or fire codes. The workshops should focus on alternate methods to achieve consistency with building codes and fire codes. The target audience of the workshops should consist of architects, engineers, and members of the development community. Additionally, to foster the development of housing units, the City shall seek grant funding for the permanent retrofit/mitigation of structures with unreinforced masonry.

2.A.6. The City shall comprehensively review parking requirements within Eureka, in order to facilitate the development of housing units.

2.A.7. The City shall participate in the purchase of lots and propose requests for proposals (RFPs) for development of housing.

2.A.8. The City shall promote and facilitate residential infill development on existing vacant residentially zoned sites.

2.A.9. The City shall promote the expeditious residential development of existing vacant residentially zoned lots owned by the City, the Redevelopment Agency, Caltrans, or other public agencies.

2.A.10. The City shall continue to consider annexation of underdeveloped territory as a means of increasing residential development opportunities within Eureka's City limits.

2.A.11. The City shall promote and facilitate the development of second units on existing developed single-family zoned lots.

2.A.12. The City shall promote and facilitate higher density residential developments (e.g., town homes, apartments, condominiums, efficiency units, and single room occupancy units).

2.A.13. The City shall promote and facilitate development of new upper-story multi-family residential units in Downtown and Old Town.

2.A.14. The City shall provide and promote the use of density bonuses for projects that include units reserved for lower-income households, as indicated in the fair share assessment analysis.

2.A.15. In accordance with the requirements of state law, the City shall require, where feasible, the provision of units affordable to low-and moderate-income households or the payment of in-lieu fees in connection with residential developments within the coastal zone.

2.A.16. The City shall, in adopting new regulations, consider the effects of new regulations on housing affordability.

2.A.17. The City shall continue support of the non-profit Eureka Housing Development Corporation created in 1996 to facilitate the creation of a housing development corporation to develop housing in the area.

2.A.18. The City shall expedite the review and approval of all development that includes on-site residential units affordable to very low- and low-income households.

2.A.19. The City shall reduce development and planning fees for development that includes on-site residential units affordable to extremely low, very low- and low-income households.

2.A.20. In accordance with the provisions of Senate Bill 1818, the City may provide flexibility in development standards for development that includes on-site residential units affordable to very low- and low-income households, in terms of parking requirements, setbacks, lot coverage, and street widths.

2.A.21. The City shall encourage the provision of affordable housing through the use of development agreements that provide incentives to developers in exchange for the provision of affordable housing.

2.A.22. The City shall continue to pursue appropriate federal, state, and local funding for the development of housing for low- and moderate-income households.

2.A.23 In order to foster the production of housing units, the City shall comprehensively review a potential reduction of residential minimum lot size requirements and concurrently, a reduction of the planned unit development minimum acreage of three acres.

2.A.24 The City shall promote and facilitate the development of small single family units on small lots where such development is compatible with the surrounding neighborhood.

2.A.25 The City shall promote and facilitate the development of second units by adopting pre-approved second unit building plans, as provided by the Humboldt Association of Realtors®, for use by the general public. Said pre-approved plans shall also be inclusive of a Victorian or carriage-home style plan for use on or within historic properties or neighborhoods.

2.A.26 With the goal of producing more housing units for all income levels, the City shall continue public outreach efforts to all applicable housing advocacy groups, home builder associations, and the real estate community, to continually explore modifications to the City's various land use codes.

2.A.27 Consistent with Senate Bill 1087 (Government Code Section 65589.7), the City of Eureka shall adopt written policies, procedures, objectives, and standards regarding the delivery of sewer and water services. The adopted policies, procedures, objectives, and standards shall be updated once every five years. Said conformance with Senate Bill 1087 shall continue to guarantee that sewer and water connections be given priority lower income housing proposals.

SPECIAL HOUSING NEEDS

Goal 2.B. To provide adequate facilities and services for senior citizens, for the homeless, those in need of transitional housing and others with special needs.

Policies to Implement Goal

2.B.1. City to support the creation of new Senior Housing units

2.B.2. The City shall promote the development of housing that meets the needs of those with special housing needs, including the homeless, the mentally ill, those needing transitional housing, households headed by single parents, large families, seniors, and disabled persons.

2.B.3. The City shall work with Humboldt County and other cities in Humboldt County to seek shared funding for homeless needs and non-local funding for these services.

2.B.4. The City shall promote the use of alternative living and ownership arrangements aimed at providing additional housing opportunities for special needs groups.

HOUSING REHABILITATION AND AFFORDABILITY CONSERVATION

Goal 2.C. The City shall encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policies to Implement Goal

2.C.1. The City shall encourage private investment in older residential neighborhoods and private rehabilitation of housing.

2.C.2. The City shall continue to pursue appropriate federal, state, and local funding for the rehabilitation of housing for low- and moderate-income households.

2.C.3. The City shall assist in the relocation of residents who reside in mobilehome parks that are converting to another use, or assist residents in the purchase of mobilehome parks if the mobilehome park is converting to condominium ownership where Redevelopment Agency, state, or federal funds are used for the new use.

2.C.4. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of an existing residential dwelling unit located within the Coastal Zone occupied by a low- or moderate-income household unless provisions are made for replacement of the dwelling unit.

2.C.5. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of any residential structure located within the Coastal Zone for development of a non-residential use which is not coastal dependent unless the City finds that the residential use is no longer feasible in that location. If the City makes this determination and authorizes the conversion or demolition of the residential structure, it shall require replacement of all dwelling units occupied by low- or moderate-income households in accordance with state law.

2.C.6. The City shall diligently pursue the elimination of overcrowded, unsafe, unsanitary conditions, and nuisance abatement.

2.C.7. The City shall inventory data on residential density and proportion of lower-income households in each area to encourage and facilitate improvements in needed areas. Said data shall be kept in a data base and managed as a GIS "layer or project" for Citywide departmental access and use.

2.C.8. The City shall encourage and promote the rehabilitation and expansion, where feasible, of mobile home parks.

2.C.9. The City shall encourage and promote the retention, rehabilitation, and maintenance of historic structures in the City.

2.C.10. The City shall seek to preserve all assisted multi-family rental housing units at risk of being converted to market-rate housing.

2.C.11 The City shall strive to maintain the existing housing stock within the Henderson Center area. Zone change and General Plan amendment requests that would result in the conversion of residential zoning and plan designations to commercial related designations shall be strongly discouraged by the City.

2.C.12 The City shall continue to encourage property owners to declare illegal second units and to bring such units into conformance with applicable building and housing codes.

EQUAL ACCESS AND OPPORTUNITIES

Goal 2.D. To ensure equal housing opportunities for all persons in Eureka regardless of age, race, religion, sex, marital status, national origin, color, or other barriers that prevent choice in housing.

Policies to Implement Goal

2.D.1. The City shall promote housing opportunities for all persons regardless of race, religion, sex, marital status, disability, national origin, color, elderly, individuals with disabilities, or other barriers that prevent choice in housing.

ENERGY CONSERVATION, NATURAL RESOURCES, AND SUSTAINABLE LIVING

Goal 2.E. To encourage and maintain energy efficiency in new and existing housing.

Policy to Implement Goal

2.E.1. The City shall continue to promote energy conservation in the design of all new residential structures and shall promote incorporation of Title 24 energy conservation and weatherization features in existing homes.

2.E.2. In an effort to reduce personal vehicle miles traveled, prior to the final approval of new multi-family housing projects within Eureka, the City shall ensure that the project integrates safe pedestrian and/or bike connectivity to existing or proposed destinations such as employment, shopping, business, and other residential developments. Said connectivity compliance can be achieved through locating the proposed development adjacent to existing or proposed trails, bike lanes, or sidewalks identified within the City’s Capital Improvement Plan or similar master or General Plan. Additionally, prior to project approval, the City shall consult with all applicable public transit providers to ensure safe and convenient access to transit opportunities to and from the proposed development.

IMPLEMENTATION PROGRAMS

To achieve the goals discussed in the proceeding section, the Housing Element identifies implementation programs. These programs and their status are discussed below.

2.1. The City shall prepare an inventory of existing vacant residentially zoned lots owned by public agencies and evaluate the potential for residential development of each lot. Once this evaluation is completed the City will outreach to organizations involved in the building trades, especially Humboldt Builders' Exchange, and advise them of the City's interest in developing these lots for residential use with the support of Redevelopment funds.

- Responsibility: Redevelopment Department; Community Development Department
- Time Frame: FY 2010-on going

2.2. The City shall conduct an evaluation of the feasibility and desirability of annexing surrounding land for residential development. The City will be supportive of annexation proposals and will allocate excess public service capacities to annexation of developable lands contiguous with City boundaries. The City is effectively surrounded by urban scale residential development in County jurisdiction. Residents of the County have not supported annexations efforts proposed by the City in the past.

- Responsibility: City Manager; Community Development Department
- Time Frame: FY 2010-2014

2.3. The City shall be open to proposals to annex lands surrounding the City limits for residential use and mixed-use.

- Responsibility: City Manager, Community Development Department
- Time Frame: Annually

2.4. The City shall post and distribute information on second dwelling units and on residential conversions and outreach the Zoning Ordinance's revised second dwelling unit provisions to further facilitate development of second units on existing developed single-family lots as a means of promoting these forms of affordable housing.

- Responsibility: Community Development Department
- Time Frame: Annually

2.5. The City shall prepare an inventory of existing and underutilized buildings and evaluate the potential for converting and redeveloping such buildings for mixed use (e.g. commercial-residential, live/work) or residential use (e.g. apartments, condominiums, efficiency units, and single room occupancy).

- Responsibility: Redevelopment Department, Community Development Department
- Time Frame: FY 2010-2011

2.6. Based on the inventory prepared under implementation program 2.5, The City will meet with property owners, in conjunction with the Eureka Main Street Program, the Redevelopment Department, and/or a non-profit developer to convert/redevelop buildings for mixed or residential use. The City shall continue to make use of limited Redevelopment Agency funds and will continue applying for HOME Program funds to eliminate the hazards of unreinforced masonry in designated buildings. The City will meet with property owners and the Eureka Main Street Program annually to discuss funding cycles and potential grant applications

- Responsibility: Redevelopment Department, Community Development Department
- Time Frame: FY 2010-ongoing

2.7. The City shall continue to partner with the non-profit Eureka Housing Development Corporation created in 1996 by making available redevelopment funds for the development of low- and moderate-income housing.

- Responsibility: Redevelopment Department
- Time Frame: Annually

2.8. The City shall undertake a study of older motels and their potential for conversion to residential use for seniors, and low-and moderate-income households or their replacement by housing. If the results of this study conclude such a program is feasible, the City will work with property owners and/or a non-profit agency or developer to convert one or more of these older motels to residential use and will make use of redevelopment funds, first-time homebuyers funds, and HOME funds to assist in the rehabilitation of these units.

- Responsibility: Housing Advisory Board, Redevelopment Department, Housing Authority, Community Development Department, Fire Department, Building Department, senior representatives, Homeless representatives, non-profit housing developer.
- Time Frame: FY 2010-2011

2.9. In accordance with the requirements of state law (Senate Bill 1818 & Cal. Gov. Code §65915 et seq.) the City shall revise its zoning ordinance to provide for density bonuses for residential projects that reserve a percentage of their units for lower-income households. Said revision shall also include the required affordability, concession, waiver, and incentive allowances provided for in §65915 et seq.

- Responsibility: City Council, Planning Commission, Housing Advisory Board, Redevelopment Department, Community Development Department
- Time Frame: 2010-2011

2.10. The City shall give high priority to development proposals that include on-site residential units affordable to low-and moderate-income households to minimize the review and approval time for such applications. This is to include fast-track review processing for development proposals that include affordable housing units for very-low income households.

- Responsibility: City Council, Planning Commission, Redevelopment Department, Community Development Department
- Time Line: Annually

2.11. The City shall continue to allow emergency shelters to be located, by right, within the CS (Service Commercial), ML (Limited Industrial), and MG (General Industrial) districts as principally permitted uses. The City shall undertake a review of its current standards codified in Sections 155.040 et. seq. and revise said City code sections to be consistent with Senate Bill 2 which amended Cal Gov. Code Sections 65582, 65583 & 65589.5. Said consistency shall also apply to the administration of transitional and supportive housing within the City, which shall be considered residential uses subject only to those requirements and procedures that apply to other residential uses of the same type in the same zone.

- Responsibility: City Council, Planning Commission, Community Development Department
- Time Line: 2010-2011 for review of current standard and SB2 revisions/Annually

2.12. The City shall continue to work with local public and non-profit agencies that develop and fund transitional housing for homeless, marginally homeless persons, and special needs groups by participating in outreach programs, membership and participation in the Continuum of Care efforts, meeting with representatives on an annual basis to discuss the specifics of locating such housing within the City, and in the continuing efforts to annually fund the Multiple Assistance Center.

- Responsibility: Housing Advisory Board, Redevelopment Department, Housing Authority
- Time Frame: Annually

2.13. The City shall continue work with the Housing Authority to issue further rounds of mortgage credit certificates to help first-time homebuyers.

- Responsibility: City Council Planning Commission, Redevelopment Department
- Time Frame: FY 2010-2014

2.14. The City shall apply for Community Development Block Grant (CDBG) and other funds as appropriate for the multi-family Rental Rehabilitation/Construction Program, the Owner/Occupant Rehabilitation Program, and the Full-Scale Neighborhood Improvement Organization Program.

- Responsibility: City Council, Housing Advisory Board, Redevelopment Department
- Time Frame: Annually

2.15. The City shall continue to post and distribute information on the enforcement program of the State Fair Employment and Housing Commission with regard to resolution of fair-housing complaints. This distribution will include placing this information at a variety of public locations including public libraries, community and senior centers, local social service offices, and City administrative offices. The City shall continue to refer fair housing complaints to the appropriate entity including the US Department of Housing and Community Development (HUD), State Department of Fair Employment and Housing and the City's Tenant Grievance Hearing Procedure.

- Responsibility: Redevelopment Department
- Time Frame: Annually

2.16. The City shall continue to review building plans for compliance with state energy efficiency standards.

- Responsibility: Redevelopment Department, Building Department
- Time Frame: Annually

2.17. The City shall post and distribute information on currently available weatherization and energy conservation programs.

- Responsibility: Redevelopment Department, Building Department
- Time Frame: Annually

2.18. The City shall prepare an annual monitoring report that summarizes housing development and rehabilitation activity by income category and reports on progress in meeting Eureka's fair share housing.

- Responsibility: Redevelopment Department
- Time Frame: Annually

2.19. The City will continue to aggressively market housing programs

- Responsibility: Redevelopment Department
- Time Frame: Annually

2.20. The City will continue to encourage first-time homebuyers with financial assistance through the first-time homebuyers program.

- Responsibility: Redevelopment Department
- Time Frame: Annually

2.21. The City will seek to preserve all assisted multi-family housing units at risk of being converted to market rate rental housing. This is to be accomplished by working with public and/or private housing agencies that have expressed an interest in rights-of-first-refusal for publicly assisted housing projects at-risk of conversion to market-rate housing; and by establishing a monitoring program for local Section 8 contracts including an early warning system for units at risk of being converted to market-rate. This program will include provisions to gauge owner interest in Section 8 renewal, to identify units likely to be acquired and managed as Section 8 housing and respond to federal and state notices. The City shall also assist property owners and entities by providing financial assistance, when funding is available, to support applications. The City shall provide an "Affordable Housing Tenant Education Notice" to Agency assisted owners of multi-family housing units to notify tenants of affordability restrictions and maturity.

- Responsibility: Redevelopment Department
- Time Frame Annually

2.22. To facilitate the development of low- and moderate-income residential units in non-residential zones by both the conversion of vacant upper floors of existing structures into residential units and inclusion of residential units in new construction, the City will perform the following:

Organize, host, or sponsor workshops, inviting professionals in the areas of fire codes, unreinforced masonry, and mobility access requirements to speak with local architects, engineers, designers, and the development community on alternate affordable methods of achieving consistency with building, fire and access codes;

Comprehensively review the parking requirements within the City in the hope of reducing or eliminating parking requirements for residential uses in these non-residential zones;

Undertake a study of the use patterns of City owned parking lots in the Old Town and Downtown areas and evaluate the options for assignment of these parking spaces for residential use in the evening hours.

- Responsibility: City Manager, Redevelopment Department, Community Development Department
- Time Frame: 2011

2.23. To assist in the development of vacant infill sites for low and moderate income housing, the City will do the following:

Advertise the applicability of the relaxed standards allowing secondary dwelling units by right in one-family zones by newspaper ads and placement of flyers at the Builders Exchange;

Expedite and give priority to the approval of the site plan and building permits for developments in conformance with development standards in multi-family zones;

Participate in the purchase of vacant infill lots and solicit requests-for-proposals for the development of affordable housing on these parcels at reduced sale prices;

Develop a density bonus ordinance, consistent with Senate Bill 1818 that includes incentives to encourage the development of affordable housing.

- Responsibility: Community Development Department, Building Division of the Public Works Department, Redevelopment Department
- Time Frame: 2010-2014

2.24 The City shall evaluate the use of "green" (energy efficient and environmentally sensitive) alternative building methods and materials. The Community Development Department and the Building Division will evaluate the feasibility of using alternative building methods and materials, taking compliance with state building codes and Eureka's maritime climate into account. The City will revise the Building Code to allow use of alternative building methods deemed feasible and appropriate, beyond the minimum requirements of Title 24.

- Responsibility: Community Development Department / Building Division
- Funding Source General Fund
- Time Frame: Annually/Ongoing

2.25 The City shall promote and make available voluntary green code and green rehabilitation manuals. Said manuals available at this time, free of charge, are *Sustainable Solutions for Historic Houses in Northern California, U.S. EPA* and *Rehab Right, City of Oakland Planning Department.* Both manuals provide information and identification of alternative and/or sustainable building methods and materials used for the treatment of Eureka's older housing stock.

- Responsibility: Community Development Department
- Funding Source Eureka Heritage Society/General Fund
- Time Frame: Annually/Ongoing

2.26 The City shall evaluate whether there are constraints on the development, rehabilitation, and conservation of housing units intended for persons with disabilities. The analysis will include an examination of land use and building codes, permits, and processing. If any constraints are found within these areas, the City will initiate actions to address these constraints, including removing the constraints or providing accommodation for housing intended for persons with disabilities.

- Responsibility: Community Development Department/ Building Department
- Funding Source General Fund
- Time Frame: Annually/Ongoing

2.27 The City shall adopt Universal Design Standards under the Americans with Disability Act (ADA) for all new and past public housing developments. Said use of Universal Design Standards will assist in converting housing availability and access for use by the elderly and individuals with disabilities. Additionally, prior to construction and/or alteration of public housing developments, the City shall consult local members or groups of the disabled community for ADA design input.

- Responsibility: Community Development Department/Building Department

- Funding Source General Fund
- Time Frame: 2010-2011/Ongoing

2.28 The City shall evaluate its existing parking regulations to determine what modifications, if any, can be adopted to facilitate housing.

- Responsibility: Community Development Department/Engineering Department
- Funding Source General Fund
- Time Frame: 2010-2011

2.29 The City shall appoint an individual from the citizenry to represent the elderly and individuals with disabilities to serve on the City of Eureka Housing Advisory Committee. This individual's duties will consist of advocating the development of housing for the elderly and disabled and to ensure adequate accommodations for the represented groups within the City. A written report shall be filed with the Community Development and Housing Departments bi-annually (June and December) regarding the selected committee member's performance on the committee.

- Responsibility: Community Development Department/Housing Department/City Council
- Funding Source General Fund
- Time Frame: Annually/Applicable vacancy appointments

2.30 The City shall adopt reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be administrative, with minimal or no processing fee.

- Responsibility: Community Development Department/Housing Department/City Council
- Funding Source General Fund
- Time Frame: 2010

2.31 Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for the City of Eureka. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice during the planning period and/or offering additional incentives beyond the density bonus provisions.

- Responsibility: Community Development Department/Redevelopment Department
- Funding Source General Fund, RDA Housing Set-Aside
- Time Frame: Outreach to developers on at least an annual basis
  Apply for or support applications for funding on an ongoing basis;
  Review and prioritize local funding at least twice in the planning period

2.32 The City shall revise the definition of "Family" within the Eureka Municipal Code to not include a numerical reference of persons who constitute a "Family."

- Responsibility: Community Development Department/Housing Department/City Council
- Funding Source General Fund
- Time Frame: 2010

Table 2-I-1
Eureka Quantified Objectives
January 1, 2007 to June 30, 2014

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
NEW CONSTRUCTION						
Eureka Fair Share Allocation						
HCAOG Housing Needs Determination for period	107	108	138	152	375	880
Residential Permits Issued	0	0	18	26	25	65
Remaining Need	**107**	**108**	**120**	**126**	**350**	**811**
Expected Units Developed Through Housing Programs						
Implementation Program 2.11 Continued allowance of Shelter sites and conversion of Motels to SRO's Implementation Program 2.8	150	150	0	0	0	**300**
Policy 2.A.26 (Secondary Dwelling Units)	0	0	70	0	0	**70**
Implementation Programs 2.22 & 2.28 (Commercial Conversions)	0	10	120			**130**
Units Developed by the Private	0	0	0	200	100	**300**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Market						
Total New Construction	**150**	**160**	**190**	**200**	**100**	**800**
CONSERVATION						
Section 8 Vouchers	243	243	0	0	0	**486**
First Time Home Buyers Program	1	31	28	0	0	**60**
“At Risk” Units	85	84	358	0	0	**527**
Total Conservation	**329**	**358**	**386**	**0**	**0**	**1073**
REHABILITATION						
CDBG Owner-Occupied Rehabilitation	0	5	15	0	0	**20**
CDBG Renter-Occupied Rehabilitation	0	10	10	0	0	**20**
Multi-Family Rental Rehabilitation	0	2	2	0	0	**4**
SRO Conversion Policy(s)	21	20	0	0	0	**41**
Total Rehabilitation	**0**	**17**	**27**	**0**	**0**	**75**

Source: City of Eureka

PART II - BACKGROUND REPORT

INTRODUCTION

The information contained in this Background Report comes primarily from the U.S. Census Bureau, the California Department of Finance, housing market evaluations prepared by City Staff and other local sources.

This Background Report profiles the City of Eureka's housing picture. Topics discussed include the following:

- Population;
- Eureka's housing stock and its characteristics;
- Housing Needs; current and projected;
- Special Groups housing needs;
- Sites available to meet future housing needs and services to support development of these sites;
- Land use controls and governmental constraints on the production and availability of housing;
- Existing housing programs and activities in Eureka during the period 2002 to 2007 and evaluation of Eureka's 2004 Housing Element;
- Public participation efforts;
- Housing Element consistency with the General Plan;
- Summary of the findings contained in the Background Report;
- Special housing requirements; and
- Bibliographic references and persons consulted in the preparation of the background report.

POPULATION CHARACTERISTICS

Age

Between 2000 and 2008, the City population increased by 0.2%, (60 persons) from 26,097 to 26,157 according to the California Department of Finance, Demographic Research Unit. The number of households in Eureka has increased by 2.6% from 10,942 to an estimated 11,244 according to the U.S. Census Bureau and the Humboldt County Association of Governments.

Table 2-II-1
Eureka Population by Age

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%

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

Population projections for the City of Eureka are based on a ratio of the County of Humboldt 2040 population projections prepared by the State Department of Finance. According to the 2008 population estimates, the City population was 26,157, 19.6% of the total County population. Extrapolating the County 2040 projection of 146,933, the City could see a population of 30,856 in the year 2040. The Humboldt County Association of Governments (HCAOG) has prepared the Regional Housing Needs Plan for Humboldt County, January 2007 – July 2014. The household projections for the City of Eureka to the year 2014 by income group are detailed in Table 2-II-2.

Table 2-II-2
Eureka Household Projections - Needs by Income Group

Income Group	RHNA Unit Assignment	Typical Housing Unit Variety
Extremely Low	108	Emergency Shelter, Group Housing, Recovery Home, SROs
Very Low	107	Group Housing, Recovery Home, Apartments, SROs, Care Home
Low	138	Secondary Dwelling Unit, Apartment, Care Home, Deed Restricted SFD
Moderate	152	Apartment, Duplex Triplex, Fourplex, Deed Restricted SFD
Above Moderate	375	Single Family Dwelling, Condominium
Total	**880**	

Source: HCAOG & City of Eureka

EMPLOYMENT CHARACTERISTICS

The workforce in Eureka encompasses professional, technical, production, transportation, and service occupations. The major employers in Eureka and in the vicinity of the City represent a wide range of employment sectors and generally employ between 10 and 200 employees.

Employment by Industry

According to the 2000 Census, the educational, health, and social services sector employed the largest proportion of persons, with 2,662 persons or 24.9%. The number of persons employed within the sector has since dropped by ±84 persons or 3.1%. However, according to 2007 Census Bureau estimates, this sector continues to be Eureka's largest employment category. The construction sector had the largest percentage increase in employment since the 2000 Census with an increase of 102.4% (712 persons). The jump in construction employment may be attributable to the former 'housing boom' that has since waned. The construction sector numbers have probably dropped-off significantly since 2007. The information sector grew by 36.8% or 84 persons. Between the 1990 and 2000 Census, persons employed in manufacturing occupations decreased by 130% (781 persons). This downward trend has continued. The Census Bureau, in 2007, estimated the loss of an additional 86 manufacturing positions. As noted in the 2004 Housing Element, the trend in industry implies a departure from manufacturing and its associated trades.

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 %

Industry	2000		2007		Change	Percent change
	Number	Percent	Number	Percent		
Total	**10694**		**12272**			

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

Employment by Occupation

Since the 2000 Census, the number of persons in production and transport occupations in Eureka decreased by 12.7% (172 persons) and represents the largest occupational decrease in the City. No other Eureka industry noted losses within this data set. However, as noted previously, the former ‘housing boom’ and current recession is probably having a negative effect on the construction employment numbers.

Table 2-II-4
Eureka Employment by Occupation

Industry	2000		2007		Change	Percent change
	Number	Percent	Number	Percent		
Management and Professional	2596	24.2 %	3008	24.5%	412	15.8 %
Sales and Office	2998	28 %	3044	24.6 %	46	1.5 %
Service	2577	24 %	3015	24.8 %	438	16.9 %
Farming, Fishing, and Forestry	183	1.7 %	414	3.4 %	231	126.2 %
Construction, Extraction, and Maintenance	987	9.2 %	1610	13.1 %	623	63.1 %
Production and Transport	1353	12.6 %	1181	9.6 %	-172	-12.7 %
Total	**10694**		**12272**			

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

Table 2-II-5
2008 Eureka Wages

Occupation	Average Income	
	Hourly Wage	Annual Income
Management	$35.59	$74,017
Business Operations	$24.29	$50,510
Computer and mathematical	$26.60	$55,324
Architecture and Engineering	$31.19	$64,882
Life, Physical and Social Science	$29.40	$61,159
Community and Social Service	$19.83	$41,255
Legal	$36.78	$76,521
Education, Training, Library	$22.64	$47,090
Arts, Design, Entertainment, Sports, and media	$18.93	$39,368
Healthcare Practitioners, and Technical	$32.77	$68,163
Healthcare Support	$12.62	$26,263

Occupation	Average Income	
	Hourly Wage	Annual Income
Protective Services	$24.48	$50,927
Food Preparation and Serving	$9.65	$20,074
Building, Ground and Maintenance	$13.27	$27,595
Personal Care and Service	$11.06	$22,994
Sales and Related	$13.40	$27,874
Office and Administration	$14.84	$30,849
Farming, Fishing, Forestry	$13.59	$28,281
Construction and Extraction	$20.74	$43,123
Installation, Maintenance, Repair	$18.97	$39,461
Production	$16.28	$33,861
Transportation and Material	$14.94	$31,070

Source: California EDD

Household Income

According to 2007 Census Bureau estimates, the median household income for the City of Eureka was $31,119, which is lower than the median household income for Humboldt County identified as $38,987. Eureka households earning less than $25,000 annually decreased from 49% of all households in 2000 to 39% in 2007. Households earning over $50,000 annually have increased since 2000 when 23% of households earned this amount compared to 33% of households earning this amount in 2007.

The 2000 census defined poverty levels by using a set of money thresholds that vary by family size. If the total family or unrelated individual income falls below the particular poverty threshold, then the family or unrelated individual is classified as being 'below the poverty level.' The Federal Department of Housing and Urban Development (HUD) establishes these thresholds for communities, establishing classes of very low-, low-, moderate-, and above moderate-income levels. HUD guidelines identify that households earning less than 50% of the median income are considered at the poverty level. As a result of the 2000 Eureka census, 5,982 individuals were considered to earn less than the 1999 poverty level, approximately 24% of the Eureka population. The Census Bureau 2007 American Community Survey has since estimated that this number has dropped to 22% or 5,754 persons below the poverty level.

Extremely Low Income (ELI) Households

Extremely low-income is defined as households with income less than 30 percent of area median income, which in Eureka's case would equal to about $16,750 a year for a four person household. A one person household is considered extremely low income when earning $11,750 or less. Eureka's median income for a four-person household is $55,800. Households with extremely-low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disabilities insurance are considered extremely low income households. At the same time a minimum wage worker supporting a two person household could be considered an extremely low-income household with an annual income of approximately $13,400. Generally, Eureka's unskilled labor wages come very close to the extremely low wage earner level. Staff did assemble an example of four occupations that are close to being extremely low yearly incomes (see Table 2-II-5a). The 2000 Census and CHAS calculations estimate that about 3,007 extremely-low income households are located in Eureka, or approximately 28 percent of the 10,537 households. Approximately, 86 percent, or 2,592 ELI households are renter occupied.

Table 2-II-5a
2010 Eureka Very Low Income Occupations

Occupation	Average Income	
	Hourly Wage	Annual Income
Child Care Workers	$9.18	$19,094
Food Preparation and Serving	$9.65	$20,074
Manicurist and Pedicurist	$9.16	$19,052
Restaurant Host and Hostess	$8.41	$17,492

Source: California EDD

Table 2-II-5b
2000 Eureka ELI Housing with Cost and Housing Burdens

	Renters	Owners	Total
Total Number of ELI Households	2,592	858	3007
Percent with Any Housing Problems	82.7%	73.5%	78.1%
Percent with Cost Burden (30% of Income)	80.8%	88.2%	84.5%
Percent with Severe Cost Burden (50% of Income)	67.6%	63.0%	65.3%
Total Number of Households	5,796	5,123	10,919

Source: HUD Comprehensive Housing Affordability Strategy
Any Housing Problem is defined as a cost burden greater than 30% of income and /or overcrowding/and or without complete kitchen facilities.

Projected Needs

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need to be extremely low-income housing units. As a result, from the very low-income need of 215 units, the City has projected a need of 108 units for extremely low-income households. As shown in the CHAS data, many extremely low-income households will be seeking rental housing and most will likely face an overpayment, overcrowding, or a substandard housing condition. Some extremely low-income households could very likely include family members with mental or physical disabilities.

To encourage the development of housing for this income category, the City will employ various housing policies and implementation measures. These polices include the following: 2.A.1 and 2.A.12 which encourage the development of single room occupancies or SROs; 2.A.14 which permits density bonuses when projects incorporate affordable housing units. 2. A.19 a reduction of City the fees for extremely-low income fee housing proposals; 2.B.2 an overall supportive policy toward all special housing needs groups; 2.B.3 regional support of homeless needs; 2.B.4 support of alternative living situations for special needs groups; and finally, Implementation Measure 2.31 that, "Encourage(s) the development of housing units for households earning 30 percent or less of the Median Family Income for the City of Eureka. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing…"

A more in-depth discussion of Eureka's special needs categories begins on page 2-46 of this Element. This Element also contains a detailed description of Eureka's transitional housing programs which serve residents within the ELI income bracket.

HOUSING STOCK AND CHARACTERISTICS

Housing Stock Growth and Composition

The number of housing units in Eureka decreased from 11,781 in 1990 to 11,594 in the year 2000 according to the U.S. Census. The Census Bureau 2007 American Community Survey estimated that Eureka's housing stock would rise to 12,077 units. The predicted number was qualified with a margin of error of ±290. Community Development staff has confirmed this rise with a current estimate of Eureka Housing stock at or around 11,984. This number was derived from Building Department records from 2000 to February of 2009.

Almost one-third of Eureka's housing stock is multi-family housing, a mix that has remained constant since 1980. Table 2-II-6 shows housing stock composition for Eureka for the years 2000 through 2007.

Table 2-II-6
Eureka Housing Stock Composition
2000 through 2007

Units in Structure	2000		2007		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family detached	7177	61.9 %	7513	62.2 %	336	4.6 %
Single-family attached	380	3.3 %	576	4.8 %	196	51.5 %
Duplex	854	7.4 %	921	7.6 %	67	7.8 %
3 or 4 units	1331	11.5 %	1366	11.3 %	35	2.6%
5 to 9 units	813	7.0 %	847	7.0 %	34	4.1 %
10 to 19	459	4.0 %	344	2.8 %	-115	-25 %

Units in Structure	2000		2007		Change	
	Number	Percent	Number	Percent	Number	Percent
20 or more	407	3.5 %	458	3.8 %	51	12.5 %
Mobile home	148	1.3 %	52	0.4%	-96	-64.8 %
Other (includes RV's, Vans, boats, etc)	25	0.2 %	0	0%	-25	-100%

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

With the exception of the City of Arcata, Eureka had the highest proportion of multi-family housing of any city in Humboldt County in 2007. Table 2-II-7 shows comparative housing stock composition for Humboldt County cities.

Table 2-II-7
Comparative Housing Stock Composition
Humboldt County Cities 2007

City	Total	Single Family	% of Total	Multi Family Units	% of Total	Mobile Homes	% of Total
Arcata	7578	3815	50.3 %	3079	40.6 %	684	9.0 %
Blue Lake	578	403	69.7 %	104	17.9 %	71	12.2 %
Eureka	**12445**	**8234**	**66.1 %**	**3987**	**32.0 %**	**224**	**1.7 %**
Ferndale	694	592	85.3 %	93	13.4 %	9	1.2 %
Fortuna	4817	3450	71.6 %	922	19.1 %	445	9.2 %
Rio Dell	1498	1070	71.4 %	185	12.3 %	243	16.22 %
Trinidad	233	191	81.9 %	11	4.7 %	31	13.3 %

Source: California Department of Finance, Demographic Unit

In addition to the standard housing units reported by the Department of Finance, there are a number of motels in Eureka that house people for extended periods. According to the City's Finance Department records, there are 16 motels that regularly report transient occupancy tax exemptions for stays in excess of 30 days. Table 2-II-8 lists these motels, along with the total number of units and the number of units that are being used for long-term occupancy.

Table 2-II-8
Eureka Use of Motels as Residences
2009

Name of Motel	Address	Total Number of Units	Total Number of Transient Occupancy Tax Exempt Units
Blue Heron Lodge	2245 Broadway	7	7
Budget Motel	1140 Fourth	44	21
Chin's	4200 Broadway	14	14

Name of Motel	Address	Total Number of Units	Total Number of Transient Occupancy Tax Exempt Units
Christie's	1420 Fourth	24	17
Clarion	2223 4th Street	68	3
Discovery Inn	2832 Broadway	45	10
Econo Lodge	1630 Fourth	41	26
Flamingo	4255 S. Broadway	21	7
Fireside Motel	1716 Fifth	64	50
Heritage Inn	801 Broadway	14	14
McCullens Motel	1503 McCullens	12	11
Pine Motel	2411 Broadway	14	6
Royal Inn	1137 Fifth	29	5
Safari Motel	801 Broadway	21	9
Serenity Inn	2109 Broadway	33	33
Townhouse	933 Fourth	20	4
	Total	**471**	**237**

Source: City of Eureka Finance Data & Community Development Department Survey: February 2009

Coastal Zone

Government Code Section 65588(d) identifies coastal zone requirements for housing elements. According to City Building Department records, 138 new units have been constructed in the coastal zone since 1982. Eighty-two of those units were created during the last Housing Element cycle. All but seven of these units have been affordable to low- and moderate-income households. Between 52 and 89 units are in varying stages of local entitlements for construction. These units include between 38 and 75 apartment units on APN 002-191-020, 2168 Tydd Street (CDP-05-006); and 14 condominium units on APN 001-054-032, near F Street in Old Town Eureka (CDP-05-017).

According to state law, the conversion or demolition of existing residential dwelling units within the Coastal Zone occupied by persons and families of low or moderate income shall not be authorized unless provision has been made for the replacement of those units (Government Code section 65590). In addition, according to state law, the conversion or demolition of any residential structure for purposes of a non-residential use which is not coastal dependent shall not be authorized unless the City determines the residential use is no longer feasible. If the City makes this finding and allows conversion or demolition of any residential structure, it must require replacement of any dwelling units occupied by persons of low- or moderate-income ***(Government Code 65590)***. According to City Building Department records, Community Development records, and a review of coastal permits acted on by the State Coastal Commission, no residences in the coastal zone were removed during the last Housing Element cycle.

According to Building Department records, 36 low- and moderate-income units were required to be constructed as replacement of demolished low-income units between the years 1978 to 2000; 31 of these were demolished or converted between the years 1978 to 1982. These were all constructed in the coastal zone. As provided by state law, new housing developments constructed in the coastal zone shall, where feasible, provide housing for persons and families of low- or moderate-income ***(Government Code 65590)***.

Age and Condition of Housing Stock

Eureka has a relatively old housing stock. According to the 2000 Census, the median-age house in Eureka was built in 1951. By comparison, the median-age house in California was built in 1970. The Census Bureau 2007 American Community Survey does not specify a median year but obviously, as shown in Table 2-II-9, the median age of a Eureka home has not changed significantly in 7 to 9 years.

The age of Eureka's housing stock reflects the existence of a very large stock of Victorian era housing, built circa 1860 through 1900. Of the 3,858 housing units built before 1940, approximately half were owner occupied and half were renter occupied in 2000. The City of Eureka has been shaped by geography and the environment, isolated from the outside world for the first 50 years of its existence because of mountains and dense forests. Eureka's location opposite the entrance to Humboldt Bay greatly contributed to its role as the maritime and commercial hub of the region. The many different groups of people that have inhabited this place have shaped this cultural landscape.

The notable study by the Eureka Heritage Society, published as Eureka, An Architectural View (1987) and also known as the "Green Book", documented historical resources in the City under the criteria established at that time, focusing on historic buildings and architectural styles. The periods identified in the Eureka Heritage Society publication included, Gold and Lumber, 1849-1870; A Lively Small Town 1870-1880; Contented Prosperity 1880 to 1900; Queen City of the Ultimate West 1900 to 1930; Depression and War 1930 to 1945; and The Postwar Period 1945 to the present. Table 2-II-9 shows the age of Eureka's housing stock by tenure.

Table 2-II-9
Eureka Tenure by Year Structure Built
2007

Year Built	Total Units	Margin of Error	Percent	Margin of Error
Total Housing Units	**12,077**	**±/290**	**100%**	**(X)**
2005 or later	55	±88	0.5 %	±0.7
2000 to 2004	310	±151	2.6 %	±1.2
1990 to 1999	564	±199	4.7 %	±1.6
1980 to 1989	627	±254	5.2 %	±2.1
1970 to 1979	1088	±274	9.0 %	±2.3
1960 to 1969	1028	±243	8.5%	±2.0
1950 to 1959	2845	±427	23.6 %	±3.5
1940 to 1949	1268	±337	10.5%	±2.8
1939 or earlier	4292	±487	35.5%	±4.0

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

As would be expected of any city with a large stock of older housing, Eureka has a substantial rehabilitation need. According to a 2003 windshield survey by the Redwood Community Action Agency, out of 8,236 housing units, 6,154 were in need of some form of rehabilitation. Of these 6,154 units, 196 were dilapidated, 1,283 were in need of substantial rehabilitation, 2,266 were in need of moderate rehabilitation, and 2,409 were in need of minor repair.

The City performed a macro-level comparative analysis of the 2003 baseline condition of the housing stock to present conditions. The analysis included meetings with City Building Department Staff, field visits, and an analysis of City violation records from 2003-2008. Qualitatively, John Fitzhugh the City Deputy Building Official, stated his assessment "that the condition of housing stock has remained virtually unchanged, since the 2003 windshield survey." Quantitatively, the amount of vacant and boarded, substandard, and unsafe structure violation cases have remained unchanged with 2003 and 2008 reporting 30 cases each respectively. The even case numbers appear to corroborate the overall static condition of Eureka's building stock.

Housing Tenure and Vacancy Rate

According to the U.S Census Bureau 2005-2007 American Community Survey, 56% (6,290 units) of Eureka's housing stock was renter occupied. The remaining balance of Eureka's housing stock (5,014 units) is owner occupied, which is a substantial drop from the 2000 Census count of 50% of Eureka's housing stock being owner occupied.

The vacancy rate provides a quantified measure of supply and demand. The rule of thumb is that an overall vacancy rate of 4.5 percent indicates a market reasonably well balanced between supply and demand. According to the U.S. Census Bureau, Eureka's overall vacancy rate was 5.7 percent in 2000. The 2005-2007 American Community Survey indicates that Eureka's overall vacancy rate has increased to 6.4 percent, which indicates a continued balance between supply and demand. The vacancy rate, according the aforementioned 2005-2007 study, for rental units is 4.8 percent with the homeowner vacancy rate slightly lower at 3.8 percent.

Recent data on vacancy rates per type of housing unit was not available for the 2009 Housing Element update, resulting in the need to look back to the 2000 Census data. Vacancy rates for multi-family housing units in 2000 were in the range of 7.7 percent to 8.5 percent. Table 2-II-10 shows vacancy rates for Eureka in 2000 by tenure and housing type. The figures in Table 2-II-10 are derived from Census Summary File 3 (SF3 tables H-31 and H-32).

Table 2-II-10
Eureka Vacancy by Tenure and Housing Type
2000

Type of Unit	Total	Percent of Total	Total Occupied	Vacancy Rate	Owner Occupied	Renter Occupied	% of Units Renter Occupied
SFD detached	7,177	61.9%	6,829	4.9%	4,774	2,055	28.6%
SFD attached	380	3.3%	350	7.9%	112	238	62.5%
2-units	854	7.4%	821	3.9%	51	770	90.2%
3 to 4-units	1,331	11.5%	1,218	8.5%	50	1,168	87.8%
5+ units	1,679	14.5%	1,551	7.7%	14	1,537	91.5%
mobilehome/ other	173	1.5%	173	0.0%	127	46	26.6%
Total	**11,594**	**100%**	**10,942**	**6.6%**	**5,128**	**5,814**	**50.2%**

*Source: U.S. Census 2000 * Compatible/recent occupancy data not available for 2009 Housing Element Update*

According to the California Department of Finance, vacancy rates in Eureka in 2008 were essentially the same as in 2000 (which was 5.84%). Compared to vacancy rates in other Humboldt County cities, Eureka exhibited the fifth highest vacancy rate of the seven incorporated cities. Table 2-II-11 shows comparative vacancy rates for Humboldt County cities.

Table 2-II-11
Humboldt County Cities Comparative Vacancy Rates
2000 through 2008

Year	Arcata	Blue Lake	Eureka	Ferndale	Fortuna	Rio Dell	Trinidad
2000	3.04 %	9.34 %	**5.84 %**	7.84 %	5.19 %	14.85 %	26.32 %
2001	3.04 %	9.27 %	**5.84 %**	7.85 %	5.20 %	14.85 %	26.20 %
2002	3.04 %	9.25 %	**5.85 %**	7.80 %	5.20 %	14.87 %	26.09 %
2003	3.05 %	9.22 %	**5.85 %**	7.73 %	5.20 %	14.85 %	26.09 %
2004	3.05 %	9.20 %	**5.85 %**	7.79 %	5.19 %	14.86 %	26.18 %
2005	3.04 %	9.17 %	**5.85 %**	7.74 %	5.20 %	14.87 %	26.18 %
2006	3.05 %	9.17 %	**5.84 %**	7.68 %	5.20 %	14.85 %	26.18 %
2007	3.05 %	9.17 %	**5.84 %**	7.64 %	5.21 %	14.89 %	26.18 %
2008	3.05 %	9.15 %	**5.84 %**	7.64 %	5.21 %	14.89 %	26.18 %

Source: California Department of Finance

Overcrowding

An overcrowded housing unit is one in which more than 1.01 persons per room reside (excluding kitchen and bath). According to the U.S. Census Bureau American Community Survey, of the estimated 11,304 occupied housing units in Eureka in 2007, 470 (4.1%)

were overcrowded. The American Community data does not differentiate this estimate between renter and owner occupied housing. The 2000 Census did accurately differentiate the data to about 13% owner-occupied and 87% renter occupied over-crowded housing units. Assuming the 2000 Census percentage rate has not changed significantly, it is estimated that about 409 rental units and 61 owner occupied units are currently overcrowded.

HOUSING COSTS, AFFORDABILITY, AND OVERPAYMENT

Housing Costs

Housing Costs in Eureka have substantially risen to match housing costs for the State of California. According to information provided by the Humboldt Association of Realtors, the median sales price of housing sold in Eureka as of February 2009 was $254,500. California's median sales price, by comparison was $247,590 in February of 2009. The U.S. Census Bureau reported the median value of housing in Eureka to be $114,000 as of the 2000 census. Table 2-II-12 shows housing sales by sales price for Eureka for the period January 2003 through March 2009.

Table 2-II-12
Recent Housing Sales by Price in Eureka
January 1, 2003 through March 31, 2009

Sale Price	Number Sold	Percent of Total
Less than $30,000	0	0%
$30,000 to 39,999	0	0%
$40,000 to 49,999	2	0.08%
$50,000 to 59,999	0	0%
$60,000 to 69,999	0	0%
$70,000 to 79,999	2	0.08%
$80,000 to 89,999	4	0.16%
$90,000 to 99,999	10	0.40%
$100,000 to 109,999	13	0.52%
$110,000 to 119,999	11	0.44%
$120,000 to 129,999	22	0.88%
$130,000 to 139,999	37	1.48%
$140,000 to 149,999	45	1.80%
$150,000 to 159.999	70	2.80%
$160,000 to 169,999	92	3.68%
$170,000 to 179,999	99	3.96%
$180,000 to 189,999	110	4.40%
$190,000 to 199,999	115	4.60%
$200,000 to 209,999	98	3.92%
$210,000 to 219,999	142	5.68%
$220,000 to 229,999	138	5.52%
$230,000 to 239,999	110	4.40%
$240,000 to 249,999	126	5.04%

Sale Price	Number Sold	Percent of Total
$250,000 to 259.999	123	4.92%
$260,000 to 269,999	121	4.84%
$270,000 to 279,999	106	4.24%
$280,000 to 289,999	106	4.24%
$290,000 to 299,999	86	3.44%
$300,000 to 309,999	76	3.04%
$310,000 to 319,999	66	2.64%
$320,000 to 329,999	71	2.84%
$330,000 to 339,999	60	2.40%
$340,000 to 349,999	48	1.92%
$350,000 to 359.999	39	1.56%
$360,000 to 369,999	37	1.48%
$370,000 to 379,999	32	1.28%
$380,000 to 389,999	31	1.24%
$390,000 to 399,999	22	0.88%
$400,000 to 409,999	25	1.00%
$410,000 to 419,999	21	0.84%
$420,000 to 429,999	23	0.92%
$430,000 to 439,999	17	0.68%
$440,000 to 449,999	13	0.52%
$450,000 to 459.999	8	0.32%
$460,000 to 469,999	6	0.24%
$470,000 to 479,999	12	0.48%
$480,000 to 489,999	11	0.44%
$490,000 to 499,999	14	0.56%
$500,000 and above	77	3.08%
Total	**2497**	**100%**

Source: Humboldt Association of Realtors

While acknowledging the recent run-up in home prices in the City of Eureka and the domino effect of increased costs of rental units, rental prices are still substantially below housing rental prices for California as a whole. According to the U.S. Census Bureau American Community Survey, the median contract rent in Eureka was $662 in 2007. California’s median contract rent, by comparison, was $1,058 in 2007. Table 2-II-13 shows contract rent for Eureka in 2007.

TABLE 2-II-13
Eureka Contract Rent
2007

Contract Rent	Number Rented	Percent of Total
less than $200	59	0.9%
$200 to 299	257	4.1%
$300 to 499	1,062	16.9%
$500 to 749	2,246	35.7%
$750 to 999	1,258	20%
$1,000 to 1,499	1,071	17%
$1,500 or more	192	3.1%
no cash rent	145	2.3%
Median $662	**Total 6,290**	**100%**

Source: U.S. Census 2005 – 2007 American Community Survey

Housing Affordability

HUD Income Limits

Each year the U.S. Department of Housing and Urban Development (HUD) publishes income limits for California to be used in conjunction with federal housing programs. These statistics are reported by metropolitan statistical area (MSA) or by county where no MSA has been defined. State housing law requires that these HUD figures be used when defining lower income families (see Health and Safety Code section 50079.5). Table 2-II-14 shows the 2009 income limits for Humboldt County for various size families.

Table 2-II-14
Humboldt County HUD Income Limits
2009

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of Median	11,750	13,400	15,100	16,750	18,750	19,450
Very Low Income	19,950	22,300	25,100	27,900	30,150	32,350
Low Income	31,250	35,700	40,200	44,650	48,200	51,800
Median Income	39,050	44,650	50,200	55,800	60,250	64,750
Moderate Income	46,850	53,550	60,250	66,950	72,300	77,650

Source: HUD & HCD. Median Family Income: $55,800

Ownership Affordability

Table 2-II-15 illustrates what HUD's stratified income earners could afford, in April of 2009, with a 6.25% interest conventional loan. The data reveals that very low income earners, with no other personal debt other than a house payment, could afford a home of about $106,000. Low- income earners are projected to be able to afford a $170,000 home.

The home price increases to ±$212,000 for median income earners. Moderate and above income earners are projected to afford homes of $253,000 and greater. HUD's income limits when computed within Table 2-II-15 seem to verify Eureka's trend of un-affordability to the very-low income wage earners.

Data provided by the Humboldt County Association of Realtors indicates that there were ±24 homes in Eureka that sold for $106,000 or less in the period January 1, 2003, through March 31, 2009, about 1% of the sales within this period. For illustrative reasons, these 24 homes would be affordable to very low-income households in Eureka according to the 2009 HUD income limits. In of April 2009, there were no listings for homes at or below this price, according to the Humboldt Multiple Listing Service (MLS). The lowest priced home within Eureka City limits was listed at $115,000. Eighteen homes are currently on the market within the $106,000 and $170,000 low-income earner range. Fifty homes are currently for sale in Eureka affordable to the median income earner range. Eighty-six homes affordable to the moderate and above moderate income earners ($253,212 and above) are currently on the market, with the highest priced home for sale at $1,300,000.

Table 2-II-15
Eureka Ownership Affordability
6.25 Percent Interest Rate
2009

HUD Category	Range	Annual Income[2]	Mortgage[3]	Monthly Payment	Price of Affordable House[4]
Very Low Income (50% MFI)	$16,750 to $27,900	$27,900	$90,110	$767	$106,012
Low Income (80%MFI)	$27,901 to $44,650	$44,650	$144,209	$1,228	$169,657
Median (100% MFI)	$44,651 to $55,800	$55,800	$180,221	$1,534	$212,025
Moderate (100%-120% MFI)	$55,801 to $66,950	$66,950	$216,233	$1,841	$254,392
Above Moderate (above 120%MFI)	$66,950 and above	$66,950+	$216,233 +	$1,841 +	$254,392 +

1 This distribution is based on 2009 HUD qualification guidelines
2 HUD income limit for a 4-person family in 2009 (Median Family Income, 2009 MFI=$55,800)
3 Assumes a 10% down payment (15% down on moderate and above units)
4 Assumes 30 percent of income for house expense, no personal debt, 6.25% interest rate, 30-year fixed-rate mortgage on conventional loan

Source: HUD Ginnie-Mae Calculator, City of Eureka

Table 2-II-16
Interest Rates and Median Home price Sales for the City of Eureka

Month-Year	Median Home Sales	Avg Mtg Rate
Aug-03	$ 187,500	5.66%
Sep-03	$ 206,000	5.94%
Oct-03	$ 191,000	5.83%
Nov-03	$ 192,000	5.85%
Dec-03	$ 186,400	5.82%
Jan-04	$ 194,900	5.70%
Feb-04	$ 222,455	5.74%
Mar-04	$ 215,000	5.48%
Apr-04	$ 238,750	5.42%
May-04	$ 232,750	5.77%
Jun-04	$ 252,500	6.01%
Jul-04	$ 255,000	5.93%
Aug-04	$ 235,000	5.83%
Sep-04	$ 264,250	5.70%
Oct-04	$ 246,450	5.70%
Nov-04	$ 232,750	5.70%
Dec-04	$ 251,000	5.76%
Jan-05	$ 265,900	5.78%
Feb-05	$ 235,500	5.71%
Mar-05	$ 275,000	5.81%
Apr-05	$ 259,000	5.92%
May-05	$ 285,000	5.85%
Jun-05	$ 317,000	5.71%
Jul-05	$ 295,000	5.73%
Aug-05	$ 290,500	5.87%
Sep-05	$ 297,250	5.90%
Oct-05	$ 295,000	6.03%
Nov-05	$ 308,000	6.26%
Dec-05	$ 314,000	6.33%
Jan-06	$ 308,000	6.35%
Feb-06	$ 345,000	6.36%
Mar-06	$ 310,000	6.47%
Apr-06	$ 278,975	6.55%
May-06	$ 304,307	6.65%
Jun-06	$ 267,000	6.69%
Jul-06	$ 310,000	6.82%
Aug-06	$ 269,500	6.81%
Sep-06	$ 289,950	6.64%
Oct-06	$ 298,500	6.60%

Month-Year	Median Home Sales	Avg Mtg Rate
Nov-06	$ 272,750	6.51%
Dec-06	$ 285,000	6.45%
Jan-07	$ 244,500	6.42%
Feb-07	$ 289,500	6.46%
Mar-07	$ 320,000	6.38%
Apr-07	$ 256,500	6.34%
May-07	$ 283,000	6.43%
Jun-07	$ 290,000	6.63%
Jul-07	$ 305,750	6.80%
Aug-07	$ 291,500	6.79%
Sep-07	$ 302,000	6.66%
Oct-07	$ 275,000	6.56%
Nov-07	$ 259,000	6.41%
Dec-07	$ 275,000	6.31%
Jan-08	$ 264,450	6.04%
Feb-08	$ 311,000	5.94%
Mar-08	$ 300,000	6.10%
Apr-08	$ 277,900	6.03%
May-08	$ 262,250	6.10%
Jun-08	$ 280,000	6.28%
Jul-08	$ 276,000	6.48%
Aug-08	$ 265,000	6.53%
Sep-08	$ 279,000	6.25%
Oct-08	$ 241,000	6.23%
Nov-08	$ 268,000	6.26%
Dec-08	$ 244,000	5.59%
Jan-09	$ 269,500	5.21%
Feb-09	$ 254,500	5.12%
Mar-09	$264,950	5.14%
Apr-09	$274,900	4.96%
May-09	$285,000	4.95%
Jun-09	$255,000	5.16%
July-09	$275,000	5.34%

Source: Humboldt County Association of Realtors

Rental Affordability

According to the U.S. Census Bureau 2005-2007 American Community Survey, the median rent in Eureka was $662. This means that in 2007, a person/family earning 50% of the 2007 median income (which almost 16% of all rental-housing units (992 of 6,290) were affordable to very low-income households in 2007. Table 2-II-17 shows affordability for rental units at various income levels.

Table 2-II-17
Eureka Rental Affordability
2008

HUD Category	Range	Annual Income[1]	Affordable Monthly Rent
Low Income	50%-80% of MFI	$27,900	$698
Median	80%-100% of MFI	$55,800	$1395
Moderate	100%-120% of MFI	$66,950	$1674
Above Moderate	Above 120% of MFI	$66,950+	$1674+

[1] Assumes 30% of monthly HUD income limit for a 4-person household
Source: Humboldt County Association of Realtors

Overpayment for Housing

Overpayment for housing in Eureka was calculated using the data from the U.S. Census Bureau and HCD guidelines for calculating overpayment, which uses a rule of thumb that up to 25% of income spent on housing is "affordable" (the federal government uses 30% as the affordable threshold). In 2000, 72.7 % of Eureka low-income renter households paid more than 25% of their income for housing, and 47.3 % of low-income owner households paid more than 25%. Table 2-II-18 shows the number and percentage of households (both renters and owners) in Eureka that paid more than 25% of their income for housing in 2000 and compares these figures to those of Humboldt County and California. Table 2-II-18a depicts 2000 Census data showing all of Eureka's household income percentages dedicated to housing. The 2005-2007 American Community Survey did not address this topic. However, staff believes the 2000 Census data is still reflective of Eureka's housing overpayment percentages.

Table 2-II-18
Eureka Overpayment for Housing
Low Income Households Paying more than 25% of Income on Housing
2000

	Renters			Owners		
	Number of Low Income Households	Number of Low Income Households Overpaying	Proportion of Low Income Renters Overpaying	Number of Low Income Households	Number of Low Income Households Overpaying	Proportion of Low Income Households Overpaying
Eureka	4,591	3,339	72.7%	2,114	1,002	47.4%
Humboldt County	16,009	12,631	78.9%	8,188	4,004	48.9%
California	2,651,715	2,016,641	76.3%	1,191,320	745,330	62.4%

Source: City of Eureka

Table 2-II-18a
Eureka Housing Cost as a Percentage of Household Income

Owner Occupied Income Category	Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
Extremely Low	$0-$9,999	390	8.2	16	34	40	242
Extremely Low to Very Low	$10,000-$19,999	602	12.7	258	109	23	212
Very Low to Low	$20,000-$34,999	1,122	23.6	521	174	148	279
Low to Moderate	$35,000-$49,999	867	18.3	401	289	47	121
Moderate and Above	$50,000 +	1,749	36.9	1,253	424	49	14
	Subtotal	4,730	**100%**	2,449	1,030	307	868
Eureka Renter-Occupied Category							
Extremely Low	$0-$9,999	1,343	23.1	35	118	53	1,037
Extremely Low to Very Low	$10,000-$19,999	1,738	30	100	331	245	993
Very Low to Low	$20,000-$34,999	1,510	26.1	314	662	214	272
Low to Moderate	$35,000-$49,999	624	10.7	362	239	7	4
Moderate and Above	$50,000 +	592	10.1	465	64	9	23
	Subtotal	5,807	**100%**	1,276	1,414	528	2,329
	TOTAL	10,537		3,725	2,444	835	3197

Source: U.S Census 2000 & City of Eureka

HOUSING NEEDS

Introduction

Under the state housing element requirements, housing needs are defined according to three categories: existing needs, projected needs, and special needs.

Eureka's Share of Projected Regional Needs

To assist local governments in Humboldt County in making projections of future housing needs, the Humboldt County Association of Governments (HCAOG) adopted a report entitled *Regional Housing Needs Plan for Humboldt County* for the period January 1, 2007 – June 2014. HCAOG adopted this report on September 24, 2009.

By law, HCAOG's determinations of local fair share of regional housing needs must take into consideration the following factors: market demand for housing, employment opportunities, availability of suitable sites and pubic facilities, commuting patterns, and the type and tenure of housing. HCAOG calculated the 2009 housing need and then determined a projected housing need to 2014 based on the number of units needed to accommodate projected household growth between 2007 and 2014. HCAOG's allocation was weighted heavily toward housing in proximity to jobs. The HCAOG housing allocation using strictly the relationship of housing in proximity to jobs resulted in a total allocation to Eureka of 1299 housing units. However, during the time that HCAOG was developing their fair share housing allocation calculations, most jurisdictions had already put substantial work into surveying existing land inventories. Eureka's current vacant land inventory would facilitate construction of approximately 880 units. The vacant land identified in the inventory is already zoned to facilitate construction of housing. Based on the performance of the last two Housing Elements, wherein a total of about 400 units were newly constructed since 1995 and using a less than 1% growth rate, it was the City's position to write Housing Element policies and implementation measures that encourage the development of currently vacant lands which have little to no regulatory impediments to construction of housing. The 880 housing units identified in the City's inventory of vacant land was, therefore, used by HCAOG. Table 2-II-19 shows projected housing needs for Eureka as determined by HCAOG and described above.

Table 2-II-19
Eureka Basic Construction Needs
2007-2014

DOF City of Eureka Population	**26,157**
Percentage of County Population	(*) 19.69%
Average Industry Employment *(Employment Percentage of County is 38%)*	**(=) 18,804**
40% Jobs/60% Population Allocation	(*) 27.4%
RHNA Allocation Based on Jobs Housing Relationship	**(=) 1299**
Constraint Opportunity Adjustment	(-) 419
Potential Units Based on Existing Land Inventory (Total Allocation)	**(=) 880**

Source: HCAOG

Based on the U.S. Census Bureau data with some adjustments, HCAOG breaks down total 2007 – 2014 housing needs according to four income categories: very low, low, moderate, and above moderate. The percentage of households within each income category was determined by HCAOG by first determining income intervals for the four income categories based upon the county's income distribution (as reported by the U.S. Census Bureau). These percentages are then applied to the City's total housing needs to arrive at basic construction needs by income category. HCAOG's determination of the basic construction needs by income category for Eureka is shown in Table 2-II-20.

TABLE 2-II-20
Eureka Basic Construction Needs by Income Category
2007-2014

Very Low [1]	Low [2]	Moderate [3]	Above Moderate [4]	Total
215	138	152	375	880
24.3%	15.7%	17.4%	42.6%	100%

[1]Units for Households earning less than 50% of median income
[2]Units for households earning between 50% and 80% of median income
[3]Units for households earning between 80% and 120% of median income
[4]Units for households earning more than 120% of median income
Source: Humboldt County Association of Governments

For planning purposes, these HCAOG figures need to be adjusted to reflect the units that have been issued building permits between January 1, 2007 and October 31, 2009. Table 2-II-21 shows modified need projections based on this adjustment for the time period of the Housing Element. The allocations to the low- and moderate-income developments reflect rent prices for multiple units and the above-moderate units represent sales prices, demonstrated by the use proposed at the time of development.

Table 2-II-21
Eureka Adjusted Housing Need Projections by Income Category
2007-2014

	Very Low [1]	Low [2]	Mod.[3]	Above Mod.[4]	Total
HCAOG Needs Projection	215	138	152	375	880
Building permits (January 2007 to October 31, 2009)[5]	0	18	26	25	65
Balance of Need	215	120	126	350	811

[1] Units for Households earning less than 50% of median income
[2] Units for households earning between 50% and 80% of median income
[3] Units for households earning between 80% and 120% of median income
[4] Units for households earning more than 120% of median income
[5] Based on the City of Eureka building permit information; all permits for single family residences were assumed to fall into the "Above-Moderate" income category; all permits for multi-family were assumed to fall into the "Moderate" income category; all second units were presumed to fall into the "Low" income category.
Source: Humboldt County Association of Governments; City of Eureka

SPECIAL NEEDS

Beyond the new housing construction needs documented in the previous sections of this chapter, state law requires the housing element include an assessment of the housing needs of special groups within the community, including the disabled, elderly, large families, farm workers, families with female heads of household, the mentally ill, and families and persons in need of emergency shelter or transitional housing. The current number of residents falling into each of these categories is detailed in Tables 2-II-22 and 2-II-24.

Table 2-II-22
Estimate of Eureka Special Needs Persons & Households

Category	Number
Households with Elderly (65+) (living alone)	1,390
Households with Elderly (65+) (living with someone)	791
Large Households (five or more persons) (living in owner occupied unit)	342
Large Households (five or more persons) (living in renter occupied unit)	463
Female Householder with children (no husband present)	1,001
Male householder with children (no wife present)	367
Homeless	985

Source: U.S. Census 2000, 2005-2007 American Community Survey; Humboldt Housing and Homeless Coalition Point in Time Count of January 27, 2009.

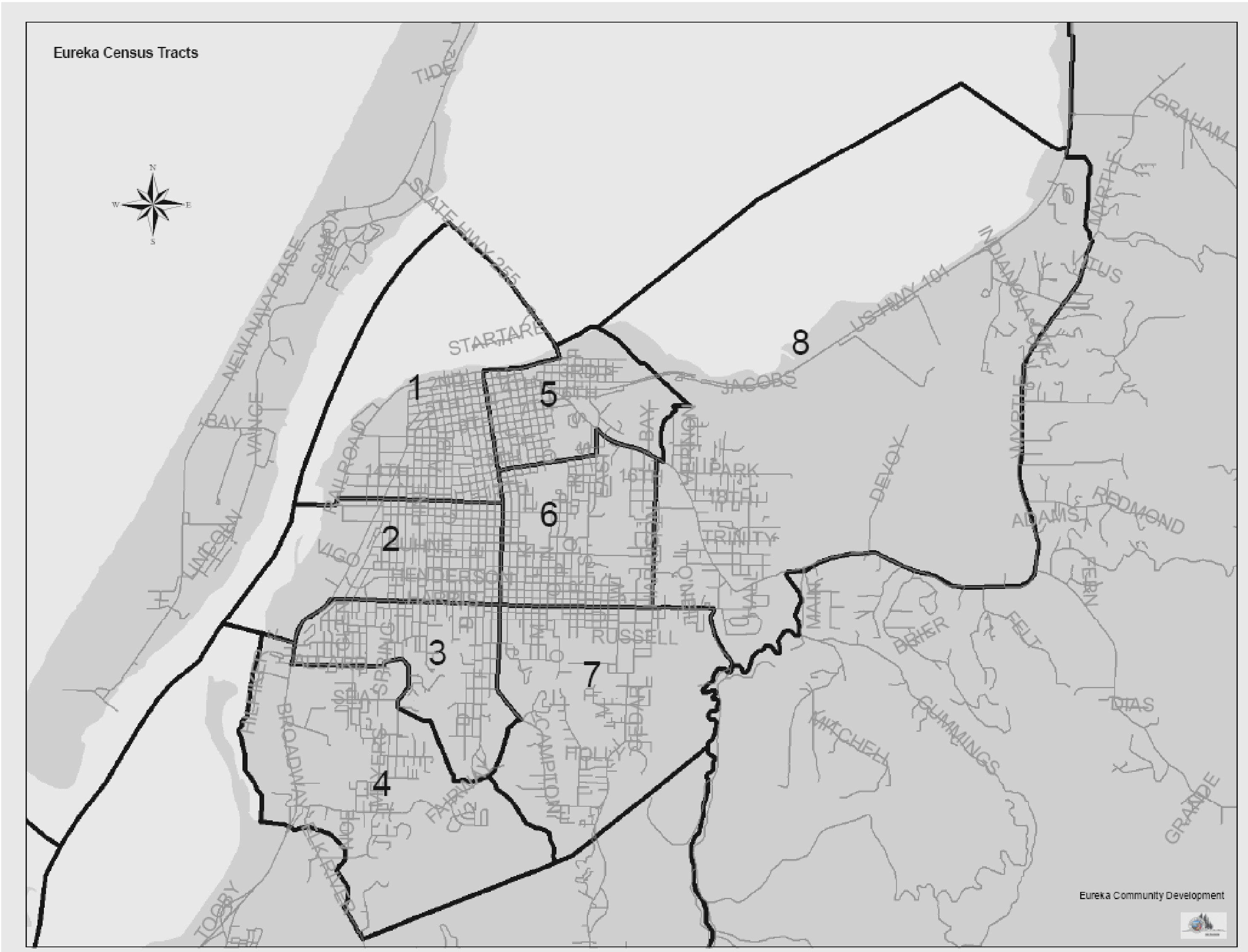
The following sections describe the housing needs of these groups in more detail. Table 2-II-23 reports special needs by census tract based on the 2000 census. Figure 2-II-3 shows the location of census tracts in Eureka.

Table 2-II-23
Eureka Summary of Special Needs by Census Tract
2000

Census Tract	Elderly Living Alone	Elderly Living w/ someone	Large Household Owner-Occupied	Large Household Renter-Occupied	Female Householder w/ child	Male Householder w/ child	Persons in Homeless Shelter	Persons Homeless in Street Locations	Disabled Persons
1	155	100	32	100	202	65	0	403	1,546
2	264	289	74	146	306	83	0	24	2,088
3*	233	296	99	112	214	53	0	0	1,453
4*	127	225	76	52	106	59	0	0	1,104
5	281	129	23	55	153	56	0	0	1,162
6	258	348	81	45	116	55	0	0	1,607
7*	222	337	92	47	139	56	0	0	1,121
8*	197	262	81	61	130	64	0	0	851
Total	1,295	1,334	558	618	1,366	491	0	427	8,608

* includes portions of unincorporated areas
Source: U.S. Census; Humboldt County Mental Health, AB2034 program

Figure 2-II-3
City of Eureka Census Tracts



Source: City Engineering Department

Elderly

Eureka has a similar percentage of elderly persons compared with Humboldt County or California as a whole. According to the U.S. Census Bureau American Community Survey, 22.8 percent (6,089) of Eureka's population was over 55 years of age, approximately 12 percent (3,175) was over age 65, and 5.8 percent (1,540) was over age 75 in 2007. For Humboldt County, these percentages were 24.2 percent, 12.5 percent, and 6.3 percent respectively. For California, these percentages were 20.2 percent, 10.8 percent, and 5.3 percent respectively.

Most of Eureka's elderly households are owner occupied households. In 2000, of the 10,957 households in Eureka 2,629 were headed by persons age 65 or older. Almost 26 percent (672) of these were renter households and 74 percent (1,911) were owner households. The U.S. Census Bureau also reported 1,295 one-person elderly households and 1,334 two-or-more-person elderly households (age 65 or older) in Eureka. Of the total elderly households, 317 were living below the poverty level in 2000.

Housing costs have escalated rapidly since 1990's, making housing costs a very high proportion (and in some instances all) of an elderly person's Social Security Insurance income. Many senior citizens live on fixed incomes and have limited resources for maintenance and rehabilitation. Consequently, needed maintenance is often deferred, resulting in unpleasant or sometimes unsafe living conditions. In some instances, home maintenance costs can be overwhelming, necessitating sale and relocation after many years of attachment to friends and neighbors in the area. The City, in marketing efforts for our rehabilitation programs, have noted that many seniors who own their home do not take advantage of the programs offered to improve or maintain their homes. It has been noted these homeowners choose to live in unpleasant living circumstances rather than take advantage of low-interest loans, as they wish to pass their estate onto their heirs unencumbered. There is a need not only to preserve for future generations the housing stock currently occupied by senior citizens, but also to ensure that elderly residents are able to remain in safe and comfortable surroundings. If additional low-cost housing can be provided for seniors as an alternative to living alone, the houses vacated by seniors can accommodate additional families and become a part of a greater housing pool.

The increased longevity of elderly people and the increasing number of elderly in the population will result in an increasing need for affordable housing and specialized housing for older residents (especially low- and moderate-income elderly) such as secondary residential units, congregate care, life care services, and group care facilities.

Currently, elderly persons in Eureka are served by the Senior Resource Center which provides among other things, inexpensive lunches, a meal on wheels service, home repair referrals for low-cost home repair and maintenance, and transportation assistance. 150 units of low-cost senior housing for seniors are provided at the Silvercrest Residence operated by the Salvation Army. Currently the facility is full and has a one-year waiting list ***(May 4, 2009, phone call to John Hammond).***

To briefly summarize, older people present both challenges and opportunities to communities, and it is wise for community leaders to plan for the needs as well as the benefits to be derived from increasing numbers of older people. Just as communities needed to build more public schools when baby boomers started to school, communities now need to consider whether the number of assisted living and other long-term care facilities are adequate to meet the demands of increasing numbers of older people. An aging society also means fewer middle-aged adults to care informally for older people. Thus, it is important to gain an understanding of how informal and formal care giving networks can be constructed to bolster each other.

Often older people are thought of in terms of a social problem. In actuality, the majority of older people enjoy good health, the older population is no longer disproportionately likely to be in poverty, and older people can and do contribute time and expertise to their communities. Communities need to devise innovative strategies to provide older people with opportunities to use their skills in volunteer and other activities that benefit local communities. For example, the University of North Carolina-Asheville has a Center for Creative Retirement that involves its older residents in community projects. Asheville is a retirement destination area that has attracted well-educated retirees, many of whom were executives in private and public organizations. The Center for Creative Retirement gives the retirees outlets for creative activities while also making use of a wealth of talent for the benefit of the community.

Households Headed by Single Women

The State, County, and Eureka have a similar percentage (roughly 14%) of single-women households with children. However, Eureka does have a higher percentage of single women households with children living in poverty than the County and State. According to the U.S. Census Bureau American Community Survey of 2007, 46 percent of all Eureka households headed by woman with children were living below the poverty level. The County's and State's percentage were 34% and 32% respectively. The City of Eureka number is up from 36 percent from the 2000 Census.

The Eureka Housing Authority indicated out of the 1,221 units of Section 8 Choice Voucher assistance, 77.5% are female heads of households, although it should be noted that in many cases there are adult males living in the unit and the female was chosen as the head of household. This percentage holds true for the population in other Authority owned developments as well.

Low and moderate-income women, especially single parents, face significant difficulties finding and maintaining housing. Housing affordability is a primary issue because generally there is only one income to support the household and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Rental Assistance Program, many others are subjected to high rents and/or overcrowded conditions. Although there is a continuing need for affordable rental housing for small families, there is also a need for shared housing and group living alternatives where single-parent families can share not only space but childcare and other resources as well.

United States Coast Guard

The City of Eureka is an officially recognized "Coast Guard City" although only one Coast Guard unit, the Coast Guard Cutter BARRACUDA, is officially stationed within the City Limits. Humboldt County is home to Group Humboldt Bay, the local headquarters for other units and Coast Guard assets on the North Coast. The members of the Group include the following units:

Coast Guard Air Station Humboldt Bay, co-located with the Group in McKinleyville. The primary mission is search and rescue, and most cases are dramatic and lifesaving in nature due to the rough seas and generally poor weather conditions prevalent on the northern

California coast. The Air Station also provides MEDEVAC support for injured personnel in the mountains surrounding the Group area. Secondary missions include aerial support for aids to navigation, law enforcement, and marine environmental protection.

The previously mentioned ***CGC BARRACUDA*** an 87-foot "Predator class" patrol boat with the primary missions of search and rescue and law enforcement. BARRACUDA operates in the Group Humboldt Bay area of responsibility and deploys to other areas in the Pacific for specialized patrols.

The ***CGC DORADO*** an 87-foot "Predator class" patrol boat with the primary missions of search and rescue and law enforcement. DORADO also operates in the Group Humboldt Bay area of responsibility and deploys to other areas in the Pacific for specialized patrols. The DORADO is home ported in Crescent City and is the northern most unit of the Group.

Coast Guard Station Humboldt Bay: The primary mission of Station Humboldt Bay is search and rescue with additional responsibilities in law enforcement and boating safety. The Station answers over 150 assistance cases yearly in its area of responsibility, which spans over 50 miles of coastline and Humboldt Bay. The Station is located on the ocean side of Humboldt Bay directly west of Eureka.

Coast Guard Station Noyo River: The primary mission of the Station Noyo River is search and rescue with additional responsibilities in law enforcement. The station is located at the Noyo River basin in Fort Bragg, approximately 100 miles south of Eureka.

Coast Guard Aids to Navigation Team Humboldt Bay: The primary mission of Aids to Navigation Team Humboldt Bay is to service and maintain all Aids to Navigation in Group Humboldt Bay's area of responsibility. These Navigation Aids consist of six major sea coast lights, including three historic lighthouses, forty primary assigned lights, five sets of range lights and three private lights. ANT Humboldt Bay is also a secondary response unit for 36 sea buoys assigned to USCGC Aspen. ANT Humboldt Bay is co-located in Samoa, CA with Station Humboldt Bay.

Obviously, two of these units (the DORADO and Station Noyo River) are not located within Humboldt County. But, for personnel stationed in or near the Eureka area, Government housing is provided just outside the City limits in the Myrtletown area. Coast Guard personnel, especially officers and higher ranking enlisted personnel can also choose to live within local market housing. According to LTJG Adam Wolfe, the Group’s Housing Officer, Coast Guard personnel and their families are adequately housed within the Eureka area. An exception to this statement was qualified by Mr. Wolfe, which involved incidents of civilians perpetrating crimes against Coast Guard personnel’s vehicles and property. Mr. Wolfe stated that young Coast Guard families of a lower paygrade do have a hard time finding housing that is not adjacent to grow-houses or ‘bad neighborhoods.” At one time a unit within the Eureka area had a member residing in Rio Dell because he and his family preferred the neighborhood over Eureka. (***September 23, 2009, Phone call from LTJG Wolfe, Housing Officer, USCG Group Humboldt Bay***)

The Housing Needs of Disabled Persons

Eureka and Humboldt County have a higher percentage of persons with disabilities than the State of California. According to the U.S. Census Bureau American Community Survey, 5,690 persons or 23 percent of the population of Eureka had a sensory, physical, mental or self-care disability. For Humboldt County this percentage was 19 percent. The State rate was measured at 13 percent of the population.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Thus, disabled persons often require special housing needs that recognize potential limited earning capacity, the scarcity of accessible affordable housing, and the higher percentage of income directed to health costs associated with the disability. Persons with disabilities require a wider range of housing options that vary depending upon the type and severity of the particular disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (group homes as an example). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility include widened doorways and hallways, ramps, bathroom modifications like lowered counters, grab bars, wheelchair maneuvering room, and special sensory devices including smoke alarms and flashing lights as the needs of a blind person differ greatly from those with sight. These architectural features are needed to make dwellings suitable for persons confined to a wheelchair. Special features needed by ambulatory persons constrained by other disabilities may not be architectural. Instead, these might be simple alterations to conventional dwelling units for furnishing and appliances, which make ordinary tasks of housekeeping and home life less trying and more enjoyable. In families, the needs of the disabled person are generally fewer than those of a single person. Nevertheless, a disabled person in a family would have special needs. Special architectural features could be valuable in giving this person a greater independence, dignity, and quality of life.

Family Care Homes, defined as a residence where the owner or operator is certified and supervised by the California Department of Social Services, Community Care Licensing to furnish food and lodging in a family atmosphere with varying amounts of custodial care, are principally permitted within in the single family residential zone for 6 or fewer disabled individuals. Additionally, Charitable Institutions, non-profit establishments devoted to the housing of 6 or less children, aged, indigent, handicapped, or underprivileged persons, are also permitted within all residential zones. The City does not regulate the location of special needs housing in relationship to one another and there are no minimum distance requirements for such special need housing. The City assists disabled individuals with accessibility programs designed to construct handicapped ramps. The Redevelopment Agency operates a program for funding such installation and the Building Department does not consider ramps three feet or less in height a "structure" and setbacks from property lines are not therefore triggered for such facilities.

With respect to building codes, the City has adopted the California Building Code 2007 that is based on the 2006 International Building Code. The City has also adopted Title 24

Access Regulations that contain universal design elements, and this is implemented in the review of all building permits where required.

The City assists disabled individuals with City facilities that provide self-opening entrance doors, elevators, handicapped parking spaces, accessible routes from public transportation, lowered counters, Braille signage, and handicapped accessible bathrooms on the ground floor.

The Eureka Housing Authority has indicated that of households receiving Section 8 Choice Voucher assistance, 49% are families with children and 51% are disabled individuals and elderly. With this in mind, the need, based on those receiving assistance or on the waiting list, is for disabled/elderly and small family housing.

Currently, disabled persons in Eureka are served by the Tri-County Independent Living Center formerly the Humboldt Access Project, which provides among other things, building modifications, peer counseling, deaf services, and referral for housing.

Table 2-II-24
Non-Institutionalized Eureka Persons with Disability by Age Group
2007

Group	Number	Category Percentage with Disability
Population 5 years and over	**24,634**	**100%**
With a disability	5,690	23%
Population 5 to 15 years	**2,952**	**100%**
With a disability	301	10.2%
Population 16 to 64 years	**18,507**	**100%**
With a disability	3,806	20.6%
Population 65 years and over	**3,175**	**100%**
With a disability	1,583	50%

Source: 2005-2007 American Community Survey

Mentally Ill

Eureka has a population of mentally ill individuals who require varying levels of support. It has been suggested that Eureka has the largest concentration of individuals with psychiatric disabilities than Humboldt County as a whole; and Humboldt County has the fifth highest schizophrenia rate in the state. Many of the mentally ill are homeless, and it is estimated that there are between 200 and 400 homeless youths that are mentally ill (Raven Project). Many people with mental illness fluctuate in their ability to care for themselves and are in need of support services to remind them to take medication and assistance with general daily duties. 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. If these individuals are on the street, they usually end up being victimized by others, breaking the law and going to jail, or introduced to drugs.

Supportive services for the mentally ill are being provided in the Multiple Assistance Center, where individuals can be referred by the County Health and Human Services Department. Transportation is provided to the low-income disabled persons by the Humboldt County Association for Retarded Citizens.

Family Housing

Family housing encompasses a wide range of housing needs. These include female-headed households (discussed earlier), married couples, and large families (with 5 or more persons). According to the U.S. Census Bureau, American Community Survey 2005-2007, 21.3 percent (2,411 of 11,304 households) of all households in Eureka had children under 18. This is down from the 2000 census (reflecting 2,825 of 10,957 households) showing a continued decline in school enrollment and an indicator of the aging of the population.

Large families generally require bigger houses and apartments. A substantial portion of Eureka's housing stock consists of large houses, but most of these units are not available to lower-income families, who cannot afford to own a house. Approximately 90 percent (10,909 of 12,077) of all housing units in the City in 2007 had three bedrooms or more. However, less than 1,761 of these larger units were renter occupied **(*American Community Survey 2005-2007- Table S2501*).**

Families and Persons in Need of Emergency Shelter or Transitional Housing

Throughout the country, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families and those in need of shelters and transitional housing include:

- The 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

The State of California defines Emergency Shelters, Transitional Housing and Supportive Housing as follows:

Emergency Shelter *(per Health and Safety Code 50801): 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 household may be denied emergency shelter because of an inability to pay.*

Transitional Housing *(per Health and Safety Code 50675.2(h)): buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program* *recipient at some predetermined future point in time, which shall be no less than six months.*

Supportive Housing *(per Health and Safety Code 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*

Estimating the Extent of Homelessness

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be fully counted in the census. In January 2009, the Humboldt Housing and Homeless Coalition (HHHC) conducted a Point in Time count and survey of people without housing in Humboldt County. Point in Time counts are mandated by the federal Department of Housing and Urban Development (HUD) for organizations that receive funding through HUD's McKinney-Vento Homeless Assistance grant competition. According to HUD, Point in Time counts allow Continuums of Care to identify community specific service needs and gaps, access additional funding and resources, and increase public awareness of the challenges to ending homelessness.

HUD designated Tuesday, January 27, 2009, as the date for the Point in Time count. In Humboldt County over the three days following this date, dozens of volunteers from 55 local agencies, nonprofit organizations, tribes, and community and family resource centers approached people without housing and asked them questions from a survey developed by the HHHC in consultation with Dr. Jane Holschuh of HSU's Social Work Department. Interviews were conducted at meal programs, shelters, transitional housing programs, and other areas throughout Humboldt County where homeless people live and receive services.

The volunteers interviewed 1497 adults without housing in Humboldt County. These adults were accompanied by 416 minor children. Of the 1362 adults who provided information on where they slept on the night of January 27, 2009, 520 were unsheltered and spent the night camping or sleeping in cars. The other 842 respondents were considered sheltered because they spent the night in a shelter, transitional housing program, motel, clean and sober house, or with friends and family. Of the 406 children whose guardians identified where they slept, 86 were unsheltered and 320 were sheltered. The largest percentages of unsheltered persons were found to be camping, at 28.4 %, followed by 16.2% who reported that they were "doubled up" with family and friends. Transitional housing includes Veterans housing, MAC Center, and Bridge House. People residing in drug treatment or clean and sober houses were surveyed and considered homeless.

Among homeless adults, a vast majority, about, 68% are single people with no children and an additional 8% are part of couple without children. Single parents with children comprise about 11% of homeless adults while about 9% of homeless adults in Humboldt County are part of a couple with children. About 4% of adult respondents said they were in another type of living situation.

Of the 1253 adults who identified their gender, there were 473 women and 780 men. There are a greater number of homeless men than women in every age group except the under-20 age category.

Respondents were asked to identify their race and ethnicity based on HUD categories. Comparing the racial and ethnic make up of this population to the general population of Humboldt County is difficult due to the absence of a similar survey of the general population conducted during the same time frame. However, based on demographic information from the U.S. Census Bureau and the California Department of Finance, it appears that Black or African Americans and American Indians or Native Americans comprise a higher proportion of the homeless population compared to the general population. Nearly one in five respondents identified Native American ancestry, which is up to four times the percentage of the general population.

In terms of geography, more than half of the homeless people counted, 985 adults and children, live in the Eureka area. An additional 14%, or 263 adults and children, are homeless in Arcata. The next highest concentration of homeless people in Humboldt County is in Fortuna, where 181 adults and children, about 10% of those surveyed, were counted, followed by Southern Humboldt with about 8% of the homeless people counted – 152 adults and children. Another 7%, or 133 adults and children, are homeless in other areas of Humboldt County, and 10%, or 199 homeless adults and children, did not identify where they spent the night of January 27th.

In order to learn about conditions which may contribute to an individual's homelessness, the survey asked several questions about drug and alcohol issues, mental health issues, physical disability, and domestic violence. Among homeless adults who responded to these questions, 39% reported they have alcohol issues, 37% reported they have drug issues, 54% reported that they have mental health issues, 47% reported that they have a physical disability, and 18% reported that they were a recent victim of domestic violence.

The survey also asked about the length of time that adults without children and families have been homeless. Among the 206 families identified, half have been homeless for less than 1 year; 53 families, or 26%, have been homeless for 1 to 3 years; 33 families, or 16%, have been homeless for 3 to 5 years; and 17 families, or 8% of those surveyed, have been homeless for more than 5 years. Among adults without children, 377 adults, or 45% of those surveyed, have been homeless for less than 1 year; 164 adults, or 20%, have been homeless for 1 to 3 years, 135 adults, or 16%, have been homeless for 3 to 5 years; and 155 adults, or 19% of those surveyed, have been homeless for more than 5 years. The average time homeless for the 1249 adults who answered this question is 3.2 years.

In response to the perception that homeless people from other states or counties come to Humboldt County, the survey asked adult respondents where they became homeless. Of the 1497 adults identified, 727, or 49%, reported that they became homeless in Humboldt County; 441 adults, or 30%, reported that they became homeless somewhere else; and 329 adults, 22% of the total, did not answer this question.

Related questions on the Point in Time survey asked respondents how long they have lived in Humboldt County and whether they were born in Humboldt County. Of the 1224 adult respondents who provided length of time living in Humboldt County, the average is 13.7 years. Among these 1224 homeless adults, 319, or 26%, have lived in Humboldt County for less than 1 year; 189 adults, or 15%, have lived in Humboldt County for 1 to 5 years; 140 adults, or 11%, have lived in Humboldt County for 5 to 10 years, and 576 adults, or 47% of respondents, have been living in Humboldt County for more than 10 years. The percentage of homeless adult respondents who said they were born in Humboldt County was 29% of those living in Eureka, 15% of those living in Arcata, 28% of those living in Fortuna, and 35% of those living in Southern Humboldt and other areas.

The survey also asked respondents to report their total monthly household cash income. Of the 1101 adults who answered this question, 367, or 33%, have a monthly household income of less than $100; 159, or 15%, earn $101-$400 per month; 69, or 6%, earn $401-$600 per month; 131, or 12%, earn $601-$800 per month; 261, or 24%, earn $801-$1000 per month; 84, or 8%, earn $1001-$1500 per month; and 30 adults, or 3% of respondents, earn $1500 or more each month in total household income.

The HHHC has conducted Point in Time counts since 2005. Until this year, the 2005 count had been considered the most reliable and identified 550 adults with 205 minor children. The counts conducted in 2006, 2007, and 2008 were not as comprehensive as 2005.

The 2009 Point in Time Count is considered the most successful to date due an adequate number of trained volunteers and the effort to conduct the survey in various geographic locations throughout Humboldt County. Another factor which contributed to the success of the 2009 Point in Time Count was the hiring of a coordinator, Stephanie Johnson, MSW, of Arcata House. Funds to pay for the coordinator position and other expenses associated with the count were provided by the Mel and Grace McLean Foundation, the Humboldt Area Foundation, and First Five of Humboldt County. Data from completed surveys was entered and analyzed by HSU graduate student Karen August using Statistical Package for Social Sciences (SPSS). ***(Rob Ammerman 2009, Humboldt County Health and Human Services, Housing Coordinator)***

- The Redwood Community Action Agency, City of Eureka, and the County Department of Health and Human Services have provided information indicating that an estimated 593 beds in various facilities house homeless and special needs individuals.
- The Eureka Housing Authority reported that there are 272 households on the waiting list for apartments owned by the Authority. Of these 21 are elderly, 106 are disabled. The largest request is for one-bedroom units (186), the second largest request is for two-bedroom units (48), the third is for 3 bedroom units (21), the fourth is for four-bedroom units (17).
- The Eureka Housing Authority reports that the waiting list for the combined City/County Section 8 Choice Voucher is 1829. Of the current waiting list, 740 are disabled, 159 are elderly.

- The Eureka Housing Authority indicated 947 units of Section 8 Choice Voucher assistance for Eureka residents.

Tables 2-II-25 and 2-II-25a summarize shelters/bed space within Eureka.

Table 2-II-25
Emergency Shelter
Fiscal Year 2010 Estimate

Program	Beds
Redwood Community Action Agency	
Our House- Runaway Youth	6
Eureka Rescue Mission	
Men's and Women Emergency	90
Total Estimate of Bed Space	**96**

Source: RCAA; Homeless Coordinator, City of Eureka

Table 2-II-25a
Transitional and Supportive Housing
Fiscal Year 2010 Estimate

Program	Beds
Alcohol/Drug Care Services	40
Alcohol/Drug Care Services	6
Armory Hall (Joe Mori)	11
Alcohol/Drug Care Services	6
Silvercrest/Salvation Army	150
Barcelon/Burger Eureka Central Hotel	36
Alcohol/Drug Care Services	6
Multiple Assistance Center	75
Vietnam Veterans of Northern California	10
Resource Center- 109 & 121 4th Street	34
Alcohol/Drug Care Services	5
No. Coast Substance Abuse Council	6
Alcohol/Drug Care Services	11
Alcohol/Drug Care Services	5
RCAA Family Transitional Housing	27
RCAA Family Recovery	15
RCAA Launch Pad- Homeless Youth	11
RCAA Bridge House/Safe Haven	35
RCAA THP aging out of Foster Care	8
Total Estimate of Bed Space	**497**

Source: RCAA; Homeless Coordinator, City of Eureka & HHHC

Unmet Shelter Need

Because the 2009 Point in Time count is considered the most comprehensive since 2005, data from the latest survey was used to make an estimate of the City's unmet shelter need. With the assistance of Sally J. Hewitt, MHA, Program Manager, Humboldt County Health

& Human Services, the City was able to derive that approximately 333 homeless persons within the City of Eureka have unmet shelter needs. This calculation is based on 55.3% of homeless persons reside in Eureka. The Point in Time count tallied 520 unsheltered adult persons County-wide. The Count also identified 86 unsheltered children County-wide. By assuming Eureka shared over half of the unsheltered persons the City was able to estimate the unmet need ***([520+86=606 total unsheltered] 0.55% x 606 = 333 unsheltered adults and children)***. This number is obviously an estimate, but does provide a good starting point from a planning perspective.

The recently approved Senate Bill 2, which requires that the City must have at least one zoning district in which shelters are permitted by right. Eureka permits, by right, Emergency shelters within the ML, MG, and CS zoning districts. However, when factoring the Coastal Zone within Eureka, only the East side of Broadway counts as being SB2 compliant, as discretionary CDPs would be required on the west side, or Coastal side Broadway. The City has identified vacant and underutilized sites outside of the Coastal Zone on and off of Broadway see Table 2-II-25 b below:

Table 2-II-25 b
Potential Senate Bill 2 Emergency Shelter Sites/Summer 2010

Parcel Number	Parcel Size (sq. ft.)	Potential Guests	Address	Redevelopment Area	Current Use
001-222-002	12,000	55	1329 4th	yes	car lot
001-224-002	17,600	80	1420 4th	yes	motel
001-224-001	5,000	23	4th & O	yes	parking lot
008-011-010	2,680	12	2235 Broadway	no	motel office
008-011-007	52,850	240	2245 Broadway	no	motel
007-012-001	41,019	186	2109 Broadway	no	motel
001-048-011	11,787	54	801 Broadway	yes	motel
008-021-003	96,048	218	2501 Broadway	no	vacant/lot
008-021-002	49,952	227	2431 Broadway	no	retail/storage
008-021-004	33,976	154	2411 Broadway	no	motel
008-031-007	9,990	45	Broadway	no	vacant
001-071-002	13,200	60	C & 4th	yes	car lot
004-152-003	5,700	26	236 8th	yes	vacant
004-152-002	5,100	23	236 8th	yes	vacant
001-115-005	14,400	65	307 8th	yes	car lot
001-115-006	14,400	65	307 8th	yes	car lot
003-181-001	40,600	185	1921 Broadway	no	motel
004-053-002	6,600	30	621 W. Wabash	no	vacant/ utility
001-113-001	6,600	30	204 6th	yes	car lot
001-113-002	6,600	30	6th & D	yes	car lot
001-113-003	6,600	30	6th & D	yes	car lot
001-113-004	6,600	30	6th & D	yes	car lot
001-112-001	6,930	32	304 6th	yes	showroom
019-211-012	41,400	188	4255 Broadway	no	motel
019-211-015	54,000	245	4033 Broadway	no	motel
001-083-001	7,200	33	116 7th	yes	vacant/lot
001-083-002	14,400	65	120 7th	yes	retail space
001-081-006	7,200	33	715 B Street	yes	warehouse

001-081-009	13,750	63	B Street	yes	car lot
Total	**13.87 acres**	**2,530 Guest Spaces**			

Source: City of Eureka. Assumptions: one-half of lot dedicated to a one-story shelter. 110 square feet per guest, California Building Code minimum is 50 square feet per guest.

Utilizing the existing density of the *Eureka Mission's Emergency Shelter* which is approximately 40 guests per 4,400 square feet of lot size, the City was able to locate a number of Senate Bill 2 candidate sites within the inland portion of the Service Commercial Zone. The SB2 complaint zone is comprised of 311 parcels totaling 93.13 acres. Staff drafted a set of maps and data base to the Housing Element that clearly denotes possible Senate Bill 2 emergency shelter sites, which would accommodate the approximate unmet need of 333 homeless persons.

Additionally, the draft Housing Element submitted to HCD identified a feasible homeless shelter site on APN 007-121-005, which based on estimates, could serve up to 352 persons. Although, APN 007-121-005, would require a Coastal Development Permit. The City is also currently undertaking pre-application review meetings with John Shelter, formerly of the *Arcata Endeavor*, regarding a City administered Coastal Development Permit for a shelter at the foot of Vigo Street (APN 007-041-005) within an underutilized warehouse. Ironically, all of Eureka's operating shelters are located within non-SB2 compliant Coastal Zoning districts. Based on Staff's review of potential shelter sites within Eureka, it is apparent that capacity for future shelters is not an issue within the City limits of Eureka.

The City is confident that if site control of a property were to be gained by a shelter operator within this geographic area, that shelter space could be maintained and operated, meeting the additional needs of the homeless. This geographic area is identified within the Housing Opportunity Map within this Element.

Multiple Assistance Center (MAC)

In fulfillment of a goal of the 1992 Housing Element, the City has moved forward in the construction of a permanent homeless shelter, the Multiple Assistance Center (MAC). The Multiple Assistance Center project provides housing for 81 individuals as well as training and care of homeless persons and their families, and those at risk of homelessness, including children, aged, indigent, disabled and underprivileged persons. Moreover, the MAC provides a more efficient and effective distribution of existing homeless services by combining on-site specialized care and supportive services with on-site transitional housing and multiple-step programs designed to assist families and individuals in breaking their cycle of homelessness, ultimately directing them toward achieving self-sufficiency. The total funding commitment to date is $2,263,500. The breakdown in funding is detailed in Table 2-II-26.

Table 2-II-26
Multiple Assistance Center Funding Commitments

Year	Project	Amount	Fund
1996-97	MAC Coordinator *(City/County Collaboration)*	$12,000	LMIHF
May 1997	CDBG P/TA Grant *(site selection)*	$8,750	LMIHF
October 1998	MAC Coordinator	$40,000	LMIHF
February 1999	1999CDBG Grant *(site purchase)*	$110,000	LMIHF
February 2001	Purchase costs	$40,000	CDBG Program/Income
October 2001	2001 HOME Loan Program *(renovation)*	$1.0 million	LMIHF
January 2002	CDBG P/TA Grant *(operation)*	$8,750	LMIHF
February 2002	Relocation Costs	$175,000	LMIHF
April 2002	2002 CDBG Grant *(operation)*	$30,000	LMIHF
January 2003	MAC Construction	$750,000	LMIHF
October 2007	Emergency Stop Gap Operational Expenses	$60,000	LMIHF
December 2007	Emergency Stop Gap Operational Expenses	$29,000	LMIHF
	Total	$2,263,500	

Source: City of Eureka Housing and Redevelopment

Farm workers

The 2005-2007 U.S. Census Bureau American Community Survey reported that in 2007, 516 persons in Eureka were employed in farming, forestry, fishing, and mining industries. Humboldt County has a significant fishing industry and also has a number of dairy farms and other types of agricultural operations. The City of Eureka, at this time, does not have a significant amount of row-crop, orchard, or dairy farms within or immediately adjacent to the City Limits warranting a large farm worker population. However, Sun Valley Floral Farm in Arcata employs 440 persons (year round), 170 workers make their home in Eureka. 90 reside in Arcata, 35 in the adjacent community of McKinleyville, and 85 commute the 30 miles from Fortuna to the Arcata business site ***(David Aronovici, Sun Valley Floral Farms e-mail 5/13/09)***. The individuals in these positions are in need of housing targeted to low-income households.

The Six Rivers National Forest has indicated that 313 persons are employed with this agency, 89 seasonal and 224 permanent positions. It was indicated these personnel are widely distributed in Humboldt County with an estimated 75 residing in Eureka. The National Park Service has 180 positions, 80 of which are seasonal jobs and 100 are permanent positions. It was estimated that 45 of these persons reside in Eureka. The permanent positions with federal and state agencies are generally in need of above moderate-income houses, the seasonal positions are primarily field positions with housing needs near the particular facility to which they are assigned.

Transitional Housing Units

Currently, transitional housing units within Eureka fall within the definition of a lodging home and are permitted by right as normal housing units within many of Eureka's zoning districts. The only requirement for a transitional housing unit is that it be 15 or fewer persons, or 6 or fewer persons within the single family RS-6000 Zoning District. Pursuant to Policy 2.11, which mandates Senate Bill 2 consistency, the City is required to modify its current administration of supportive and transitional homes to treat them similarly to other residential uses within the same zoning district. Further discussion regarding the zoning of transitional housing is located on page 2-96. The City of Eureka Redevelopment Agency has provided loans for several transitional housing units consistent with the Housing Element of the City's General Plan These transitional housing units serve the needs of women, youth, veterans, and recovering drug and alcohol addicts. The community groups, which have received these loans and manage these facilities are: Redwood Community Action Agency, Alcohol Drug Care Services, North Coast Veterans Resource Center, and North Coast Substance Abuse Council.

Each of these transitional housing units is described below.

1100 California Street (Redwood Community Action Agency / Youth Service Bureau)
1100 California Street is home to Redwood Community Action Agency's Youth Service Bureau. The Bureau's Transitional Youth Housing program, Launch Pad, provides transitional housing for approximately 11 runaway, homeless, abused, neglected, and parenting youth (ages 16-18) and opportunities for Eureka youth to learn the skills necessary to maintain long-term stability in their housing, employment, and personal lives. There are five apartment units on the property. Four units (one 3 bedroom/2 bath; one 3 bedroom/1bath, and two 2 bedroom/1bath) are occupied by youth as transitional housing and one unit (3 bedroom/2 bath) is used as an office. There is also a common area used for general program operations. The program currently houses 8 youth and serves approximately 20 youth per year.

In December 1995 the Eureka City Council directed staff to pursue opportunities to provide transitional housing within Eureka. Staff contacted Redwood Community Action Agency (RCAA) / Youth Service Bureau (YSB) regarding the development of transitional housing for homeless youth. On February 6, 1996, the City Council and Eureka Redevelopment Agency adopted Resolution No. 96-01 authorizing a deferred loan for $75,000 for the purchase of a site plus $3,000 for permit fees for RCAA/YSB to use as matching funds for a Department of Youth Authority grant.

RCAA/YSB submitted a grant application to the State on February 14, 1996, requesting $367,225 for that purpose. RCAA/YSB received notice on August 6, 1996, that their proposal was selected for funding at a level of $214,937.

On January 6, 1997 RCAA/YSB came before the Housing Advisory Board requesting an additional $75,000 for the rehabilitation of 1100 California Street for the development of this property into transitional housing for homeless youth. The Housing Advisory Board raised several concerns but determined that if transitional housing was a priority to the

Council that the concerns may be insignificant. On February 4, 1997, the City Council, acting as the Eureka Redevelopment Agency, adopted Resolution No. 97-01 approving a loan to RCAA/YSB in the amount of $75,000 for rehabilitation of 1100 California Street.

Rehabilitation was begun on January 26, 1998. The City of Eureka's Housing Technician and Housing Inspector visited the site and reviewed the billing statements on May 27, 1998, and found that all work was completed per contract and change orders. A Notice of Completion was recorded on May 29, 1998.

1742 J Street (Alcohol Drug Care Services)
1742 J Street is operated by Alcohol Drug Care Services as a Recovery House and provides clean and sober transitional housing units for up to six recovering individuals in a four-bedroom facility.

On September 4, 2001, the Eureka City Council/Redevelopment Agency adopted Resolution No. 01-49 approving a deferred payment loan to Alcohol Drug Care Services in the amount of $177,000 for the purchase and rehabilitation of 1742 J Street for use as clean and sober transitional housing, providing housing and services to all target income groups, primarily consisting of very low and low income individuals.

Alcohol Drug Care Services signed a Regulatory Agreement and Declaration of Restrictive Covenants with the City on October 21, 2001, which states that the development shall be operated and used only as a transitional housing facility providing accommodations for six (6) moderate to low income adults in a clean and sober transitional housing program. Currently, this home has been subject to budget cuts and is not in operation. However, this facility is expected to receive County facilitated CDBG funding and reopen April of 2010.

1321 C Street (Alcohol Drug Care Services)
1321 C Street is operated by Alcohol Drug Care Services and provides clean and sober transitional housing units for up to six recovering individuals in a four-bedroom facility.

On September 4, 2001, the Eureka City Council/Redevelopment Agency adopted Resolution No. 01-49 approving an amortized loan to Alcohol Drug Care Services in the amount of $123,816 for the purchase and rehabilitation of 1321 C Street for use as a Recovery House and clean and sober transitional housing, providing housing and services to all target income groups, primarily consisting of very low and low income individuals.

1335 C Street (Alcohol Drug Care Services)
1335 C Street is operated by Alcohol Drug Care Services as a Recovery House and provides clean and sober transitional housing units for up to nine recovering individuals in a four-bedroom facility.

On January 5, 1999, the Eureka City Council/Redevelopment Agency adopted Resolution No. 99-01 approving a loan to Alcohol Drug Care Services in the amount of $120,000 for purchase of 1335 C Street to continue to be used as a sober living residential care home, providing housing and services to all target income groups, primarily consisting of very low and low income individuals.

1612 B Street (Alcohol Drug Care Services)
1612 B Street is the location of a five-bedroom residential care program where up to seven recovering residential tenants are offered long term support so they can re-establish their lives.

On January 5, 1999, the Eureka City Council/Redevelopment Agency adopted Resolution No. 99-01 approving a loan to Alcohol Drug Care Services in the amount of $95,000 for purchase and rehabilitation of 1612 B Street to continue to be used as a sober living residential care home, providing housing and services to all target income groups, primarily consisting of very low and low income individuals.

217 14th Street (Alcohol Drug Care Services)
217 14th Street is a three-bedroom facility operated by Alcohol Drug Care Services as a transitional housing and sober living residential care home for up to six individuals.

On September 5, 2000, the Eureka City Council/Redevelopment Agency approved Resolution No. 00-39 approving a $126,900 loan to Alcohol Drug Care Services for the purchase and rehabilitation of 217 14th Street to be used as a transitional housing and sober living residential care home, providing housing and services to all target income groups, primarily consisting of very low and low income individuals.

2109 Broadway (Alcohol Drug Care Services)
2109 Broadway is a 40-bedroom facility operated by Alcohol Drug Care Services as a transitional housing and sober living residential care home for individuals and families.

On May 15, 2001, the Eureka City Council/Redevelopment Agency adopted Resolution No. 01-23 approving a $200,000 loan to Alcohol Drug Care Services for the purchase of 2109 Broadway to use transitional housing and to provide housing and services to all target income groups, primarily consisting of very low and low income individuals.

917, 919, 919½ E Street (North Coast Veterans Resource Center [NCVRC])
917, 919, and 919½ E Street are operated by NCVRC to house up to twelve (12) homeless veterans.

On April 16, 1996, the Eureka City Council/Redevelopment Agency adopted Resolution No. 96-02 declaring its support for the Vietnam Veterans' proposed transitional housing project and the grant application to the Department of Veterans' Affairs and approving a deferred loan to the NCVRC (formerly the Vietnam Veterans of California) not to exceed $75,000 plus $3,000 for fees. On July 15, 1997, the Eureka City Council/Redevelopment Agency adopted Resolution No. 97-41 agreeing to participate in the purchase of the E Street property and simultaneously sell the property to the NCVRC through a double-close escrow procedure.

Completed Projects

Humboldt Senior Resource Center (HSRC) New Alzheimer's Day Center

In September 2004, the City received a CDBG Planning and Technical Assistance (PTA) Grant to assist the Humboldt Senior Resource center with funding to write grant applications and prepare environmental review reports for the construction of the New Alzheimer's Center in Eureka. As a part of the PTA grant activity, the City has prepared a multi-year 2005/2006 CDBG grant application to the State which was awarded in the amount of $599,350. The City expended another $150,000 from CDBG Program Income funding for Phase I. On April 8, 2008, a $525,000 loan was awarded from an over the counter Economic Development Block Grant for the final Phase II of the construction of the Alzheimer's Day Center. With additional funding from private funds, private banks, and the State, the Project's estimated total cost is $3,393,533.00.

On June 25, 2007, HSRC awarded a construction contract to build Phase I of the new center to Danco Builders in the amount of $2,504,916. Work on Phase I construction is complete. Phase II construction of the new center is being funded with a $564,000 CDBG Economic Development, Grant Over-the Counter Component (OTC), from the State of California. Work was completed in the spring of 2009. Staff will also monitor the required job creation under the OTC loan to HSRC for Phase II construction. All required jobs must be created within 36 months of the final loan disbursement.

The proposed two-story center will serve to relieve on-going waiting lists of individuals requesting day care for loved ones with dementia. The project will address the serious health and safety needs that currently exist for severely disabled individuals as well as low income and very low income individuals with Alzheimer's. It will compliment and expand the comprehensive services the Senior Resource Center currently provides to the community. The HSRC's efforts to solicit funds from state and federal agencies, foundations and local community groups make this project a true community effort. HSRC has been an effective organization in serving the needs of local seniors in the community for over 30 years.

1232 Myrtle Avenue (North Coast Substance Abuse Council) Transfer of Covenants to 1110 East Avenue

The Eureka Housing Advisory Board on February 9, 2009, conditionally approved a request from the North Coast Substance Abuse Council to transfer the restrictive covenants from their 1232 Myrtle Avenue property in Eureka to their 1110 East Avenue property in Eureka for the same use and occupancy as 1232 Myrtle Avenue. Due to financial difficulties and economic conditions, the North Coast Substance Abuse Council was unable to afford the required repairs for the property and were unable to continue to operate the 1232 Myrtle Avenue facility. The existing Agency loan on 1232 Myrtle Avenue was paid in full and the covenants transferred to 1110 East Avenue at sale. New covenants were recorded against the 1110 East Avenue property and are to remain for the duration of the existing covenants expiring on May 15, 2015.

615 Myrtle Avenue

This property was purchased by the Eureka Redevelopment Agency in 2004 from the Caltrans with Low and Moderate Income housing Funds, with the intention of developing affordable housing for a low income household. This property will also serve as replacement housing for the demolition of the residence at 1901 California Street for the development of the Senior Resource Center's Alzheimer's Day Care Center. The Agency awarded a construction contract to Will Adams Construction in July 2007 to restore the home. $140,000 was budgeted for the project. A loan increase of $15,000 was approved in October 2007 for the addition of a single car garage and for additional unexpected historic and structural repairs. Construction of the residence, garage, landscaping, and fencing was completed in March 2008. A low income household purchased for $249,000 in October 2008. This property will retain affordability covenants for 45 years.

Eureka Housing Authority (EHA) $500,000 LMIHF Rehabilitation Loan
In December 2006, the Redevelopment Agency authorized a loan to the EHA in the amount of $500,000 from the Low and Moderate Income Housing Fund with contingencies. The loan will be at 3% interest, deferred for 40 years, to assist EHA in the restructuring of a purchase and rehabilitation of 50 existing affordable housing units located at 735 "P", 112 "E", and 15 W. Hawthorne Streets in Eureka. The contingencies were met by EHA staff. The loan closed escrow in November 2007 and the work has been completed.

Proposed Projects

Greyhound Hotel Project/Jack Freeman
Jack Freeman, the owner of the "Greyhound Hotel" located at 420 Third Street has requested $450,000 in Agency funding from Low and Moderate Income Housing funds for the rehabilitation and conversion of the existing single resident occupancy units on the second and third floors of the structure, to 10 single unit apartments. There is an existing retail store on the first floor. This project involves relocation, lead based paint mitigation, historic review, and affordability covenants for 25 years. The applicant is currently seeking a construction bid proposal, the Bank's letter of commitment, and finalization of application materials.

Humboldt County Office of Education (Seventh Street Villa Condominiums)
On September 4, 2007, the City Council/Redevelopment Agency authorized the Agency to enter into a Joint Agency Agreement (JAA) with the Humboldt County Office of Education (HCOE), to develop redevelopment owned property between 6th and 7th Street on Myrtle Avenue in Eureka, as an affordable housing condominium complex that will be an annexation to the Sixth Street Villas. The condominiums have been appraised for $198,000 and will be offered for sale when completed in July 2009 to three low income and three moderate income eligible households.

North Coast Veterans Resource Center (NCVRC) – Veterans Transitional Housing Facility
Redevelopment staff continues to monitor this Community Development Block Grant (CDBG) funded project. On July 17, 2008, the City of Eureka received notification that Eureka had been awarded a conditional commitment of $1,500,000 from the FY 2008/2009

General Allocation of the CDBG Program for the North Coast Veteran's Resource Center. $1 million will be used to assist the North Coast Veteran's Resource Center (the "NCVRC") in the financing of Phase II of the rehabilitation of the Veteran's Transitional Housing facility in Eureka, and $500,000 will assist the Veterans in providing additional program services. The City of Eureka previously secured CDBG grant funding for the Veteran's project in the amount of $201,000 which was used to assist the Veteran's in the acquisition of the facility site. The center will create 34 new beds for homeless veterans. Due to the temporary postponement of one of the additional funding sources (ERAF), the project funds remain frozen until notified of funding availability.

CalHome Grant Program

The City was awarded a State of California Housing and Community Development CalHome grant of $600,000 in October 2007, for the purpose of restoring substandard owner occupied residential units. The grant will provide between 13-15 owner occupied rehabilitation loans and will expire on August 28, 2010. These loans are for low income eligible applicants at 3% interest with deferred payments for 30 years. This program will be administered by City staff. Ten percent of the total grant will be used for activity delivery. The first draw has been allocated to low income households for rehabilitation and future draws have been frozen until notified of funding availability.

Assisted Housing to be Converted to Non-Low-Income Housing

At-risk assisted housing developments are multi-family rental housing complexes that have received government assistance, and are scheduled within the 5-year planning period of the housing element and the subsequent 5-year period, to expire; thus lifting the income restrictions and rent control requirements of the low-interest rental loan contract.

In general, the risk categories are as follows:

Opted Out/Prepaid

Projects that have the option to prepay the HUD loans or terminated Section 8 contracts.

Previously Preserved

Projects that received incentives under earlier federal preservation programs were required to extend the period of low-income use. Although these projects were considered to be safely preserved, many Title II projects are now coming back to be restructured, as they can have as little as seven or eight years of affordability remaining.

Preservation Acquisition

Several projects have been purchased from owners and restructured with new financing that contains rental restrictions. While these units have not been lost to the housing stock as affordable housing, the new restrictions are generally at a higher rent level than the initial restrictions.

Lower Risk - Non-profit

Non-profit owners have a public purpose to develop and own affordable housing. They may, however, prepay their mortgages in order to bring new capital into their projects.

Analysis of Eureka's Assisted Multifamily Housing Units Due to Convert
Beginning in 1992, housing elements are required by state law to include an analysis of assisted multifamily housing units due to convert to market-rate housing (see Table 2-II-27). The analysis is to cover the period starting at the statutory date for housing element revision and run for the following 10-year period. The statutory revision date for Eureka's Housing Element was July 1, 2007; the end of the required 10 year period for analysis of assisted housing units is, therefore, July 1, 2017. Most low and moderate income housing units assisted through either a federal, state, or local housing program qualify as assisted housing. The analysis includes information regarding the earliest date of subsidy termination, the estimated cost of preserving the low income status of the units, the estimated cost of replacing the units, and an analysis of financial options for funding preservation or replacement of the units.

Silvercrest Residence, owned by the Salvation Army (a national non-profit organization) was built in 1982 under the Section 202 Mortgage Insurance Program, which provides mortgage insurance to projects developed for elderly residents. Silvercrest Residence is also subsidized by the Section 8 program, which pays the difference between the resident's share of rent (usually 30 percent of income) and fair market rent. The Section 202 program requires that units remain affordable for a 40-year period and therefore this part of the subsidy would not terminate until the year 2022. The Section 8 program is currently renewed and is anticipated to renew annually per the Eureka Housing Authority. Because the Salvation Army owns the project, and because Section 202 funds require a 40-year affordability period, it is unlikely that this project will convert to non-low-income housing.

There are no subsidized, low-income multifamily projects in Eureka for which the Section 8 subsidy is due to expire during the 10-year period according to the California Housing Partnership Corporation report entitled *Inventory of Federally Subsidized Low Income Units at Risk of Conversion*. The City of Eureka has 531 total units of very low- to low-income multi-family housing units in Eureka for which the affordability restriction periods are established. Eleven of these projects consist of 92 units which are due to expire before the July 1, 2017, revision date of the Eureka Housing Element and are described in Table 2-II-27**.**

The City of Eureka has a current inventory of 75 first time homebuyers within the City limits with terms of affordability expiring in 30 years, the first of which will expire in 2022. The City of Eureka is concerned for the potential loss of affordable housing units and therefore will continue to make efforts to finance new affordable housing projects and make available funds for the rehabilitation of existing units. Efforts to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming At-risk. Groups with whom the City has an on-going association are the logical entities for future participation.

Entities interested in participating in California's First Right of Refusal Program in Humboldt County, pursuant to Government Code Section 658363.11 are as follows:

C. Sandidge and Associates
143 Scotts Valley
Hercules, CA 94547

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road Ste. 201
Oakland, CA 94621-1419

Foundation for Affordable Housing, Inc.
2847 Story Road
San Jose, CA 95127

Redwood Community Action Agency
904 G Street
Eureka, CA 95501

Rural Communities Housing Development Corp
237 E. Gobbi St.
Ukiah, CA 95482

Other qualified and potential entities interested participating in affordable housing projects:

- Alcohol and Drug Care Services, Non-Profit
- Redwood Community Action Agency, Non-Profit
- Danco Builders, Corporation
- North Coast Substance Abuse Council, Non-Profit
- Eureka Housing Authority, Non-Profit
- North Coast Veterans Resource Center, Non-Profit
- Patrick O'Dell, Private
- Joseph Mori, Private

Table 2-II-27
Inventory of Affordable Housing Units (*Indicates at Risk of Conversion to Market Rate Housing within the 2007-2014 Housing Element Cycle)

Name	Address	Type of Assistance	# of Units	Terms of Affordability
Redwood Community Action Agency (RCAA)	**828 G Street**	**L&MIHF**	**14**	**12/22/2015***
Alcohol/Drug Care Services	2109 Broadway	L&MIHF	40	06/22/2031
Alcohol/Drug Care Services	1742 J Street	L&MIHF	6	12/10/2031
Armory Hall (Joe Mori)	**201 Second Street**	**Local, DRPLP**	**11**	**8/8/2012***
Alcohol/Drug Care Services	217 14th Street	L&MIHF	6	06/26/2032
Silvercrest/Salvation Army	2141 Tydd	Section 202 & 8	150	Continue as Section 8

Name	Address	Type of Assistance	# of Units	Terms of Affordability
Barcelon/Burger Eureka Central Hotel	333 E Street	CHFA/ City of Eureka	36	Continue as Section 8
Eureka Housing Authority	**Grant and E, 9th & I, Washington & C**	**L&MIHF**	**22**	**8/8/2012***
RCAA	1100 California Street	L&MIHF	4	Change in use or sale or transfer
Alcohol/Drug Care Services	1321 C Street	L&MIHF	6	10/17/2031
Multiple Assistance Center	139 Y Street	L&MIHF CDBG, HOME	75	9/30/2018
Vietnam Veterans of Northern California	917, 919, 919 ½ ,E Street	L&MIHF	10	Change in use or sale or transfer
Resource Center	109 & 121 4th Street	CDBG	34	Perpetuity
Eureka Family Housing	735 P, 1112 E, 615 W Hawthorn	REHAB	50	11/26/2052
Seals	615 Myrtle Avenue	L&MIHF FTHB	1SFR 2 BR	10/30/2052
Evelyn Heft/Ken Poulter	**801 & 803 A Street**	**CDBG**	**2**	**7/25/2011***
RCAA	1456 C	L&MIHF	6	3/01/2020
Floyd E. Squires	**216 3rd Street**	**L&MIHF**	**15**	**12/16/2011***
Jordon/Dixon	**1604 Pine Street**	**CDBG**	**3**	**10/21/2011***
Betty O'Keefe	**2712 California Street**	**RRP**	**4**	**1/8/2013***
Alcohol/Drug Care Services	**1612 B Street**	**L&MIHF**	**5**	**8/1/2014***
No. Coast Substance Abuse Council	1110 East Ave (from 1232 Myrtle Avenue)	L&MIHF	6	9/27/2016
Alcohol/Drug Care Services	**1335 C Street**	**L&MIHF**	**11**	**7/1/2014***
Alcohol/Drug Care Services	**1612 B Street**	**L&MIHF**	**5**	**8/1/2014***
Crawford	1026 & 1030 J Street	RRP	9	7/9/2015
		Total Units	**531**	*** 92 At Risk Units**

Source: City of Eureka Housing and Redevelopment

COST ANALYSIS

State Housing Law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other than low-income uses (Statues of 1989 Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be re-paid. Without the limitation imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at risk” units, cost must be determined for rehabilitation, new construction, or tenant based rental assistance.

Rehabilitation

The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City of Eureka according to research conducted by City of Eureka staff.

Table 2-II-28
Estimated Rehabilitation Cost of 10 Unit Multi-Family Dwelling

Expenditure	Cost per Unit
Acquisition	$22,500
Rehabilitation	$15,000
Financing	$2,625
Total Cost Per Unit	**$40,125**

10 unit multifamily dwelling APN 004-251-011 - $225,000 MLS listed price (MLS228289). Rehab cost calculated for **"mock"** estimated basic bathroom and kitchen renovations. 7% interest rate on construction and non-owner occupied loa*n*. (Coast Central Credit Union 5/26/09)

Source: Coast Central Credit Union; City of Eureka

New Construction

New construction is taken to mean construction of a new development with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared using local information provided by the Northern California Association of Home Builders. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on-site and off-site improvements. The following table depicts new construction costs for a typical apartment in Eureka based on information provided by the Northern California Association of Home Builders.

Table 2-II-29
New Construction Replacement Costs

Cost	Cost per Unit*
Land Acquisition	$28,750
Construction	$78,000
Financing	$10,675
Total Cost Per Unit	**$117,425**

* Based on 600 square foot unit on a 4-plex lot at $130 per sq. Cost per square foot ranged from 130 to 160 per square foot. Land Acquisition cost ranged from $100,000 to $130,000

NCHB Survey of May 2009. $130 per square foot and $115,000 land cost utilized in this calculation. 10% builder/developer Interest rate
Source: NCHB

The rehabilitation of existing units instead of new construction is the most cost-effective approach toward preservation of "at risk" units. It should be noted however, that "at risk" units might also be preserved through tenant-based rental assistance.

Tenant-based Rental Assistance

This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family of four that needs rental assistance has income at the very low-income level $27,900 (50% of MFI of $55,800) then that family could afford approximately $698 per month for shelter costs. The difference between the $698 and the typical rent for a two-bedroom apartment of $850 would result in necessary monthly assistance of $152 per month or $1,824 per year. For comparison purposes, typical affordable housing developments carry an affordability term of 20 years, which would bring the total cost to $36,480 per family.

For the period of this housing element, a total of 92 units are considered high priority "at risk" units in the City. Based on the examples listed above, the total cost of producing 92 new and comparable units is estimated at $108,031,100 while rehabilitation is estimated at $3,691,500. Providing tenant-based rental assistance is estimated at $167,808.

The City will seek to preserve all assisted multi-family housing units at risk of being converted to market rate rental housing. This is to be accomplished by working with public and/or private housing agencies that have expressed an interest in rights-of-first-refusal for publicly assisted housing projects at-risk of conversion to market-rate housing; and by establishing a monitoring program for local Section 8 contracts including an early warning system for units at risk of being converted to market-rate. The program will include provisions to gauge owner interest in Section 8 renewal, to identify units likely to be acquired and managed as Section 8 housing and respond to federal and state notices. The City of Eureka has identified the following federal, state, and local financial resources that have been utilized in the past and will continue to be drawn upon in an effort to save such "at risk" units.

Community Development Block Grant (CDBG):

The primary federal objective of the CDBG program is the development of viable communities by providing decent housing and a suitable living environment. The program was established by the Federal Housing and Community Development Act of 1974, and offers funds annually to entitlement jurisdictions and states who, in turn, administer grant funds to small cities, non-profits, and for profit agencies, for the preservation of low-income housing units.

The City of Eureka has received federal grant funding from the CDBG program for the purpose of providing housing rehabilitation loans to very low- and low-income families.

The loans are used for health and safety repairs with the purpose of eliminating substandard and deteriorated housing, thereby increasing and preserving the City's supply of very low, and, low- income housing. Another program utilizing CDBG funds is a recently adopted Lead Based Paint Hazard Evaluation and Reduction Grant Program to assist in the preservation of affordable housing.

In addition, the City has used CDBG funds to provide housing and assistance for persons who are homeless and in transition. The community groups, which have received these loans and manage these facilities are: Redwood Community Action Agency, Alcohol Drug Care Services, Vietnam Veterans of California, and the North Coast Substance Abuse Council.

HOME Investment Partnerships Program (HOME)

The HOME program 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. The State of California Department of Housing and Community Development (HCD) administers HOME funds for jurisdictions such as the City of Eureka that are not eligible for annual HOME entitlements. The City must apply for the competitive grant, and if awarded, may use the funds in a variety of ways such as 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, acquisition and rehabilitation, for both single-family and multi-family projects.

The City of Eureka has received federal grant funding from the HOME program for the purpose of providing loans to very low- to moderate-income families for health and safety repairs within the City limits of Eureka. The program assists in the elimination of substandard and deteriorated housing and encourages property rehabilitation. The City has utilized funds from the 1998, 2000, and 2003 HOME grants.

The City also has HOME grant funds to administer a First Time Homebuyer Program, supplementing the City's on-going commitment to assist low-income persons in purchasing a home of their own, and thereby preserving Eureka's unique, but aging housing stock. As with the HOME Rehabilitation Program, the City has utilized funds from the 1998, 2000, and 2003 HOME grant for first time homebuyers.

Eureka Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF)

Designed to encourage development that will infuse new vitality into the City, the Eureka Redevelopment Agency was established in 1972. Its mandate was to create a plan that maintains a clear perspective for both short-term and long-term goals. As approved by the community, the plan aims to foster growth in the Downtown and Old Town retail and office areas, the waterfront, and the Westside Industrial areas; generate a robust tourist industry; bolster Eureka's position as the commercial cultural and social hub of the North Coast; and provide diverse housing, especially for elderly and low-income residences.

The LMIHF program receives funding from 20% of all tax increment revenue generated from three project areas of the Redevelopment Agency. It funds and/or administers a number of programs or grants, including a First Time Homebuyer Program that provides up to $120,000 in second mortgage financing to supplement a qualified first time homebuyer's down payment; a Housing Rehabilitation Loan Program that targets low and moderate-income homeowners, and provides deferred or amortized low-interest loans; Paint-Up/Fix-Up Program and Dumpster Program Grants fund minor repairs and dumpsters for low income homeowners, and landlords who rent to low income tenants, in the west side targeted area. Currently, grants are provided up to $2,500 for qualified households. The program also provides a free dumpster to neighborhoods upon request and need; a Wheelchair Ramp Program that provides grant funding for construction of residential wheelchair ramps. The program targets very low to moderate income, disabled adults and frail seniors; a Lead Hazard Evaluation and Reduction Grant Program makes funds available to eligible rehabilitation loan recipients to reduce lead paint hazards; and finally, a Downtown Residential Seismic Retrofit Loan Program which provides "gap financing" for property owners in the Redevelopment Project area for the purpose of seismically retrofitting un-reinforced masonry (URM) residential structures. These funds must be used to complete the seismic upgrade of "high hazard" structures.

City of Eureka Local Housing Fund

These housing rehabilitation funds are provided for properties citywide that are not within a specific target area, and for projects that do not fit into any of the federal or state programs. For single-family residents, the residence must be owner-occupied, and the household income must be very low to moderate income. The rental rehabilitation program will provide "gap" financing for a 15-year term. Graffiti Clean Up is provided through a Graffiti Clean Up Program where the Redevelopment Agency has negotiated a contract with a local hardware store to provide graffiti clean up kits to low and moderate-income residents in the City. The kits can be purchased for $5.00 to provide residents with paint, brushes and other materials to clean up graffiti in residential neighborhoods. The City pays all remaining costs for the paint kits.

Other valuable resources and programs that may be available during the planning period to assist in the preservation of "at risk" affordable housing, and that the City may consider applying for are as follows:

Multi-family Housing Program (MHP)

A State of California Housing and Community Development Department (HCD) program, the MHP assists in new construction, rehabilitation and preservation of permanent and transitional rental housing, as well as the conversion of non-residential structures to rental housing, for lower income households. Eligible applicants include local public agencies, for-profit and non-profit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, limited partnerships in which an eligible applicant or an affiliate of the applicant is a general partner.

Predevelopment Loan Program (PDLP)

The State of California Housing and Community Development Department (HCD) PDLP provides predevelopment capital to finance the start of low-income housing projects in the form of short-term loans at three percent (3%) for up to three years. Eligible applicants include local government agencies, non-profit corporations, cooperative housing corporations, and limited liability corporations or partnerships where all the general partners are non-profit mutual or public benefit corporations.

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 in helping 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 plays an important role in improving access to credit for both rural and urban communities.

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. The high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, so 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. The credit is only available for projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit 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 towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front 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 nine 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 four percent federal credit each year for ten years and a 13 percent state credit over four years.

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 household must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term. In partnership with the City and County, Redwood Community Action Agency (RCAA) is applying for a HOME bank, 15-year deferred loan, for approximately $350,000 to assist in completing the funding needs for a soon to be built Multiple Assistance Center that will assist homeless persons in making the transition from homeless to self-sufficient.

California Housing Finance Agency (CHFA)

The CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.

CalHome Program

Grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans; direct forgivable loans to assist development projects involving multiple ownership units, including sign-family subdivisions.

Preservation Financing Program

Funds are earmarked for the acquisition or refinancing of projects that would opt out of subsidy contracts.

Continuum of Care for Homeless Persons

This program provides grants/rent assistance to assist the homeless through a combined NOFA for 3 programs: Supportive Housing, Section 8 SRO, and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless person.

The following is an estimate of the amount of funds expected to accrue to the Eureka Redevelopment Agency's LMIHF over the planning period of the element, and a list of the planned uses for those funds.

Table 2-II-29a
Projection of Incremental Value and Tax Increment Revenue

Fiscal Year	20% Housing Set Aside LMIHF
2009	$1,041,728
2010	$992,150

2011	$1,012,730
2012	$1,033,720
2013	$1,055,125
2014	$1,076,965
2015	$1,098,500
2016	$1,120,470
2017	$1,142,880

Source: City of Eureka Finance Department

Planned uses of funds include:

- Owner Occupied Housing Rehabilitation Loans
- Rental Housing Rehabilitation Loans
- Lead Hazard Reduction Grants
- First Time Homebuyer Loans
- Matching Funds for New Grant Applications
- Special Projects Fund (Acquisition or Rehabilitation of Transitional Housing Facilities, Multiple Assistance Centers, Affordable Housing Projects, Seismic Retrofits, etc.)
- Grants for Neighborhood Improvement Programs (Dumpster, Paint Up/Fix Up, Senior Repair Grants)
- Wheelchair Ramp Construction Grants
- Sanitary Sewer Connection Grants

EUREKA REDEVELOPMENT AGENCY FIVE-YEAR IMPLEMENTATION PLAN

Many communities include redevelopment reports and plans within the Housing Element. Incorporating a redevelopment agency affordable housing production plan in the housing element will help promote consistency between the housing element and redevelopment plan and ensure resources can be effectively targeted to priority local housing needs. A redevelopment agency's affordable housing production plan may be developed separately from the Housing Element, but it is required to be consistent with the Housing Element.

Redevelopment Agencies are required to produce five-year implementation plans (Health & Safety Code Section 33490) and affordable housing production plans for each project area. The principal purpose of the implementation plan is for each agency to plan for and implement its general redevelopment programs in a manner directly related to eliminating blighting influences. In addition, the affordable housing component of the implementation plan provides a mechanism for a redevelopment agency to monitor its progress in meeting both its affordable housing obligations under the CRL and the affordable housing needs of the community.

The Redevelopment Agency of the City of Eureka (Agency) adopted its initial implementation plan for fiscal years 1994-95 through 1998-99 in December 1994. As required under the CRL, the Agency conducted a formal review of the implementation plan in mid-cycle that resulted in an amendment of the initial implementation plan in December of 1997. The current plan for Fiscal Years 2004-05-00 through 2009-10 supersedes all previous plans and was adopted on May 3, 2005.

In effect, the implementation plan is a guide, incorporating the goals, objectives and potential programs shaping redevelopment agency activities for the five-year plan period as reflected in the Eureka Redevelopment Plans, The City Housing Element and Affordable Housing Strategy, Agency policies, and market conditions. The following housing goals, objectives, programs and activities in the 5 year Implementation Plan were derived primarily from community needs and the means by which the community desires to address those needs as reflected in Eureka's Redevelopment plans, its Housing Element and Affordable Housing Strategy, Agency policies, and market conditions:

GOAL: **TO REVITALIZE EUREKA'S CORE AREA.**

Objective: To encourage the maintenance, improvement and rehabilitation of Eureka's existing housing stock and residential neighborhoods.

Policies Supporting Objectives

- The Agency shall continue to aggressively pursue appropriate federal, state, and local funding and programs for the rehabilitation of units for occupancy by very low, low and moderate income households.
- The Agency shall assist in securing rehabilitation loans, work write-ups and construction guidance for owners of properties to be rehabilitated.
- The Agency shall diligently pursue the elimination of overcrowded, unsafe, and unsanitary conditions.
- The Agency shall fiscally merge the three project areas to allow greater flexibility in the use of tax increment funds in the areas with the most need.

Objective: To provide adequate sites and promote the development of new housing to accommodate Eureka's fair share housing allocation for very low, low, and moderate income.

Policies Supporting Objective

- The Agency shall promote and facilitate residential infill development on existing vacant residentially-zoned sites.

- The Agency shall promote and facilitate higher density residential development (e.g., town homes, apartments, condominiums and single room occupancy units) in downtown and Old Town. More housing in this area will work to revitalize the neighborhood during the day and night and may encourage ancillary businesses to locate there (e.g., grocery stores). Housing projects should be coordinated with economic redevelopment projects to bring more housing into the Old Town and downtown areas, and work toward removal of existing blighted areas.

- The Agency shall promote and facilitate the development of new upper-story multifamily residential units in downtown and Old Town.
- The Agency shall support and facilitate the creation of a non-profit housing development corporation to develop housing in the Eureka area.

- The Agency shall encourage the provision of affordable housing through the use of development agreements that provide incentives to developers in exchange for the provision of affordable housing.

- Promote programs which do not deplete the existing available housing stock and discourage future conversions of residences into office space or other commercial uses.

- The Agency shall fiscally merge the three project areas into one to allow greater flexibility in the use of tax increment funds in the areas with the most need.

GOAL: **TO IMPROVE EUREKA'S WEST SIDE NEIGHBORHOOD.**

Objective: To encourage the maintenance, improvement and rehabilitation of the area's existing housing stock.

Policies Supporting Objective

- Focus existing programs and funding in this neighborhood to clean-up and stabilize the area by removing blighted sections.

- Continue to pursue funding for rehabilitation of housing for very low, low and moderate income households.

- Support incentive programs which encourage landlords to maintain their properties and promote pride in their neighborhood.

- The Agency shall fiscally merge the three project areas to allow greater flexibility in the use of tax increment funds in the areas with the most need.

GOAL: **TO PROVIDE ADDITIONAL TRANSITIONAL HOUSING OPPORTUNITIES FOR THE HOMELESS.**

<u>Objective</u>: To establish funding for purchase or rehabilitation of several small transitional houses in the community to assist people enrolled in homeless/rehabilitation programs.

<u>Policies Supporting Objective</u>

- Continue to support the Multiple Assistance Center (MAC) project (completed March 2005).
- The Agency shall fiscally merge the three project areas to allow greater flexibility in the use of tax increment funds in the areas with the most need.

<u>GOAL</u>: **REDUCE THE NEED TO CONVERT HOUSING INTO OFFICE SPACE IN NEIGHBORHOODS WHERE PARKING IS CURRENTLY AVAILABLE THROUGH ENCOURAGEMENT OF ADDITIONAL CONVENIENT PARKING IN THE DOWNTOWN CORE AREA.**

<u>Objective</u>: To reduce the number of housing-to-office space conversions in those neighborhoods where conversions are occurring due to the availability of convenient parking.

<u>Policies Supporting Objective:</u> Support creation of a circulation and parking system that serves the diverse needs of the core area occupants, residents and visitors. The Agency shall fiscally merge the three project areas to allow greater flexibility in the use of tax increment funds in the areas with the most need.

<u>Activities/Programs Implementing Goals & Objectives:</u> The affordable housing activities and programs developed by the Agency to implement its goals and objectives are listed below. For each, the Agency has established standards to achieve both compliance with the CRL and the highest levels of program effectiveness. These standards address such issues as qualifications for participation (e.g., eligible building types), the type and duration of affordability controls, and the income categories to be assisted.

- **<u>Homeowner Rehabilitation Programs:</u>** Housing rehabilitation projects not only are a means of providing decent and safe affordable housing but also can be help to stabilize and improve neighborhoods and stimulate other property owners to invest in the maintenance and upgrading of their properties. During the five-year period of this Implementation Plan, the Agency anticipates providing assistance from the Housing Fund for the following types of homeowner rehabilitation activities:
    - ❖ **<u>Owner-Occupied Housing Rehabilitation</u>.** The Agency offers assistance to qualifying very low, low and moderate income homeowner to make needed major repairs and bring their homes up to current code standards.

- **Non-Substantial Rehabilitation.** The Agency offers assistance to qualifying very low, low and moderate income homeowners for non-major repairs and upgrades. The program seeks to preserve and improve housing in sound condition and to prevent the substantial deterioration and decline of homes that can act as a destabilizing and harmful force within a community.

- **First-Time Homebuyer Program.** In addition to providing access to housing for very low, low and moderate income families thereby expanding the supply of decent housing available to these families, a first-time buyer homeownership program bestows other benefits such as pride of ownership, economic self-sufficiency, stability, reversing community deterioration, enhancement of neighborhoods and contributing to a decent living environment for low income residents.

- **Small Rental Housing Rehabilitation & Construction**. The Agency offers assistance to owners or developers of small rental buildings providing housing nits for very low, low and moderate income families for rehabilitation and construction activities.

- **Assistance to New Housing Development**. In appropriate cases, and depending upon need and opportunity, the Agency may assist the development and construction new affordable housing developments during the planning period that are not known at the present time.

- **Purchase of Existing Property.** The Agency anticipates providing assistance for the following uses related to the provision of low income housing: purchase of vacant land, existing substandard underutilized buildings, or properties now in low income uses threatened with conversion out of those uses; predevelopment expenses; project expenses not eligible under other affordable housing funding sources.

- **Pursuing Other Resources**. The Redevelopment Agency will pursue other programs and funding sources at the federal, state, and local levels of government, and in the private sector that are dedicated to the support and assistance over very low, low and moderate income housing. The Agency will seek to leverage Agency funds in order to maximize the reach of its affordable housing dollars.

FUNDING FOR AFFORDABLE HOUSING ACTIVITIES: STATUS OF HOUSING FUND

The scope of the activities and programs implementing the Agencies' goals and objectives for affordable housing in large part depends on funding resources, in particular the Agency's Housing Fund which is specifically required to be spent on activities that improve, increase or preserve housing affordable to low and moderate households. The following table projects the amount of funds potentially available in the 20% set-aside Housing Fund over the course of the five-year period of the Implementation Plan.

Table 2-II-29b
Projected Housing Programs, Expenditures
Ten-Year Implementation Plan Planning Period
Housing Fund

PROGRAM	Owner Occupied Rehabilitation	Non-Substantial Rehabilitation	Small Rental Rehab/ Construction	1st Time Homebuyer/ Purchase of Existing Property	Acquisition/ Construction for New Development	TOTALS
2005-06	205,000	125,000	100,000	400,000	400,000	1,230,000
2006-07	283,000	125,000	100,000	400,000	400,000	1,308,000
2007-08	213,000	125,000	100,000	500,000	400,000	1,338,000
2008-09	244,000	125,000	100,000	500,000		969,000
2009-10	250,000	150,000	100,000	500,000		1,000,000
2010-11	283,000	150,000	100,000	500,000		1,033,000
2011-12	317,000	150,000	100,000	500,000		1,067,000
2012-13	52,000	150,000	200,000	500,000		902,000
2013-14	320,000	150,000	200,000	500,000		1,170,000
2014-15	357,000	150,000	200,000	500,000		1,207,000
Very Low Income	1,171,320	602,000	559,000	2,064,000	516,000	4,912,320
Low Income	776,340	399,000	370,500	1,368,000	342,000	3,255,840
Moderate Income	776,340	399,000	370,500	1,368,000	342,000	3,255,840

AVAILABILITY OF LAND AND SERVICES

Introduction

This section evaluates the potential for residential development in Eureka and the availability of public services and facilities to accommodate this development.

Residential Development Opportunities

Vacant Residential Sites

Based on a survey completed by staff in 2009, Eureka has approximately 78 acres of vacant land currently zoned for residential use. This land could accommodate 470 dwelling units at maximum-zoned densities. This total does not include potential density bonus units nor secondary dwelling units. Of these approximately 78 acres, about 8 acres are zoned for high-density residential use, 5 acres are zoned for medium-density residential use, and about 65 acres are zoned for very low- and low-density residential use.

The majority of these sites are small (6,000 square feet) zoned for multi-family use. The highest allowed densities are achievable on these small lots, and the City has a good track record of developing housing on the available multi-family sites affordable to lower income households and maximum densities can be achieved through use of the zoning tools already in place in the zoning ordinance as mentioned below. These individually owned parcels developed with four-plex units are sometimes not maintained to the degree an owner-occupied residence might be, particularly as we have heard from residents on the west side of Eureka. Because Eureka's strategy for providing affordable housing has relied on in-fill development owing to the locked-in nature of the City limits (surrounded by County of Humboldt jurisdiction lands developed at urban densities on three sides with Humboldt Bay on the fourth), the City has become proficient at developing these smaller sites, particularly taking advantage of alley access development options. The City has a variety of tools to facilitate the development of affordable housing on these smaller multi-family zoned sites including reduced rear yard setbacks for garages in the rear of the lot, reduced parking requirements from the residential single family standards, 100% lot coverage allowances (50% in residential single family zones) and increased height provision of 75 feet where 35 feet is the standard for single family residential zones.

Some of these vacant sites may be large properties containing areas of non-buildable lands comprised of steep slopes or wetlands. These relatively steep portions of properties or properties located entirely within a gulch were not included in these calculations. Others are substandard in size but are still available for development. Legal non-conforming properties created prior to October 16, 1966, are recognized by ***Eureka's Zoning Ordinance, §155.027 (D)*** which states: *"A site having an area, frontage, width, or depth less than the minimum prescribed for the district in which the site is located. . . may be used for a permitted use or a conditionally permitted use. . . subject to all other regulations for the district **(Emphasis Added)**."*

The City of Eureka has approved projects on infill sites during the 2003 Housing Element. These projects included a variety of housing types including single-family and multi-family dwellings.

A variety of residential uses can be accommodated on small parcels, including: single family dwellings, half-plexes, duplexes, triplexes, four-plexes, townhomes, and garden apartments.

The City, as part of its 1997 General Plan update, considered annexation of adjacent territories prior to the adoption of the 2003 Housing Element. These included the areas of Myrtletown, Cutten, and Pine Hill. No proposals were citizen generated. The City conducted outreach to inquire about the desirability of annexation. In every instance the response was the same: the most logical areas for annexation are currently fully developed with community water and sewer services, paved streets and sheriff/fire protection. There does not appear to be an incentive on the part of these areas to annex.

Annexation remains an open option regarding the Robinson-Dunn and Winzler-Slack tracts, and other vacant properties south east of the City limits. The 386-acre Robinson-Dunn tract is currently being processed for a County General Plan Amendment and Rezone to accommodate a mixed use village with a projected density of 1442 dwelling units (***County of Humboldt Files GPA-06-03 & ZR-06-15).*** Annexation has been discussed with the owner of the Robinson-Dunn property. However, at this time the owner is choosing to remain under County jurisdiction. If the City decides to annex vacant developable land, additional sites would then be available for residential development. However, given past failed attempts, annexation is not considered a viable option in the analysis of lands available for this Housing Element.

Table 2-II-30, Table 2-II-30a and Table 2-II-30b show development potential for existing vacant residential sites in Eureka as of August 2009. These figures may represent the maximum densities, and they have been adjusted to account for the provision of other requirements such as parking and setbacks. These figures reflect realistic potential units based on what has occurred in the past housing cycle. The parcels listed with constraints, such as slope and wetlands, have developable areas on the listed property wherein a dwelling unit could be developed. Vacant properties, entirely constrained, or found to be lacking developable areas, were removed from this inventory by Staff. A more detailed discussion of wetland and slope constraint is on Page 2-115 of this Element.

Table 2-II-30
Eureka Development Potential for Existing Vacant
High Density Residential Sites
August 2009

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
002-191-020	RM-1000/NR	HDR	5.4	75	Wetlands
004-062-001	RM-1000	HDR	0.12	3	None
004-123-005	RM-1000	HDR	0.11	3	None
004-131-003	RM-1000	HDR	0.09	2	None
004-133-001	RM-1000	HDR	0.15	4	None
004-152-004	RM-1000-AR	HDR	0.20	7	Wetland
004-152-005	RM-1000-AR	HDR	0.58	15	possible wetland
004-163-006	RM-1000-AR	HDR	0.23	7	Width
004-202-007	RM-1000	HDR	0.11	3	None
006-241-008	RM-1000	HDR	0.25	1	Wetland
006-181-001	RM-1000	HDR	0.88	30	None
		Total	**8.12**	**150**	

Source: City of Eureka; RCAA

Table 2-II-30.a
Eureka Development Potential for Existing Vacant
Medium Density Residential Sites
August 2009

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
001-253-003	RM-2500-AR	MDR	0.09	1	None
001-261-020	RM-2500-AR	MDR	0.5	8	Wetlands
005-104-012	RM-2500-AR	MDR	0.17	2	None

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
005-122-004	RM-2500-AR	MDR	0.18	2	Wetlands
005-166-005	RM-2500-AR	MDR	0.13	2	Width
005-182-012	RM-2500-AR	MDR	0.08	1	Slope
005-184-005	RM-2500	MDR	0.2	1	Slope
006-012-001	RM-2500-AR	MDR	0.13	2	None
008-021-005	RM-2500-AR	GSC	0.27	4	Slope
008-022-019	RM-2500-AR	MDR	0.07	1	None
008-022-028	RM-2500-AR	MDR	0.22	4	None
008-031-013	RM-2500-AR	MDR	0.18	2	Slope
008-031-017	RM-2500-AR	MDR	0.15	2	Slope
008-031-018	RM-2500-AR	MDR	0.15	2	Slope
008-031-021	RM-2500-AR	MDR	0.18	2	None
008-061-023	RM-2500-AR	MDR	0.30	4	Slope
008-112-028	RM-2500-AR	MDR	0.25	4	None
009-021-001	RM-2500-AR	MDR	0.3	5	None
009-021-015	RM-2500-AR	MDR	0.14	2	None
009-124-005	RM-2500-AR	MDR	0.27	5	None
009-124-009	RM-2500	MDR	0.22	4	Possible wetlands
009-124-010	RM-2500	MDR	0.41	5	Possible wetlands
010-033-013	RM-2500-AR	MDR	0.15	2	None
010-061-015	RM-2500-AR	MDR	0.14	2	None
010-061-017	RM-2500-AR	MDR	0.13	2	None
010-131-001	RM-2500-AR	MDR	0.2	3	None
		Total	**5.21**	**74**	

Source: City of Eureka; RCAA

Table 2-II-30.b
Eureka Development Potential for Existing Vacant Low Density Residential Sites
August 2009

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
002-181-005	RS-6000	LDR	0.12	1	None
002-181-019	RS-6000	LDR	1.55	10	Wetlands
002-221-011	RS-6000	LDR	0.1	1	access/width
006-045-012	RS-6000	LDR	0.17	1	None
006-112-018	RS-6000	LDR	0.27	1	Slope
006-121-002	RS-6000	LDR	0.5	3	None
006-121-003	RS-6000	LDR	0.08	1	Width
006-121-008	RS-6000	LDR	0.16	1	None
006-131-024	RS-6000	LDR	0.13	1	None

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
006-141-018	RS-6000	LDR	0.08	1	None
006-142-011	RS-6000	LDR	0.57	2	slope/wetlands
006-181-004	RS-6000	LDR	0.66	4	slope/wetlands
006-211-014	RS-6000	LDR	0.19	1	Access
006-211-015	RS-6000	LDR	0.19	1	Access
006-211-023	RS-6000	LDR	0.15	1	slope/gulch
006-274-014	RS-6000	LDR	0.21	1	lot width
006-281-050	RS-6000	LDR	1.25	1	slope/gulch
006-312-016	RS-6000	MSC	0.15	1	None
006-312-017	RS-6000	MSC	0.04	1	lot size
008-112-039	RS-6000	LDR	0.06	1	lot size/width
008-121-012	RS-6000	LDR	0.14	1	possible wetlands
008-131-002	RS-6000	LDR	0.28	1	wetlands/slope
008-131-007	RS-6000	LDR	0.12	1	wetlands/slope
008-143-008	RS-6000	LDR	0.05	1	lot width
009-214-008	RS-6000	LDR	0.3	1	wetlands/slope
009-224-034	RS-6000	LDR	0.24	1	Possible wetland
009-252-007	RS-6000	LDR	0.15	1	None
009-273-013	RS-6000	LDR	0.4	1	Slope/ possible wetland
009-273-019	RS-6000	LDR	0.28	1	possible wetland
009-281-011	RS-6000	LDR	0.3	1	gulch/slope
009-281-025	RS-6000	LDR	0.3	1	None
010-071-014	RS-6000	LDR	0.3	1	slope/wetland
010-081-009	RS-6000	LDR	0.12	1	Slope
010-081-010	RS-6000	LDR	0.13	1	Slope
010-091-017	RS-6000	LDR	0.1	1	None
010-121-006	RS-6000	LDR	0.37	1	Slope
010-121-013	RS-6000	LDR	0.18	1	possible wetland
010-121-022	RS-6000	LDR	0.22	1	Slope
010-261-010	RS-6000	LDR	0.6	4	possible wetland
010-272-005	RS-6000	LDR	0.6	1	wetland/slope
010-281-034	RS-6000	LDR	0.37	1	Slope
010-281-036	RS-6000	LDR	0.15	1	possible wetland
010-292-005	RS-6000	LDR	0.5	1	None
011-111-002	RS-6000	LDR	0.16	1	None
011-186-001	RS-6000	LDR	0.18	1	None
011-204-006	RS-6000	LDR	0.1	1	None
012-022-004	RS-6000	LDR	0.38	1	access/slope
012-033-006	RS-6000	LDR	0.08	1	lot width/size
012-036-009	RS-6000	LDR	0.12	1	None
012-041-018	RS-6000	LDR	0.15	1	None

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
012-056-008	RS-6000	LDR	0.15	1	None
012-072-031	RS-6000	LDR	0.39	1	gulch/poss. Wetland
012-072-032	RS-6000	LDR	0.17	1	None
012-072-033	RS-6000	LDR	0.17	1	None
012-101-004	RS-6000	LDR	0.07	1	lot width
012-121-004	RS-6000	LDR	0.6	1	Access
012-131-004	RS-6000	LDR	0.15	1	gulch/poss. Wetland
012-131-009	RS-6000	LDR	0.3	1	gulch/poss. Wetland
012-141-010	RS-6000	LDR	0.5	1	gulch/poss. Wetland
012-162-003	RS-6000	LDR	0.19	1	gulch/poss. Wetland
012-171-009	RS-6000	LDR	0.15	1	None
012-191-007	RS-6000	LDR	0.15	1	None
012-195-017	RS-6000	LDR	0.07	1	lot width
012-221-015	RS-6000	LDR	0.11	1	None
013-031-032	RS-6000	LDR	0.15	1	gulch/poss. Wetland
013-041-002	RS-6000	LDR	0.3	1	None
013-044-006	RS-6000	LDR	0.08	1	None
013-053-006	RS-6000	LDR	0.16	1	Slope
013-054-003	RS-6000	LDR	0.3	1	slope/access
013-063-012	RS-6000	LDR	0.12	1	slope/access
013-063-013	RS-6000	LDR	0.12	1	slope access
013-091-003	RS-6000	LDR	0.15	1	gulch/poss. Wetland
013-132-006	RS-6000	LDR	0.13	1	gulch/poss. Wetland
013-143-001	RS-6000	LDR	0.4	1	access/gulch
013-152-041	RS-6000	LDR	0.32	1	possible wetland
013-152-048	RS-6000	LDR	0.64	2	possible wetland
013-182-011	RS-6000	MSC	0.12	1	None
013-182-027	RS-6000	MSC	0.24	1	slope/access
013-201-073	RS-6000	LDR	0.33	1	None
018-152-005	RS-6000	LDR	0.15	1	None
018-193-004	RS-6000	LDR	0.14	1	None
018-332-034	RS-6000	LDR	0.53	1	Slope
300-221-016	RS-6000	LDR	23	30	Sewage disp. slope
301-031-039	RS-6000	LDR	19.2	56	None
301-231-017	RS-6000	LDR	0.15	1	Slope
301-231-021	RS-6000	LDR	0.16	1	None
301-231-022	RS-6000	LDR	0.15	1	Slope

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
301-231-032	RS-6000	LDR	0.18	1	None
301-281-038	RS-6000	LDR	0.19	1	None
		Total	**64.93**	**246**	
		GRAND TOTAL	**78.26**	**470**	

Note: RS-6,000 and RS-12,000 allow one dwelling unit and one secondary dwelling unit per parcel; RM-2,500 allows one dwelling unit per 2,500 sq. ft. of parcel size; RM-l,000 allows 4 dwelling units for the first 6,000 sq. ft. of parcel size, one dwelling unit for every 1,000 sq. ft. over the initial 6,000 sq. ft. Setbacks, parking, and required open space were also calculated for the above density potential. The same formula was used in Tables II-32, 33, & 34.
Source: City of Eureka; RCAA

Downtown Residential Sites

In addition to the 470 potential units that can be accommodated by vacant, residentially zoned sites, Eureka has a significant potential for residential development in its Downtown. According to a survey first completed in August 2003 (updated in May 2009) by Eureka Main Street, Downtown Eureka had space in existing commercial and office buildings sufficient to accommodate 126 units of high-density residential use. The Eureka *Zoning Ordinance* allows residential use in these buildings by right (i.e., without a use permit). The Redevelopment Agency has participated in the conversion of upper-story commercial space into apartments in at least eight different locations in Downtown and Old Town Eureka using the HUD 312 Program. Approximately 67 new apartments have been created since 1977 in converted upper-story commercial space through this participation. In addition, the Redevelopment Agency has rehabilitated many existing upper-story apartments in the project area.

Table 2-II-31 summarizes the location and amount of vacant upper-story space available for high-density residential use and the potential for residential development in these spaces.

Of the eight buildings listed in Table 2-II-31, six require seismic retrofitting, and the cost of retrofitting buildings for seismic safety can be prohibitive without government assistance. In January 1993, the City applied for 1993 HOME Program funds for seismically retrofitting three of these buildings and converting their upper stories for residential use, but their application was denied by HCD. The HCD letter of rejection dated March 29, 1993 did not specify the reasons for non-allocation. The City will probably reapply for HOME funds in upcoming cycles. In addition to the retrofitting option, property owners have the option of demolishing unreinforced masonry structures (URM) to facilitate development on the site, an action that in some cases may be less costly than retrofitting URM buildings to meet seismic safety standards.

Three structures included on this list in the current housing element have been seismically retrofitted and rehabilitated for commercial use. The reasons given for not pursuing residential uses in these structures included the change of occupancy requirements resulting in the need for disability access improvements required for residential uses, fire codes for residential uses, insurance costs for residential uses, and parking requirements for residential uses (there are no parking requirements for commercial uses in Old Town and

Downtown). The City is proposing to sponsor workshops targeted to our development community and architects designed to highlight alternate methods of achieving conformance with the change of occupancy requirements that may assist in creating solutions for affordable housing in the upper floors of Downtown structures.

As noted in Table 2-II-32, the City has approximately 33 acres of vacant commercially zoned property, predominately located within, or near the central business district, available for multi-family unit development. The vacant property was analyzed by staff to accommodate 444 units within the low to above moderate income housing categories. The low to moderate housing would accommodate well sited “smart-growth” workforce housing. Condominium ownership is also a realistic opportunity for above moderate income earners who desire a “downtown” lifestyle especially near the waterfront of Humboldt Bay.

The analysis quantitatively took into consideration an assumed 1,200 square-foot housing unit, wetlands, parking, landscaping, and required setbacks. The total “build-out” was also calculated by assuming approximately 40-percent of the available commercially zoned property would accommodate residential units. Utilizing a two-story, 100-percent residential build-out of the 33 acres, the City could develop 1,154 housing units. However, given Eureka’s demographics and the zoning district designations, this is an unrealistic conclusion. Ongoing, but hardly brisk, building trends within Old Town Eureka do favor “above commercial-storefront” residential construction. As previously explained within this Element, the City Redevelopment and Housing Department is actively promoting mixed land uses for most income earners within this subject area. A 100-percent commercial build-out of these subject properties is highly unlikely.

Juxtaposed with Eureka’s downtown smart-growth opportunities are the City’s Euclidian or “one use” multi-family zoning districts (RM-1000 & RM-2500) which currently consist of 13 acres of vacant property with a projected density of 224 units. Generally, these units are widely dispersed throughout the City and have small parcel sizes typically capable of accommodating two to four units. In general, federal and state funding for high density, multi-family housing construction is allotted to 50 to 80 unit housing projects. Only one parcel, APN 002-191-020, currently fits this criterion with an estimated density of 75 units.

Nevertheless, as noted within this Element, the City of Eureka Housing and Redevelopment Department has a successful track record of producing and conserving affordable housing on small properties. The City Redevelopment Department has, and will continue to strive to fund new construction of affordable housing at or below the fourplex size limit, within the Multi-Family Zoning Districts. The Redevelopment Department’s larger unit efforts are currently proximate to Eureka’s central business district. An increase in Euclidian high density zoning, within the 2009-2014 Housing Element cycle, would be counter productive to the City’s efforts to redevelop the Central business district in a smart-growth manner.

TABLE 2-II-31
Survey of Commercial Structures with Adaptive Re-Use Residential Potential

APN	Location	Floors	Total Space/ sq. footage	Potential Units	URM Status
001-103-004	Lloyd Building	3	15,120	22	High Hazard
001-091-007	Carson Building	4	20,250	19	High Hazard
001-123-005	F at 2nd Street	4	27,000	26	High Hazard
001-095-002	Greyhound Hotel	2	4,490	10	Partial URM
001-133-001	Buhne Building	2	12,000	17	High Hazard
001-095-002	3rd at F Street	2	15,000	7	High Hazard
001-146-007	Heuers Building	2	n/a	5	no URM
001-096-006	Commercial Building	4	n/a	20	no URM
	Total			**126 Units**	

Source: City of Eureka; Eureka Redevelopment Agency; Globe Properties

Table 2-II-32 shows existing vacant non-residential sites.

Table 2-II-32
Existing Vacant Non-Residential-Commercial Sites

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
001-013-009	CW	C-RC	0.15	3	None
001-042-008	CS-AR	ASC	0.08	1	None
001-054-006	CW	C-WFC	0.13	2	None
001-054-032	CW	C-WFC	0.11	2	None
001-054-035	CW	C-WFC	0.18	3	None
001-121-018	CW	C-WFC	0.42	7	None
001-121-009	CW	C-WFC	0.06	1	None
001-121-022	CW	C-WFC	1.12	20	None
001-161-003	OR	C-RO	0.05	1	lot size
001-162-004	OR	C-RO	0.23	4	None
001-162-005	OR	C-RO	0.2	4	None
001-162-006	OR	C-RO	0.17	3	None
001-162-007	OR	C-RO	0.2	3	None
001-162-012	OR	C-WFC	0.24	4	None
001-236-001	OR-AR	PO	0.06	1	None
001-251-006	CS	HSC	0.22	4	None
002-053-001	CS	GSC	0.17	3	None
002-061-003	CS	GSC	0.08	1	None
002-061-004	CS	GSC	0.08	1	None
002-064-002	CS	HSC	0.3	5	None
002-083-001	CS	GSC	0.1	2	lot width
002-095-005	CS	GSC	0.15	3	None
002-095-006	CS	GSC	0.18	3	None
002-101-002	CS	GSC	0.15	2	None
002-101-010	CS	HSC	0.15	3	None

APN	Existing Zoning	General Plan	Parcel Acreage	Potential Units	Constraints
002-112-006	CS	HSC	0.22	4	probable wetland
002-121-002	CS	GSC	0.1	2	None
002-121-003	CS	GSC	0.06	1	None
002-231-008	CW	WFC	2.57	45	*wetland
002-231-009	CW	WFC	7.2	61	*wetland
002-231-013	CW	WFC	10.5	108	*wetland
002-231-004	CW	WFC	0.65	9	*wetland
002-231-022	CW	WFC	1.0	18	None
002-241-007	CW	WFC	1.88	33	probable wetland
003-131-005	CS	GSC	0.36	6	None
003-141-001	CS	GSC	0.19	3	None
302-171-040	CS-PD	GSC	0.56	10	None
302-171-041	CS	GSC	0.45	8	None
004-016-003	CS-AR	GSC	0.11	4	None
004-151-022	CC-AR	HDR	0.2	4	None
004-152-002	CC-AR	HDR	0.12	2	None
004-152-003	CC-AR	HDR	0.15	3	None
004-251-017	OR	PO	0.61	11	None
004-254-002	OR	PO	0.55	10	None
005-013-009	OR-AR	HDR	0.15	3	None
009-242-007	CN	NC	0.43	8	None
011-064-002	OR	PO	0.16	3	None
		Total	**33.20**	**444**	

*Preliminary Wetland Assessment on file at City of Eureka. **Proposed Marina Center mixed use project (CDP-09-0004) is proposed to add 54 above moderate units on APNs 003-021-09, 003-031-03, -07,-08, -12, & -13. Said property is predominantly vacant. As of the adoption of this Element the CDP is being appealed and in litigation. These units were not added to the inventory.

Source: Redwood Community Action Agency, City of Eureka

Residential Conversions

Under the City's existing adopted zoning map, many of the City's large Victorian-era houses are located in multi-family zoning districts. Most of these are still used as single-family dwellings, but could be converted to multifamily use. Given the historic nature of these units and the stated goal to retain these valuable historic structures, it becomes very important that any exterior changes are compatible with the structure's significance to the neighborhood. Additionally, historic structures have a long term value to the community and conversions and/or modifications to these structures should be balanced against short term housing needs of the community. The City's Zoning Code allows for the multi-family use of residences in multi-family zones and the City estimates that an additional 42 units could be developed through the conversion of large single-family dwellings to multi-family use. In the last year some examples of residential conversions in Eureka include 1635 L Street (one unit converted to two units), 600 P Street (one unit converted to two units), 1316 G Street (one unit converted to two units), and 3238 Cottage Street (one unit converted to two units). According to research conducted by the City Building Department staff, on average the conversion of a large Victorian structure to a multi-family dwelling is approximately $60,000, per housing unit inclusive of City permits.

Second Units

During the late 1990's Housing Element cycle the City permitted 26 secondary dwelling units. It was hoped that the City could achieve triple this number by updating the ordinance and by use of the revised streamlined provisions. The revisions, drafted in compliance with Assembly Bill 1866 (Wright), were forwarded to HCD on June 10, 2003. The revisions provided for the establishment of second dwelling units on single-family zoned parcels of 6,000 square feet or more and in compliance with established site area, setback, width, and depth standards with ministerial review when consistent with adopted development criteria of size (640 sq. ft. to ensure affordability and accessory nature), single story (to avoid invasion of privacy on adjoining lots), and the provision of parking (so as not to overburden the streetscape). The revised ordinance provided for only 9 ***legal*** secondary units within the last Housing Element Cycle. ***(Emphasis Added)***

Because of numerous variance requests, the Secondary Dwelling Unit (SDU) ordinance was again updated at the end (2008) of the last Housing Element Cycle to eliminate the lot width, area, and depth requirement standards. The SDU ordinance was also modified to limit the amount of parking spaces to single family zoned properties, with SDUs, to three spaces. The ordinance modifications were adopted during the height of the housing "bust" or recession. With healthy market conditions, it is Staff's opinion that the "new" SDU ordinance should generate substantial secondary unit construction. A check of the City's code enforcement records indicated that 10 illegal secondary units were constructed in 2009. With the help of a healthy economy and a builder friendly ordinance, the City estimates that in total, an additional 70 units (ten legal or illegal units per year) could be developed on existing residential lots in the City during the next Housing Element cycle.

During the summer of 2009, Community Development Staff conducted a survey of rents on 13 recently constructed SDUs. The lowest rent paid on a SDU was on a 350 square foot unit at 3542 California Street ($500.00 per month). The highest paid rent was $800 per month at 1010 Harris Street. The average price paid on newly constructed SDUs was $645.00 per month. Based on the results of this survey Staff has found that secondary dwelling units remain affordable to the low-income earners of the City of Eureka. ***($781.00 available for rent-30% of 1 person earner –HUD income limit of $31,250)*** Very low income earners fall short of affording the average SDU in Eureka.

Underutilized Properties

While various definitions of "underutilized" exist, the Future of Infill Housing in California Study, 2005, commissioned by the University of California at Berkeley, provides a reliable measure used by many cities. This study quantified the potential for infill based on a practical definition of "underutilized" land. A site is considered underutilized when the ratio of the value of structural improvement to land (I/L ratio) is less than 1.0 for non residential properties or 0.5 for residential properties. This analysis adopts these I/L ratios as an initial indication of underutilization. In some cases, the I/L ratio must be applied to one business that occupies several parcels (as the improvements may only be located on a portion of the total parcels).

"The use of I/L ratios to identify potential refill parcels has advantages and disadvantages. On the positive side, it makes maximum uses of readily available assessors' data. Additionally, the I/L ratio has a strong theoretical and empirical basis: urban parcels for which improvement values are less than land values are widely considered to be economically underutilized. Indeed, many, if not most, market-rate infill housing projects (in California) are currently built on refill sites."

There is a perceived disadvantage to using I/L ratios to identify potential refill sites. Under the terms of Proposition 13, passed by the voters of California in 1977, properties are reassessed only when they are sold or substantially remodeled, or in the case of some commercial properties, wholly refinanced. As a result, some of the potential infill parcels identified as economically underutilized, and therefore potentially ripe for redevelopment, may be neither physically deteriorated nor economically under-valued. This is less of a problem than it might seem, as there is little evidence that county assessors have fundamentally changed the way they assess land or structures. Thus, while the two components of the I/L ratio—improvement values and land values—have certainly increased, the I/L ratio itself is fairly stable over time." (*Future of Infill Housing in California, Institute of Urban and Regional Development, UC Berkeley et. al., 2005)*

The redevelopment of these "under-developed" parcels is subject to a number of factors. On the regulatory side many parcels identified in Table 2-II-33 are not predominantly zoned for residential uses. Some may have environmental, design, or engineering related issues that would not be discovered until the entitlement or feasibility process is conducted. From an economic perspective, while a parcel may be physically appropriate for infill housing, there is nothing to insure that infill housing is financially feasible. Perhaps most importantly, it is not known whether any of the parcels counted as part of the infill inventory are actually available for purchase and subsequent development. There are a number of valid reasons why landowners might withhold an otherwise valuable site from the real estate market.

Another factor to consider, when inventorying underutilized refill properties, is that infill development does occur within California on parcels with higher I/L ratios. "There are a number of reasons why this might be the case. The first is that redevelopment is typically more opportunistic than systematic. If a development proposal is deemed feasible from a regulatory, market, and financial perspective, it will tend to be pursued, regardless of whether other potentially better opportunities are available elsewhere. Furthermore, it may make great sense for developers to prefer parcels with higher I/L ratios if once developed those parcels command higher rents or housing prices in the marketplace than parcels with lower I/L ratios. This would be the case in popular and up-and-coming neighborhoods where there is a proven market or where higher-density development is favored." (*UC Berkeley et. al.)* Nevertheless, the parcels listed should be considered as having "potential" at a minimum, for mixed-use development if market forces or desirability promote the redevelopment of these locations. Policy 2.A.2 does promote the mixed-reuse of these properties. However, the City did not count these units within the immediate Housing Opportunity Inventory. The likelihood of vacant parcels providing housing units is historically much greater than the likelihood of redevelopment occurring on the identified underutilized parcels.

Table 2-II-33
Broadway Planning Area
Existing Underutilized Properties with "Refill" Potential

APN	Existing Zoning	General Plan	Existing Land Use	Parcel Acreage	Potential Units	I/L Ratio
003-041-004	CS	HSC	Car Sales	0.63	10	0.8
003-121-001	CS	GSC	Equipment Rental	0.60	9	0.3
003-121-002	CS	GSC	Equipment Rental	0.11	2	0.3
003-121-003	CS	GSC	Equipment Rental	0.86	13	0.3
003-121-048	CS	GSC	Restaurant	0.78	12	0.6
003-131-001	CS	GSC	Drive-thru Coffee	0.40	6	0.6
003-141-006	CS	GSC	Car Sales	0.37	6	0.8
003-173-001	CS	GSC	Vacant TV Studio	0.21	3	0.0
003-174-005	CS	GI	Private Parking	0.25	4	0.1
003-182-005	CS	GSC	Car/Retail Sales	1.2	18	0.2
003-183-004	CS	GSC	Vac. Retail/Shops	1.7	27	0.9
004-013-005	CS-AR	GSC	Vacant Surf Shop	0.15	2	0.5
004-025-013	CS-AR	GSC	RV Sales	0.28	4	0.4
004-034-006	CS	GSC	Moving/Storage	0.6	10	0.5
007-011-003	CS	GSC	Flooring Sales	2.2	34	0.8
007-041-005	CS	GSC	Towing Company	1.3	21	0.4
007-094-001	CS	GSC	SFD	0.15	2	0.6
007-094-003	CS	GSC	Grocer/Retail	0.50	8	0.9
007-121-005**	CS	GSC	Vacant Truck Stop	3.2	49	0.2
008-011-007	CS	GSC	Motel	1.2	18	0.6
008-021-002	CS	GSC	Traffic Equipment	1.0	16	0.4
008-021-004	CS	GSC	Motel	0.80	12	0.7
019-231-016	CS	GSC	Restaurant	0.44	7	0.4
019-231-017	CS	GSC	SFD	0.16	3	0.4
019-261-002	CS	NR	Trailer Sales	5.0	76	0.5
			Total	**19.56**	**372**	

** 007-121-005 is also a potentially Extremely Low & Very Low Income Shelter site that could house at least 352 persons based on the MAC Center design of .68 acre=75 beds.
Source: City of Eureka

Table 2-II-34
Central Business District / Myrtle Ave. Planning Area
Existing Underutilized Properties with "Refill" Potential

APN	Existing Zoning	General Plan	Existing Land Use	Parcel Acreage	Potential Units	I/L Ratio
001-035-002	CS-AR	HSC	Boat Sales	0.71	13	0.07
001-036-005	CS-AR	HSC	Car Lot	0.28	5	0.05
001-041-001	CS-AR	ASC	Shop	0.23	4	0.59
001-047-013	CS-AR	ASC	Parking Lot	0.11	2	0.25
001-071-001	CS	HSC	Car Lot	0.30	5	0.01
001-071-002	CS	HSC	Car Lot	0.30	5	0.00
001-073-003	CS-AR	ASC	Parking Lot	0.35	6	0.00
001-074-006	CS-AR	ASC	Sales Lot	0.28	5	0.28
001-082-001	CS-AR	ASC	Car Showroom/lot	0.98	17	0.94
001-133-008	CW	C-RC	Parking Lot	0.14	3	0.05
001-146-008	CC	C-RC	Parking Lot	0.30	6	0.13
001-151-005	OR-AR	C-RC	Office	0.12	2	0.28
006-231-013	CN/RM-1000	NC/NR	Equip. Parking	0.90	2	0.46
			Total	**5.0**	**75**	

Source: City of Eureka

Sites for Emergency Shelters and Transitional Housing

Based on the preemptive doctrine, emergency shelters and transitional housing owned and operated by the County, the State, or the Federal Government can be developed within any zoning district within Eureka. The City permits the placement of emergency shelters in the CS (Service Commercial), ML (Light Industrial), and MG (General Industrial) districts as principally permitted uses. As the current code reads, the City does permit emergency shelters by right and does not have the authority to deny a shelter permit if it meets certain health and safety standards. But, this approval is now codified to be made by the City Council at a public meeting. Senate Bill 2 strives for equal treatment within the zoning district in which a shelter permit is being sought. Because many, if not all, permitted uses within the above cited zoning districts would not require a public meeting or noticing for subsequent approval, Staff is recommending that parity be given to shelters. Additionally, the current Emergency Shelter ordinance should be updated to accommodate multiple use shelters that accommodate transitional housing programs, and/or quasi-shelter transitional housing within underutilized commercial and industrial zoned properties. As result of the recently approved Senate Bill 2 *Cedillio*, the City will update its Emergency Shelter Ordinance, EMC 155.040 et.seq. to provide an over-the-counter approval. Implementation Measure 2.11 of this Element outlines a time frame in which the City's emergency shelter ordinance be amended. The amendments sought would include minor revisions for compliance with SB2, reduced fees, and Planning Director approval of shelter permits.

With the assistance of the City's GIS Department, staff was able to ascertain several good candidate sites for emergency shelters which exist primarily near the Broadway corridor. These sites would be permitted by right. The average lot size of these candidate sites range from ¾ of an acre to 1 acre. A very good candidate site is noted within this Element in Table 2-II-35 as APN 007-121-005. However, this site would require a coastal development permit.

Currently, transitional housing for 15 and fewer persons is allowed in the RM (Multi-Family) residential district under the classification of a "lodging house." Lodging houses are also permitted uses in the OR (Office Residential), CN (Neighborhood Commercial), CC (Central Commercial), CS (Service Commercial), and CW (Waterfront Commercial) districts. Transitional Housing located within the referenced commercial districts may be located above commercial storefronts or within a traditional multifamily site as permitted in the RM Districts. Lodging House is defined within Eureka Municipal Code as follows:

LODGING HOUSE*. A dwelling in which lodging only or lodging and meals are provided for compensation.*

A lodging house is further codified within **EMC §155.053(E)(3)** as a permitted use within both RM-1000 and RM-2500 Zoning Districts. This use is further referenced as a permitted use within the aforementioned commercial zoning districts above **EMC §§155.054(C)(1), and 155.078(B)**. Pursuant to Policy 2.11 of this Element, the definition of "Lodging House" is expected to be modified within Eureka Municipal Code and replaced with the State defined terms of "transitional" and "supportive" housing, which are considered residential uses subject only to those requirements and procedures that apply to other residential uses of the same type in the same zone. The term "lodging house" currently applies only to single dwelling units within all zoning districts. The new definitions are expected to be more comprehensive and will address most, if not all instances of transitional and supportive dwelling circumstances, consistent with SB2.

Transitional and supportive homes, inclusive of virtually all licensed group homes, are currently treated the same as any other home in the RS-6000 or single family zoning district. This equal treatment is limited to six or fewer persons within the home by right within the City of Eureka as cited by the following State of California code sections: *(persons with disabilities* ***[Welfare and Inst. Code §5116]****, residential health care facilities* ***[Health and Safety Code §§1267.8, 1267.9 & 1267.16]****, residential health care facilities for the elderly* ***[Health and Safety Code §§1568.083-1568.0831, 1569.82-1569.87]****, community care facilities* ***[Health and Safety Code §§1518, 1520.5, 1566-1566.1]****, pediatric day health facilities* ***[Health and Safety Code §§1267.9; 1760-1761.8]****, and facilities for alcohol and drug treatment* ***[Health and Safety Code §11834.23]****).*

Conclusion

Eureka has available, in a variety of forms, sufficient vacant and appropriately zoned sites to accommodate the housing needs of all income groups (i.e., approximately 440 units of new housing) in Eureka. It is anticipated the multiple family zones (RM-2500 and RM-1000) will continue to develop and facilitate the creation of homes affordable to lower income households. These zoning districts have supported the housing needs of low- and moderate-income families in the past cycle and they will continue to offer the development community opportunities to create additional housing. This is demonstrated by the review of multi-family building permits in the last cycle and conversations with the development community regarding the successful development of multiple units in the City. Table II-30 & 30a summarize this development potential, making assumptions about the income categories that could be accommodated by the various new units.

Table 2-II-35
Eureka Summary of Adequate "Existing" Vacant Residential Sites
Potential Number of Units by Income Category

Type of Site	**Extremely Low**	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
High-Density Sites	75	75				150
Medium-Density Sites				74		74
Low Density Sites					246	246
Mixed Use Sites		63	63	95	223*	444
Underutilized Sites	352**					352
Downtown Residential Sites			63	63		126
Residential Conversion				42		42
Second Units			70			70
Total	**75**	**138**	**196**	**274**	**446**	**1152**
HCAOG Fair Share Allocation	107	108	138	152	375	880
Deficit/Surplus	**-32**	**30**	**58**	**122**	**71**	**249**

Source: City of Eureka 223 Above Moderate units are from APNs 002-231-008, 009 013, & 004. ** 007-121-005 is a potential Extremely Low & Very Low Income site that may be a candidate to house at least 352 persons based on the MAC Center design of .68 acre=75 beds, but was not included within the immediate inventory.*

According to Table 2-II-33, the City of Eureka has adequate sites to accommodate the housing needs of all income groups. Additionally, if a site can accommodate moderate-income units, it can also accommodate above moderate-income units. Accordingly, units assigned to the very low and low -income categories in Table 2-II-33 can be reassigned to the extremely low-income category; the result would be sufficient sites in all income categories.

AVAILABILITY OF SERVICES

Wastewater Treatment

The City of Eureka completed construction of a new wastewater treatment facility in 1984 that serves Eureka and the surrounding area. According to the Regional Water Quality Control Board (RWQCB), Eureka's wastewater treatment plant is at about 82% of its permitted dry weather capacity of 5.24 million gallons per day ***(2-19-09, E-mail from Mr. Charles Reed, RWQCB to City of Eureka).*** It was estimated by the City Engineer that the City has the capacity to serve approximately 2,000 equivalent dwelling units or EDU's. The Regional Allocation of housing units the City has to provide sewage service for is approximately 811. Current treatment plant capacity is sufficient to accommodate Eureka's growth at its current rate of growth (i.e., the growth rate experienced between 2000 and 2009) for the foreseeable future. It is estimated, by the City Engineer, that at the current growth rate, the wastewater treatment plant will not reach capacity until the year 2030.

An improvement to the existing wastewater collection and transmission infrastructure, the Martin Slough Interceptor Project, is proposed in the southeastern parts of the City of Eureka and the surrounding unincorporated neighborhoods that are served by the Humboldt Community Services District. Wastewater is currently transported through a circuitous route involving pumping from one collection basin into another until it arrives at the Elk River Waste Water Treatment Plant (WWTP). The wastewater transmission from these neighborhoods to the WWTP is lengthy, of extended duration, and costly. The system currently experiences discharges that are contrary to the requirements of the City's National Pollutant Discharge Elimination System Permit for its wastewater collection, treatment and disposal system, and are also contrary to the Basin Plan for the North Coast Region.

The City of Eureka's objectives for the Martin Slough Interceptor Project are: (1) to develop and construct a wastewater collection and conveyance project that reduces the incidences of sanitary sewer system overflows in the Martin Slough basin, thereby avoiding reductions in water quality in the aquatic environment near the City; (2) to develop and construct a wastewater collection and conveyance system that will be more efficiently and economically operated than is the current system, enabling the City and Humboldt Community Services District to discontinue operating as many as 16 existing lift stations, with attendant energy and maintenance cost savings; and (3) to assure that the newly developed wastewater collection and conveyance system meets future capacity requirements for planned land uses expected to occur within the project area.

Currently, there is only one landholding reliant on the Martin Slough Interceptor for future residential use. This property is listed within the available housing opportunity inventory as APN 300-221-016, and has been given a housing potential of 30 above moderate units. According to the City Engineer, the Martin Slough Interceptor project did suffer a year setback due to a lack of funding. Nevertheless, the project is still on an engineering schedule to be completed in 2013.

Water Availability

Water supply has never been a problem in Eureka. The City of Eureka currently has a contract supply with Humboldt County Municipal Water District (HBMWD) for 8 million gallons per day (MGD); in 1989, the City was using only 4 MGD. Conservative estimates for Eureka's consumption indicate that water usage will increase to only 5.28 MGD by the year 2010. As a result, water usage for Eureka is expected to remain well below the current contract limit. The City has just completed the construction of five miles of new 24-inch main water transmission line, installed parallel to the existing line and cross-connected for flexibility in service options. The new pipe is new technology material that will withstand the forces of nature more consistently than the old concrete and iron pipe system. This improvement will serve the citizens of Eureka with reliable water supplies for decades to come.

Clearly, the City has adequate water and wastewater treatment capacity to accommodate the housing needs and the household increases of the local area during this planning period and beyond. Consistent with Senate Bill 1087, which mandates priority sewer and water connections to lower-income housing projects, the City ensures this requirement through Policy 2.A.27.

LAND USE CONTROLS AND GOVERNMENTAL CONSTRAINTS

Introduction

While local governments have little or no influence on such market factors as interest rates, their policies and regulations do affect both the amount of residential development that occurs and the cost of housing. As described in other sections of this Chapter, the City has taken and will continue to take a wide variety of actions aimed at providing housing opportunities and ensuring housing affordability. Because governmental actions can constrain development and affordability of housing, state law requires that the housing element "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" ***(Government Code § 65583 [c] [3]).***

The principal documents setting forth City policies and standards for residential development are the *General Plan,* the *Local Coastal Plan,* and the *Zoning Ordinance.* Other areas of regulation that affect housing cost include the City's processing procedures and development and planning fees.

General Plan and Local Coastal Plan

Eureka's principal land use policy document is the *General Plan.* The current *General Plan* was adopted in 1997 The *General Plan* has five land use designations that are primarily residential. These are as follows:

- Rural: This category provides for single-family detached residences up to a density of 1 dwelling unit per net acre. Minimum lot size is 42,000 square feet.
- Estate: This category provides for single-family detached residences at a density of 2 to 3 dwelling units per net acre. Minimum lot size is 12,000 square feet.

- Suburban: This category provides for single-family residences at a density of 4 to 7 dwelling units per net acre. Minimum lot size is 6,000 square feet.
- Medium Density: This category provides for attached single-family and multi-family residences at a density of 8 to 18 dwelling units per net acre. Minimum lot size is 2,500 square feet.
- High Density: This category provides for multi-family residences at a density of 18 to 30 dwelling units per acre. Minimum lot size is 6,000 square feet.

These residential land use designations provide for a wide range of housing types, from single family detached dwelling units to multi-family apartments and condominiums. Given the prevailing housing market conditions, these densities can accommodate the housing needs of all household income levels.

In addition to the *General Plan*, Eureka has an adopted and Coastal Commission-certified *Local Coastal Plan (LCP)* which regulates development for approximately 1,500 acres of land that lie within the Coastal Zone. The *LCP* contains residential land use designations and allowable residential densities similar to those in the *General Plan.* In addition, state law regulates the demolition of existing low- and moderate-income dwelling units and requires the inclusion of low- and moderate-income housing in new housing development within the Coastal Zone *(Government Code* § *65590).*

Zoning

Under state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for consistency with the general plan, requirements for open space zoning, and several requirements governing residential zoning, state law establishes only broadly the scope of zoning regulation and sets minimum standards for its adoption and administration.

The *Zoning Ordinance* contains three basic residential zones. These are the RS-6,000 (One-Family Residential) District, the RM-2,500 (Multi-Family Residential) District, and the RM-l,000 (Multi-Family Residential) District. Multi-family housing is allowed by right (i.e., without conditional use permit) in the RM-2,500 and the RM-l,000 Districts. In addition to these residential zones, multi-family residential uses are allowed in commercial zones, the OR (Office and Multi-Family Residential) District, the HM (Hospital-Medical) District, and any CN (Neighborhood Commercial), CC (Community Commercial), and CS (Commercial Service) Districts. The development standards that apply to residential uses in commercial zones are the same as those required in multi-family districts except that dwelling units above non-residential first floor uses are not required to conform with open space provisions. The City anticipates the development of vacant upper floors in existing multi-floor building in the Downtown and Old Town areas to be a major objective, and policies have been incorporated into the Element to encourage and support this use. Very low-density single-family residential uses are also allowed in the A (Agricultural) District. Table 2-II-36 summarizes the development standards for each residential district.

The City's development standards do not impede the ability to achieve maximum densities and facilitates development for low-and moderate-income households by reducing development standards for open space, parking, lot coverage, and height limitations for the higher density zoning districts. Additionally, for residential development in commercial districts, provisions are incorporated into the zoning ordinance to further relax open space requirements. A policy alternative objective has been included in the Housing Element update to comprehensively review parking requirements for residential uses on the upper floors of vacant buildings to further encourage residential development in the City's commercial districts and revitalize the Old Town and Down Town areas. Based on the City's experience in the application of these standards, these do not impede the ability to reach maximum residential densities.

Table 2-II-36
Eureka Development Standards

Zoning District	Minimum Lot Area per Dwelling	Allowable Floor Area Ratio	Maximum Height	Minimum Front Yard Setback	Minimum Rear Yard Setback	Combined Side yard Setback	Second Units Allowed
RS-12,000 (Coastal Zone only)	12,000 sf	50%	35 ft.	15 ft.	25 ft.	10 ft.	yes
RS-6000	6,000 sf.	50%	35 ft.	15 ft.	25 ft.	10 ft.	yes
RM-2,500	6,000 sf.	50%	35 ft.	15 ft.	20 ft.	10 ft.	no
RM-l,000	6,000 sf. per 4 dwelling units plus 1,000 sf. per each additional dwelling unit	100%	75 ft.	15 ft.	20 ft.	10 ft.	no
CN	n/a	200%	35 ft.	n/a	n/a	n/a	no
CC	n/a	500%	100 ft.	n/a	n/a	n/a	no
CS	n/a	120%	35 ft.	n/a	n/a	n/a	no
CW	n/a	250%	100 ft.	n/a	n/a	n/a	no
OR	1,000 sf.	100%	100 ft.	15 ft. if not located above non-residential use	20 ft. if not located above non-residential use	10 ft. if not located above non-residential use	no
HM	6,000 sf. per 4 dwelling units plus 1,000 sf. per each additional dwelling unit	100%	25 ft.	15 ft.	20 ft.	10 ft.	no
A	5 acres	n/a	35 ft.	30 ft.	30 ft.	30 ft.	no

Source: City of Eureka Zoning Ordinance

On-Site and Off-Site Improvements

Eureka requires the installation of on-site and off-site improvements for residential development. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities and amenities such as landscaping, fencing, streetlights, open space and park facilities, and public access routes for sites within the coastal zone. These required fair share improvements do not significantly affect the cost and supply of housing in Eureka. The City requires improvements as part of a construction project or a subdivision project. In the review of proposals, the Public Works Department typically requires the improvement of the street frontage to half-width (20 feet), the installation of a concrete 6-inch curb and gutter, and the paving of the 20-foot wide alley in the rear of the property if one exists. Sidewalks are also required at 5 feet in width along the entire street frontage. Landscaping is not required of residential uses where less than 5 parking spaces are provided. For multi-family developments providing 5 or more parking spaces, 4% of the interior parking area is to be landscaped with trees and other plant material.

Off-site improvements are also often required as part of the approval process for residential development. Off-site improvement costs for large developments can include the construction of roadway segments, bridges, sewage collection trunk lines, water systems improvements, public facilities such as fire substations, and drainage improvements. The City has precious little large size tracts of land that would trigger such exactions consistent with General Plan. It is noted however that the City recently approved the major subdivision application for Lundbar Hills Unit 6 that created 56 parcels for above moderate-income development.

Smaller infill projects typically are only required to improve adjacent street frontages, including the installation of curb, gutters, and sidewalks. In most of Eureka's urbanized area, streets and other improvements are already in place. Therefore, development of Eureka's vacant residential infill sites requires few or no frontage or off-site improvements.

Density Bonus

The State of California enacted significant changes to the state's density bonus law, which went into effect on January 1, 2005. The legislation, SB 1818 introduced by Senator Hollingsworth (chaptered as Government Code Section 65915-65918), requires cities and counties to overhaul their zoning ordinances to bring them into conformance with new state mandates. The previous law allowed for a 25% density bonus when housing projects provided between 10-20% of the units affordable (depending upon the level of affordability). In addition, cities and counties needed to provide at least one "concession" such as financial assistance or a reduction in development standards. The new law significantly reduces the amount of units that a developer must provide in order to receive a density bonus and requires cities and counties to provide between one and three concessions, depending on the upon the percentage of affordable units that the developer provides. It also imposes a new land donation rule, and statewide parking standards.

The major provisions to the density bonus changes are if at least 5% of the units are affordable to Very Low income households or 10% of the units are affordable to Low income households, then the project is eligible for a 20% density bonus. If 10% of condominium or planned development units are affordable to Moderate income households, then the project is eligible to receive a 5% density bonus. In addition, there is a sliding scale that requires:

- an additional 2.5% density bonus for each additional increase of 1% Very Low income units above the initial 5% threshold;

- a density increase of 1.5% for each additional 1% increase in Low income units above the initial 10% threshold; and

- a 1% density increase for each 1% increase in Moderate income units above the initial 10% threshold.

These bonuses reach a maximum density bonus of 35% when a project provides either 11% Very Low income units, 20% Low Income units, or 40% Moderate income units.

The continued affordability requirements for Very Low and Low income units have not changed. However, the requirements for Moderate income condominium units have changed significantly. The new law specifies that the city or county must insure that the initial occupants of Moderate income units meet the income qualifications. However, upon resale of the units the seller retains the down payment, the value of any improvements, and the seller's proportionate share of appreciation. The city or county recaptures its proportionate share of appreciation and those funds must be used within three years to promote Lower and Moderate income home ownership. It is unclear whether these units must be sold at market rate, or if the city or county can limit appreciation.

Cities and counties must grant one more "concession or incentive" reducing development standards, depending on the percentage of affordable units provided. "Concessions and Incentives" include the reductions in zoning standards, and any other incentive that would reduce costs for the developer. Any project that meets the minimum criteria for a density bonus is entitled to one concession from the local government agency, increasing up to a maximum of three concessions depending upon the amount of affordable housing provided. For example:

> For projects that provide either 5% of the units affordable to Very Low income households, 10% of the units affordable to Lower Income households, or 25% Moderate Income condominiums, then the developer is entitled to one concession.
>
> When the number of affordable units is increased to 10% Very Low income units, 20% Lower income units, or 20% Moderate income units, then the developer is entitled to two concessions.
>
> When the number of affordable units is increased to 15% Very Low income, 30% Lower income, or 30% Moderate income units, then the number of concessions is increased to three.

A city or county may not impose a "development standard" that makes it infeasible to construct the housing development with the proposed density bonus. In addition to requesting "incentives and concessions," applicants may request the waiver of an unlimited number of "development standards" by showing that the waivers are needed to make the project economically feasible. The bill defines development standards as "site or construction conditions."

Regarding land donation, additional density is available to projects that donate land for residential use. The land must satisfy all of the following requirements:

a) have the appropriate general plan designation and zoning to permit construction of units affordable to Very low income households in an amount not less than 10% of the units in the residential development.
b) Be at least one acre in size or of sufficient size to permit development of at least 40 units; and
c) Be served by adequate public facilities and infrastructure.

The base density bonus is 15%, with increases in 1% increments for each percentage increase in the units that can be accommodated above the minimum 10% of the units described in (a), up to a maximum density of 35%. The maximum combined density bonus is 35% under all rules. When the land is transferred, it must have all the permits and approval necessary for the development of the Very Low income housing units. The land and affordable units must be subject to deed restrictions ensuring continued affordability. The city or county may require that the land be transferred to a developer instead of the city.

If the project qualifies for a density bonus, the developer may request (and the city and county must grant) new parking standards for the entire development project. The new standards are:

a) zero to one bedroom – one on-site parking space
b) two to three bedrooms – two onsite parking spaces
c) four or more bedrooms – two and one-half on-site parking spaces.

These numbers are inclusive of guest parking and handicapped parking and may be tandem or uncovered (but cannot be on-street). The parking standards may be requested even if no density bonus is requested. *(California Chapter of the American Planning Association, Senate Bill 1818 Q & A, 2005)*

Coastal Development Permit Procedures

In addition to standards outlined previously, Eureka has a separate set of zoning ordinance regulations for the Coastal Zone. With minor exceptions, however, development standards for residential development within the Coastal Zone are the same as outside the Coastal Zone. In terms of permit procedures, development within the Coastal Zone is required to obtain a Coastal Development Permit in addition to approvals otherwise required. Environmental analysis is required for all development in the Coastal Zone, and drainage control plans are required for some designated sites.

Secondary Dwelling Units

A secondary dwelling unit is an additional self-contained living unit, either attached or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. To encourage establishment of secondary dwelling units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of secondary dwelling units in residentially zoned areas, or where no ordinance has been adopted, allow secondary dwelling units by use permit if they meet standards set out in the law. As previously mentioned, the City has revised its Second Dwelling Unit standards in compliance with Assembly Bill 1866 (Wright).

Secondary dwelling units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. Also, secondary dwelling units can provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

Parking Requirements for Residential Uses

The *Zoning Ordinance* requires two parking spaces for each dwelling in the RS Districts, one of which must be located in a garage or carport. A typical parking space required within Eureka is 8.5-feet in width by 20-feet in length. All proposed density allocations, listed within this Element, are a direct result of having their respective required parking spaces factored ***out*** of the available property square footage. ***Emphasis Added*** All relevant zoning district parking requirements referenced in this Element are listed below. Inapplicable portions of the code were deleted for the purpose of brevity.

§ 155.117 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS.

(A) **Dwellings and lodgings.**

(1) One-family dwellings. In R Districts, two spaces, one of which is located in a garage or carport; in an OR or C District one space in a garage or carport.

(2) Multi-family dwellings. In R Districts, one space for each dwelling unit, plus one additional space for each two dwelling units; in an OR or C District, one space for each dwelling unit.

(3) Motels, hotels, lodging houses, and private clubs providing sleeping accommodations. One space for each guest room or for each two beds, whichever is greater, plus one space for each two employees.

(4) Trailer parks. One space for each unit, plus one additional space for each three units, none of which shall occupy the area designated for access drives.

(B) **Commercial and industrial uses.**

(1) Retail sales and service. One space for every 300 square feet of gross floor area.

(2) Nurseries, garden shops and large product retail sales and service such as furniture, household appliances, machinery, new and used automobiles, trucks, recreational vehicles. One space for every 500 square feet of gross floor area.

(3) Offices and business services such as administrative and business offices, professional offices and services, securities and financial brokerage offices, securities and financial brokerage services, banks and savings and loan offices. One space for every 300 square feet of gross floor area.

(4) Medical and dental offices such as chiropractors, dentists, doctors, optometrists and similar professions. One space for every 200 square feet of gross floor area.

(5) Restaurants, bars, soda fountains, cafes and other establishments for the sale and consumption on the premises of food or beverages. One space for every 200 square feet of gross floor area.

(C) **Places of assembly and public uses.**

(4) Hospitals and charitable and religious institutions providing sleeping accommodations. Two spaces for each three beds, one space for each two employees, and one space for each staff doctor.

(10) Bus depots, railroad stations and yards, airports and heliports, and other transportation and terminal facilities. One space for each two employees, plus the number of additional spaces prescribed by the Director of Community Development.

(11) Nursing homes and sanitariums. One space for each four beds, one space for each two employees, and one space for each staff doctor.

(E) **Parking facilities for the physically handicapped.**

(1) Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings, shall provide parking spaces for the physically handicapped. The number, size, location, and identification of handicapped parking spaces shall be as prescribed in the building codes adopted by the Building Department.

§ 155.120 ADDITIONAL REQUIREMENTS AND EXCEPTIONS.

(A) More than one use on a site. If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this subchapter for each use.

(B) Off-street parking facilities to serve one use. Off-street parking facilities for one use shall not be considered as providing required off-street parking facilities for any other use.

(C) Reduction of off-street parking facilities. No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this subchapter.

§ 155.121 EXEMPTIONS FOR SITES IN PARKING ASSESSMENT DISTRICTS.

In a Municipal Parking Assessment District, only the uses listed in § 155.117(A) of this subchapter shall be subject to off-street parking facilities requirements, and only one space per dwelling or lodging unit or trailer space shall be required, which need not be located in a garage or carport.

Manufactured Housing

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes parks. *Government Code* § 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and *Government Code* § 65852.4 generally requires that the same development regulations that apply to conventional homes also apply to manufactured homes. *Government Code* § 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential use.

In Eureka, mobile homes are allowed for permanent occupancy in state licensed mobile home and recreational vehicle parks. Manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 are considered as one-family dwellings subject to façade treatments customarily used on conventional dwellings. Manufactured homes are allowed in all residential districts in the City subject to the same development regulations as other types of housing in the same zone.

Site Plan Review and Architectural Review

Eureka's *Zoning Ordinance* requires site plan and architectural review of development in zones combined with the AR (Architectural Review Combining District) or PD (Planned Unit Development Combining District) districts as a reflection of the significant historic residential resources in the Eureka area. This is a discretionary review of the façade treatments for compatibility with the structures in the neighborhood. This review does not add any length of time to the processing of building permits as it is typically a two-week maximum for turnaround, and this is accomplished concurrent with the review of the building permit. As part of the General Plan, the City has adopted design guidelines to assist in understanding the treatments desired in historic areas. One of the policy options in this Housing Element update is for the organization of workshops for the development community and invited persons knowledgeable in construction techniques, disability issues, and seismic retrofit efforts in Downtown areas. Site plan review includes examination of the project to insure that structures are "properly related to their sites and to surrounding sites and to traffic circulation in the vicinity." Site plan review also seeks to insure that parking areas, walkways, and landscaping are appropriate. Architectural review is limited to exterior design, materials, textures, and colors and does not include elements that do not affect the exterior appearance of the structure.

DEVELOPMENT PROCESSING PROCEDURES, STANDARDS, AND FEES

Another way in which local governments can inadvertently constrain the development of affordable housing is through the imposition of development approval procedures, permit fees, building code requirements, and lengthy permit processing times. This section addresses the relationship of development fees, processes, and standards to the production of housing.

Permit Processing Procedures

Housing development projects in Eureka are subject to various review procedures including: environmental review, zoning, subdivision review, design review, use permit control, and building permit approval. Table ll-37 shows typical permit processing times for various review procedures in the City of Eureka. For permitted uses in multi-family zoning districts, the Community Development Department reviews the proposal simply for conformance with zoning criteria in conjunction with the building permit review. If the development is proposed on multiple-family parcels in the City's Redevelopment area (approximately 50 blocks), an architectural/site plan review is performed to review façade treatments in this historic part of the City that retains a significant amount of Victorian era architecture. Both of these reviews are ministerial in nature, limited to a review for conformance with adopted criteria. The City has developed Design Guidelines that are made available to citizens as examples of façade treatments desired by the City.

Table 2-II-37
Eureka Typical Permit Processing Times
2009

Type of Application	Estimated Approval Time Period(following formal acceptance)
General Plan Amendment	6-12 months
Local Coastal Plan Amendment	6-12 months
Zone Reclassification	6-12 months
"Major" Subdivision	8-16 weeks
"Minor' Subdivision	8-16 weeks
Conditional Use Permit	6-12 weeks
Coastal Development Permit	6-12 weeks
Road Abandonment/Vacation	6-10 weeks
Lot Line Adjustment	2-3 weeks
Residential Building Permit	2-3 weeks
Variance	4-6 weeks
Design Review	2 weeks
Zoning Check for Building Permit	3-5 days
Architectural/Site Plan Review	2 weeks
Historic Preservation Alteration	4-6 weeks

Source: City of Eureka, Community Development Department

Table 2-II-38
Housing Types Permitted by Zoning District

Housing Type Permitted	RS-6000	RM-2500	RM-1000	OR	CN	CS	CC	ML	MG
Single-Family Detached	P	P	P	P	P	P	P		
Single-Family Attached		P	P	P	P	P	P		
Duplexes to Fourplexes		P	P	P	P	P	P		
Multi-Family		P	P	P	P	P	P		
Manufactured Homes		P	P	P	P	p	P		
Secondary Dwelling Units	P/C								
Emergency Shelters						P		P	P
Single Room Occupancy		P	P	P	P	P	P		
Transitional Housing	P	P	P	P	P	P	P		
Live-Work					P	P	P	C	C

"P" = permitted Use "C" = conditional Use
Source: City of Eureka, Community Development Department

The City, in accordance with state law, also requires the initial study of potential environmental impacts of proposed development projects and the preparation of a negative declaration or environmental impact report (EIR). Pursuant to the Permit Streamlining Act ***(Government Code § 65920),*** local jurisdictions are required to process development applications promptly. For projects requiring a negative declaration, the maximum permit processing period is six months, and for projects requiring an EIR, the maximum period is 12 months.

Building and Housing Codes

Eureka has adopted various uniform building and housing codes to regulate construction. All of these codes have been adopted with only minor amendments, and none of these amendments operate as constraints or significantly increase housing costs. Table 2-II-37 shows the construction codes adopted and currently administered by the City of Eureka.

Table 2-II-39
Eureka Applicable Building and Housing Codes
2009

Code Name	Code Date	Amendments
California Building Code	2007	No Significant Amendments
California Building Code Standards	2007	No Significant Amendments
California Fire Code Standards	2007	No Significant Amendments
California Fire Code	2007	No Significant Amendments
California Administrative Code	2007	No Significant Amendments
California Plumbing Code	2007	No Significant Amendments

Code Name	Code Date	Amendments
California Mechanical Code	2007	No Significant Amendments
Uniform Housing Code	2007	No Significant Amendments
Uniform Sign Code	2007	No Significant Amendments
California Electrical Code	2007	No Significant Amendments
Uniform Code of Building Conservation	1997	No Significant Amendments

Source: City of Eureka

Enforcement of the adopted building and housing codes is focused primarily on review of new construction plans to ensure that they comply with minimum health and safety standards. Application to existing construction is generally limited to correction of violations brought to light through complaints. Violation correction typically results in code compliance without adverse effect upon the availability or affordability of the dwelling units involved. There has been no documented displacement of persons due to code enforcement in recent years. According to the City's head building official, the 2007 changes to the building code have caused some delays in the processing of building permits. The delays have been brought about by the rearranging of the actual code itself. Building officials are relearning how to interpret and research building code sections within voluminous binders and books. The second most conspicuous effect of the 2007 code change is the requirement for more "stamped" professional sign-offs. The use of geologists is now a requirement for soils analysis prior to dwelling construction. Additionally, architectural approvals for framing and the more prevalent use of engineers have been noticed at the building department. The cost of these professional services is undoubtedly is passed on from the building contractor to the final home buyer.

Permit Fees

The City collects fees to offset the costs of permit processing, inspections, environmental review, and the provision of services such as water, sewers, and storm drains. These fees are generally assessed on the basis of the number of dwelling units in residential development. The City of Eureka at this time does not charge any impact fees that are commonplace in larger California jurisdictions. Fees charged for building permits are based on the construction values as prescribed by the Uniform Building Code. When raising fees, the City complies with all applicable state laws. Table 2-II-40 and 40a show the development fees for a sample four-plex and single family dwelling in Eureka as of January 2010.

Table 2-II-40
Development Fees for a Typical 3600 Sq. Ft. Four-Plex with Carports
May 2009

Item	Responsible office	Cost
Building Permit	Building Department	$4,299
Sewer Lateral	Engineering	$975
Sewer Connection	Engineering	$2,000
Water Lateral	Engineering	$2,440
Manifold and installation	Engineering	$1,640
Site Plan Review	Community Development	$80
Architectural Review	Community Development	$205
	Total	**$11,639**

Source: City of Eureka
Fees for construction of a 3,600 sf. four-plex residential structure with covered carports with an architectural review. The total amount of $11,639 includes building permit fee, plan check fee, mechanical fees, plumbing fees, electric fees, state seismic fees, and planning review. The City of Eureka does not require any impact fees at this time

Table 2-II-40a
Development Fees for a Typical 2000 Sq. Ft. Single Family Dwelling with 500 Sq. Ft. attached garage
May 2009

Item	Responsible office	Cost
Building Permit	Building Department	$3,396
Sewer Lateral	Engineering	$1,300
Sewer Connection	Engineering	$2,000
Water Lateral	Engineering	$1,835
Manifold and installation	Engineering	not required
Site Plan Review	Community Development	$80
Architectural Review	Community Development	$205
	Total	**$8,816**

Source: City of Eureka
Fees for construction of a 2000 s.f. residential structure with an attached 500 sq. ft. garage with an architectural review. The total amount of $3,396 includes buildings permit fee, plan check fee, mechanical fees, plumbing fees, electric fees, state seismic fees and planning review. The City of Eureka does not require any impact fees at this time

The information in the following tables list the fees for fiscal year 2008-2009 associated with development in the City of Eureka.

Table 2-II-40b
Building Permit Fees

Service	Fee
Permit Issuance	$45.00
Building Permit Under $500 Valuation	$45.00
Building Permit $501-$2,000 Valuation	$45.00 + $3.19 for each $100 over $500
Building Permit $2,001-$25,000 Valuation	$92.85 + $14.63 for each $1,000 over $2,000
Building Permit $25,001-$50,000 Valuation	$429.34 + $10.55 for each $1,000 over $25,000
Building Permit $50,001-$100,000 Valuation	$693.09 + $7.32 for each $1,000 over $50,000
Building Permit $100,001-$500,000 Valuation	$1,059.09 + $5.85 for each $1,000 over $100,000
Building Permit $500,001-$1,000,000 Valuation	$3,399.09 + $4.96 for each $1,000 over $500,000
Building Permit Over $1,000,000 Valuation	$5,879.09 + $3.81 for each $1,000 over $1,000,000
Plan Review Valuation	65% of Building Permit Fee

Source: City of Eureka

Table 2-II-40c
Electrical Permit Fees

Service	Fee
Electrical Permit Issuance	$33.00
Lighting Fixtures	$1.15
21 and up	$0.75
Switches/receptacles/outlets	$1.15
21 and up	$0.75
Residential Appliance	$4.95
Service to 200 amp	$31.90
Service over 200 amp	$64.95
Subpanel	$19.00
Temporary power	$24.55

Service	Fee
Misc. electric permit	$19.00
Electric System, Multi-Family (per square foot)	$0.053
Electric System, 1 & 2-Family (per square foot)	$0.059
Sign-additional circuits	$4.95
Sign/marquees	$25.70
Meter reset	$19.00
Power apparatus – (HP, KW, kVA, or kVAR)	$4.95
Power apparatus – 2 through 9	$12.85
Power apparatus – 10 through 50	$25.70
Power apparatus – 51 through 100	$51.75
Power apparatus – 101 and over	$77.85

Source: City of Eureka

Table 2-II-40d
Mechanical Permit Fees

Service	Fee
Mechanical Permit Issuance	$33.00
Misc. Appliance Vent	$11.15
Air-handling unit to 10,000 cu.ft.	$11.15
Air-handling unit over 10,000 cu.ft.	$18.90
FAU<=100K	$15.50
FAU >100K	$19.00
Fireplace/wood stove	$11.15
Appliance Vent	$7.60
Commercial Hood	$11.15
Incin/kiln (residential)	$19.00
Incin/kiln (commercial)	$15.15
Boilers/Compressors/A-C (1hp= 1 ton =12 btu)	
up to 3 hp	$15.35
>3hp to 15 hp	$28.35
>15hp to 30 hp	$38.95
>30hp to 50 hp	$57.95
>50hp	$96.80

Source: City of Eureka

Table 2-II-40e
Plumbing Permit Fees

Service	Fee
Plumbing Permit Issuance	$33.00
Plumbing Fixture	$10.25
Sewer pressure pump (add house sewer $25.75)	$20.80
Water Piping System	$4.95
Water Heater	$12.85
House Sewer (sewer line)	$25.75
Gas line system	$6.45
6 or more, each	$1.15
Back flow device< 2”	$12.85

Service	Fee
Back flow device> 2”	$25.75
Floor drain/sink	$10.25
Grease/oil water separator	$20.80
Gas meter reset	$10.25
Misc. plumbing permit	$10.25
Lawn sprinkler system	$15.45
Swimming pool plumbing/private	$63.50
Swimming pool plumbing/public	$95.35

Source: City of Eureka

Table 2-II-40f
Applicable Community Development Department Fees

Type of Application	Fee
General Plan Amendment	*$1,000
Local Coastal Plan Amendment	*$1,000
Zone Reclassification	*$1,000
“Major” Subdivision	*$1,400 + $50 a lot
“Minor’ Subdivision	$860 + $50 a lot
Conditional Use Permit	$1.125
Coastal Development Permit	$950
Road Abandonment/Vacation	$1,805
Lot Line Adjustment	$585
Emergency Shelter	$995
Variance	$1055
Design Review	$205
Historic Preservation/ Alteration	$0
Architectural/Site Plan Review	$80

* Deposit Amount-Full Fee Required
Source: City of Eureka

Table 2-II-40g
Applicable Public Works-Engineering Fees

Service	Fee
Standard Encroachment Permit	$200
Penalty for work without Encroachment Permit	$200
Encroachment Permit Inspection	$38
Re-inspection per hour	$38
Street Tree Permit	$100
House Moving Permit	$200 + time/materials, labor etc. +20%
Tentative Subdivision Map Review (4 lots or less)	$300 + $50/lot

Service	Fee
Tentative Subdivision Map Review (5 lots or more)	$400 + $50/lot
Subdivision Map Check	$310 + $85 per lot
Re-submittal of Subdivision Map, each submittal	$150
Subdivision Improvement Plan Review	$300 + $80 per lot
Re-submittal of Subdivision Improvement Map, each submittal	$100 + $50/lot
Subdivision Construction Inspection	Actual cost + 20%
Traffic Study Review	Actual cost + 20%
Resubmission of Traffic Study Review, each submittal	Actual cost + 20%
Merger Review	$30
Certificate of Subdivision Compliance Review	$30
Lot-Line Adjustment Review	$255
Lot-Line Adjustment Description Review, each submittal	$120
Street Vacation	$500
Easement Vacation	$545
Conditional Use Permit Review	$150
Coastal Development Permit Review	$150
Design Review	$50
Public Improvement Requirement	$70

Source: City of Eureka

Table 2-II-40h
Finance/Engineering-Sewer Fees

Service	Fee
Sewer Lateral Installation Zone 1	$975
Sewer Lateral Installation Zone 2	$1,300
Sewer Lateral Installation Zone 3	$1,620
Sewer Lateral Installation Zone 4	$975
Sewer Lateral Inspection	Actual Cost + 20%
Sewer Connection Fee	$2,000
New Sewer Installation: An applicant shall advance a sum to the City based upon an estimate by the City Manager of the total cost of all labor, materials equipment, and other costs incidental to the installation, plus twenty (20%) percent for general overhead for the installation of the building sewer from the sewer main to the property line.	
Residential Water User Charges (per month)	
Single Family Dwelling- per unit	$21.10
Single Family Dwelling- senior citizen	$13.60
Duplex and Multi-Family dwelling - per unit	$19.30

Service	Fee
Apartments and Flats (whether occupied or not)	$19.30
Trailer Court or Mobile Home Park	
Minimum User Charge	$19.30
Demand charge per space occupied or not	$11.35
Where the sewer contribution is in excess of six-hundred (600) cubic feet per month for the billing period, a volume charge of $0.92 per one-hundred (100) cubic feet metered water use in excess of six hundred (600) cubic feet per month for the billing period.	

Source: City of Eureka

Table 2-II-40i
Finance/Engineering-Water Connection Fees

Service	Range of Fees
¾" Meter Charge $235 Installation $775-$1,445 Capital Connection $490	$1,500 to $2,170
1" Meter Charge $320 Installation $940 - $1,610 Capital Connection $1,220	$2,480 to $3,150
1.5" Meter Charge $545 Installation $1,420-$2,355 Capital Connection $2,440	$4,365 to $5,010
2" Meter Charge $1,540 Installation $1,680-$2,355 Capital Connection $3,905	$7,125 to $7,800
3" Meter Charge $1,655 Installation $2,365-$3,030 Capital Connection $5,250	$9,270 to $9,935
4" Meter Charge $2,635 Installation $3,065-$3,730 Capital Connection $5,250	$10,950 to $11,615
6" Meter Charge * Installation at Cost plus 20% Capital Connection $5,250	6 inch meters shall be furnished by the applicant and shall be subject to City approval
8" Meter Charge * Installation at Cost plus 20% Capital Connection $5,250	8 inch meters shall be furnished by the applicant and shall be subject to City approval

Source: City of Eureka

Table 2-II-40j
Finance/Engineering-Water Service Fees

Deposit for water service	Deposit
Meter Size 5/8” and ¾”	$60
Meter Size 1”	$85
Meter Size 1 ½”	$105
Meter Size 2”	$160
Meter Size 3”	$200
Meter Size 4”	$240
*Commercial and Multi-family Dwellings	See below

*Based on following schedule, plus an amount which approximates four (4) times the additional monthly charge for usage over the minimum as determined by past usage for that specific meter or, in the case of a new installation, an amount which approximates four (4) times the monthly minimum for each unit.
Source: City of Eureka

Table 2-II-40k
Finance/Engineering- Monthly Charges for Water Service

Meter Size 5/8” and ¾”	$12.37
Meter Size 1”	$20.00
Meter Size 1 ½”	$32.73
Meter Size 2”	$46.02
Meter Size 3”	$100.33
Meter Size 4”	$163.96
Meter Size 6”	$327.28
Meter Size 8”	$518.75
Residential Quantity Rate	$2.84/100 c.f.

Source: City of Eureka

Conclusion

The various land use regulations, improvement requirements, permit procedures, and development fees that are in force in Eureka generally provide for the orderly and economical development of housing. Land use regulations provide for a wide variety of housing types at a range of densities; development and construction standards are typical; and development fees in Eureka are substantially below fees in Northern and Central California in general.

ENERGY COSTS AND CONSERVATION

Utility costs significantly increase basic housing costs, with space heating and water heating the biggest energy consumers. Most renters in Eureka (90 percent) pay for at least one utility in addition to basic rent. Utility gas is the predominant form of energy used to heat houses in Eureka. Table 2-II-39 shows 2000 Census tabulations of the type of fuel used for house heating.

Table 2-II-41
Eureka House Heating Energy Use
2000

Energy Type	Number of Housing Units	Percent of Total
Utility Gas	9,069	82.9
Bottled/other gas	143	1.3
Electricity	1,076	9.9
Fuel Oil, Kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	635	5.8
Solar Energy	0	0.0
Other Fuel	12	less than 1%
No fuel used	32	less than 1%
Total	**10,967**	**100%**

Source: U.S. Census Bureau (the American Community Survey of 2005-2007 did not survey this topic)

The Pacific Gas and Electric Company (PG&E) offers a residential conservation service audit at customer request. The audit analyzes, among other things, home insulation, weather stripping, caulking and window insulation for heat loss. The program also identifies other resource conservation measures, such as installation of low-flow showerheads, conversion from incandescent lighting to fluorescent, and replacement of gas pilot lights with electric ignition. Residents can pay for energy-saving devices with interest-free loans from PG&E or obtain reimbursement from PG&E through its "cash-back" program.

Energy conservation is furthermore promoted within this Element both from a structural and vehicular perspective. The policies supportive of Goal 2.E “to encourage and maintain energy efficiency in new and existing housing,” promote weatherization and sustainable rehabilitation (Implementation Measure 2.25) of homes and compact walkable development with access to public transit.

The City of Eureka has been planned and zoned as a mixed-use City for over 40 years. The importance of developing proximate housing to jobs and services, with regard to the conservation of energy and curbing the release of greenhouse gases, is strongly being promoted by the planning and scientific community. This Element contains no less than 15 policies that directly promote infill and development of mixed-use sites within Eureka. Urban infill is obviously the antithesis of urban sprawl. Properly located redevelopment and infill can greatly reduce vehicle miles traveled (VMT) to jobs and services. Lessening VMTs within personal vehicles obviously saves energy and reduces greenhouse gas emissions. The City’s realization of the aforementioned policies will lend to “smarter” land use decisions while concurrently providing housing opportunities for the citizens of Eureka.

NON-GOVERNMENTAL CONSTRAINTS

Introduction

The availability of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions that local governments might take to offset the effects of such constraints. The following paragraphs briefly summarize land costs, construction costs, and financing.

Floodplain

On June 11, 2009, the City of Eureka hosted William Hom, P.E., Chief of the Department of Water Resources, Floodplain Assistance Section, regarding a Community Assistance Visit or "CAV." The CAV is a periodic "check-up" of the City's participation of the National Flood Insurance Program. The City received a satisfactory evaluation with the exception of the need to conduct minor updates (new FEMA terms) to the floodplain ordinance. Mr. Hom also notified the City that new FEMA Floodplain Insurance Maps were going to be made available for review by the City. The City received the new floodplain panels (060230843F, 844F & 830F) on August 10th 2009. The City has reviewed the new floodplain maps and no changes are warranted to any City zoning ordinance, Safety Element, or Open Space Element. The flood risk remains unchanged within the City limits and is predominantly confined to areas of potential coastal flooding.

Slope and Wetlands

The City of Eureka has numerous types of wetlands and does possess a system of slopes associated with the gulches that traverse the City in a north–south manner. The City's GIS Division appropriately labeled the Housing Opportunity Land Inventory Maps with slopes greater than 30-percent. Federally mapped wetlands from the U.S. Fish and Wildlife Wetland Inventory maps were also added to the Housing Inventory Maps. As depicted in the maps, a majority of the housing opportunity sites are relatively free of wetlands and steep slopes.

Ground truthing and air photo interpretation by City staff also confirmed housing sites within this Element as having upland areas suitable for site development. The individual parcels, enumerated within the previous tables, shown to have a "constraint" were listed in a full disclosure manner which alerts a prospective builder that the usable acreage may be limited, and that wetlands, lot geometry, and slope, may limit the usable acreage possibilities, but not the projected density. The parcels were given a prospective density based on the most effective constraint mitigation a municipality can employ, which is geographic avoidance of the identified limitation.

As shown in the listed parcels, the most constrained inventory is the Above Moderate category, wherein prospective builders may have to further investigate the extent of the constraints in order to mitigate wetland intrusion, guarantee slope stability, or attain setback variances to address lot configuration. Based on the City's history of accommodating housing on small and non-traditional parcels, while still addressing the aforementioned constraints, housing development is expected on the properties identified within this Element though 2014 and beyond.

A specific exception to the above analysis is noted in Map Panel 3, wherein a majority of APNs 002-231-009, 002-231-013, and 002-231-004, are shown to contain wetlands. These parcels were subjected to a more detailed wetland delineation / constraint analysis which is on file at the City. The projected mixed use density calculation of the properties is a direct reflection of ESHA, or Environmentally Sensitive Habitat Areas and their respective 100-foot setbacks.

Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller. According to figures compiled by the Northern California Association of Home Builders, a finished lot cost in 2009 translates to between $100,000 and $130,000.

Construction Costs

According to the Northern California Association of Home Builders, based on a survey of nine residential builders, total construction cost for a 1,500 square feet home with basic amenities range from a low of $130 per square foot to a higher end of $160 per square foot. This cost includes architectural, engineering, permits, fees, financing, and all other costs except land.

Cost and Availability of Financing

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing.

The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless drop when the overall market rates decrease, so low interest rates have a positive effect on the housing construction market. According to staff at the Humboldt Board of REALTORS®, construction financing is readily available to developers building in any Eureka neighborhood. Construction financing for multi-family construction, however, is difficult to obtain. This lack of construction financing for multi-family housing poses a significant constraint on the production of affordable housing in Eureka as it does in California and the nation in general. Even more provoking is the high cost of insurance for multiple units. According to landlords of such facilities, insurance costs have increased substantially for multiple units (if you can even find a company willing to insure). According to one full service insurance company in Eureka, they only have one company that will write apartment risk for units in excess of four. They will generally require that the units are less than a certain age and that there have been no claims for water damage in the last 5 years out of concern for mold claims. Such units that cannot comply with these two criteria result in insurance that must be placed in surcharge markets that can be very expensive. Units that can meet the criteria may be written into the preferred insurance markets. Four or fewer units can be written at lower rates.

Home ownership in Eureka is constrained by the requirements of the most affordable type of loan, the USDA loan, which allows for zero down financing. The USDA loan has a population requirement of <25,000, which excludes Eureka from its benefits. The other popular type of loan is the FHA loan which requires at least 3.5% down and offers interest rates as low as 5.25%, however, applicants must have a credit score of at least 720. The FHA loan makes buying "affordable" housing difficult because of roof and pest inspection requirements. If a home needs a lot of repairs or is the result of a short sale, FHA will allow for the sales price to be increased by the amount of the repair(s) cost if the seller makes the necessary repairs. Essentially, the major drawback is affordable housing that is not in disrepair. Conversely, an advantage of the FHA loan is that the down payment can be a gift.

Table 2-II-40 shows typical costs associated with buying a home.

Table 2-II-42
Eureka Typical Housing Costs ($254,000 Home)

Sales Price	**$254,000**
Closing Costs	7,500
Down Payment	$9153
Mortgage Balance	$252,348
Monthly P&I @ 6.5% (30 years)	$1,433
Mortgage Insurance[1]	$118
Monthly Insurance	$50
Monthly Taxes[2]	$263
Total Monthly PITI	$1,863
Income Needed @ 30% of gross	$74,520,

[1] Mortgage insurance is typically a monthly payment and varies with the insurer. Some mortgage insurances will allow for a one-time lump sum payment usually rolled into the closing costs.
[2] Property taxes are typically estimated at 1.25% of the sales price

Conclusion

Eureka residents in all income categories generally, have been well served by local financial institutions. Discussions with City staff and local developers, however, indicate that financing for multi-family construction is hard to obtain. Insurance is also difficult to obtain for multi-family units. To the degree that lower-income households depend on the affordability provided by multi-family housing, this group is currently under-served by local and regional financial institutions. Financing for single-family construction is readily available in all areas of the City. The Eureka Redevelopment Agency supplements the financial services otherwise provided by private financial institutions by providing low-interest grants and loans for housing rehabilitation to lower-income households in Eureka.

CURRENT AND PAST HOUSING PROGRAMS IN EUREKA

Existing Housing Programs

Redevelopment Agency

The Eureka Redevelopment Agency is the primary vehicle through which the City implements its housing programs. As such, the agency administers programs for the redevelopment project area that are citywide in scope. Under state law, the Redevelopment Agency is required to set aside 20 percent of all tax increment revenue from the project area to establish a Low and Moderate Income Housing Fund (LMIHF) and to prepare an Affordable Housing Strategy to utilize LMIHF funds in conformance with state law and the Housing Element of the Eureka's General Plan. Eureka's Affordable Housing Strategy was prepared in September 1991 by the Eureka Housing Advisory Board and was designed to improve and preserve the community's supply of Low- and Moderate-Income Housing.

In addition to the LMIHF fund, the Redevelopment Agency and the City created the Eureka Residential Assistance Program in 1976 and since that time have utilized various federal, state, and local housing resources including the Community Development Block Grant Program, Section 312 Rehabilitation Loan Program, Section 202 Elderly New Construction Program, and U.S. Housing and Urban Development (HUD) Rental Rehabilitation Program Funds, and the State of California Department of Housing and Community Development "HOME" (Home Investment Partnership) and "CALHOME" Owner Occupied Rehabilitation Programs.

Currently, Redevelopment Agency efforts are focused on first-time homeowner assistance, providing affordable housing, and housing rehabilitation. The Redevelopment Agency is currently assisting first-time homebuyers through its Down payment Assistance Program (funding approximately $1.5 million to approximately 109 new homeowners since 1992). This program has been supplemented by the 1998 and 2000 HOME First Time Homebuyer grants that provided another $1 million in loans to 20 new homeowners. The City provided a cash match of $250,000 for the 1998 and 2000 HOME grants. It is anticipated the City will continue to apply for HOME grants for first time homebuyers and affordable multi-housing projects in the future.

The City continues to 1) pursue single family infill construction in the Downtown/Old Town areas, 2) provide adequate sites, 3) promote the development of new housing to accommodate Eureka's fair share housing allocation for very low-, low-, and moderate – income residents, 4) encourage the maintenance, improvement, and rehabilitation of

Eureka's existing housing stock and residential neighborhoods, 5) ensure the provision of quality housing opportunities for very low-income citizens, 6) assist in the elimination of substandard and deteriorated housing while preserving the neighborhood community, and 7) increase, improve, and preserve the community's supply of low-and very low-income housing.

In terms of rehabilitation, the Redevelopment Agency is assisting renter and owner occupied housing rehabilitation through its full scale neighborhood improvement programs (Paint Up Fix Up Program Grants, Neighborhood Dumpster Program, Graffiti Clean Up Kit Grants, Wheelchair Ramp Construction Grants, Demolition Grants) and the owner occupied housing rehabilitation program and rental rehabilitation programs. Other sources of ongoing housing rehabilitation funding are available through the HUD Rental Rehabilitation Program, the CDBG Housing Rehabilitation Program, and the LOCAL, "HOME", and "CALHOME" owner occupied rehabilitation programs.

The Redevelopment Agency's Low and Moderate Income Housing Fund (i.e. 20 percent set aside fund) is expected to receive approximately $5.13 million for the period FY 2008-9 through FY 2012-2013. According to the Low and Moderate Income Housing Fund Strategy, published in 1991, 50 percent of this money will be dedicated to rehabilitation efforts, 30 percent will be dedicated to new housing construction, and 20 percent will pay for administrative services. Table 2-II-43 shows a summary forecast of housing set-aside funds for the years 2009 through 2017.

Table 2-II-43
Summary Forecast of Housing Set-Aside Funds
Eureka Redevelopment Agency
Fiscal Years Ending 2003-2017

Fiscal Year Ending	Projected Tax Increment Revenue	Annual Housing Set- (20%)Aside
2003	$3,235,000	$647,000
2004	$3,224,000	$645,000
2005	$3,334,000	$667,000
2006	$3,405,000	$681,000
2007	$3,478,000	$696,000
2008	$3,552,000	$710,000
2009	$3,627,000	$725,000
2010	$3,704,000	$741,000
2011	$3,782,000	$756,000
2012	$3,862,000	$772,000
2013	$3,944,000	$789,000
2014	$4,027,000	$805,000
2015	$500,000	$100,000
2016	$510,000	$102,000
2017	$520,000	$104,000

Council adopted the "Housing Fund Deficit Reduction Plan" on December 6, 1993, proposing the elimination of deficit beginning in fiscal year 1994-95, by means of annual installment payments, without interest.

Source: City of Eureka Redevelopment Agency and Finance Department

Eureka Housing Authority

Established in 1946, the Housing Authority of the City of Eureka is another important component of the City's housing efforts for very low and low-income residents. Currently, the Housing Authority owns and operates 198 federally assisted low-income public housing units located on 14 scattered sites within the City. Long a major participant in housing and housing programs, the Authority supports the Boys and Girls Club within their Harris Street complex as well as the Eureka Police Department's Community Service Office and the Humboldt County Probation Department youth program. The Housing Authority also owns and operates 51 units of Section 8 New Construction family units financed by the California Housing and Finance Agency (CHFA) on three sites. On August 12, 1993, the Housing Authority was designated a "High Performer" by the Department of Housing and Urban Development (HUD) for its outstanding management of its public housing developments. The High Performer status is a prestigious designation recognizing the Authority's programs and management excellence, and the Authority has maintained this designation for ten years in succession. The Housing Authority administers the Section 8 Housing Assistance Payments Program within the City, which aids low-income renters by paying a portion of their rent to private landlords, not to exceed the fair market rent published by HUD. The Section 8 program has been consolidated into the Housing Choice Voucher Program, and the Authority administers 947 units within the City of Eureka and an additional 882 units in the County of Humboldt. In this program, the renter pays no more than 30 percent of their gross income for rent and utilities and the Housing Authority makes up the difference.

The Mortgage Credit Certificate (MCC) program is the Housing Authority's first time homebuyers program that is in operation County wide. The Housing Authority has offered this program since 1991 and has aided 261 first-time homebuyers for a total amount of $4,428,109. Currently, the fair share allocation of the Mortgage Credit Certificates to the City of Eureka is between 11 and 12 per year.

The Housing Authority also self-funds and administers a Security Deposit Letter of Credit Program. This program aids those who cannot afford a first and last month's rent and security deposit to secure private-market rental housing. The letter of credit is issued by the Housing Authority and allows for the payment of the security deposit and one month's rent over a one-year period. Should the renter move prior to the one year and not have satisfied the payment of the deposits, the Housing Authority pays what is owed to the landlord. After one year is up, the Housing Authority has no further obligation to either the renter or the landlord. This is an ongoing program.

Non-Profit Housing Development Corporation

Implementation Program 1.9 of the 1993 Housing Element proposed the creation of a non-profit housing development corporation to develop, own, and operate low- and moderate-income housing. The Housing Authority created the Eureka Housing Development Corporation in February 1996 for the purpose of developing housing targeted to low-income seniors, disables, and families. On May 5, 1999, a 22-unit senior housing development located on four sites was dedicated. This development was funded through tax credit financing, tax-exempt mortgage revenue bonds, Housing Authority loans, and a deferred loan from the City of Eureka Redevelopment Agency. The Eureka Housing Development Corporation has since reorganized and is now called Eureka Family Housing LLP of California. Currently, they are assisting in the funding of the previously mentioned 34 unit Veterans Housing Facility.

Non-profit housing developers are an important component in an overall strategy for developing affordable housing. Non-profits can tap state and federal funds not available to public agencies and private developers, can negotiate contracts without the requirements that bind public agencies, and can play an aggressive role in initiating construction projects. For example, the Redevelopment Agency can acquire property then lease or sell property and make loans or grants to non-profit housing development corporation. The non-profit then develops and operates affordable housing projects for the Redevelopment Agency and the City.

Mortgage Credit Certificates (MCCs)

MCCs are designed to help moderate-income home buyers qualify for home mortgages. Home purchasers who receive MCCs are entitled to an income tax credit equal to a specified percentage of the interest they pay during the tax year on the mortgage on their principal residence. This reduces the borrower's monthly payments and enables lenders to qualify people whose high debt-to-income ratio would otherwise disqualify them.

The City of Eureka, through the Eureka Housing Authority, currently administers a MCC Program that has issued 261 MCC’s reflecting the disbursement of $4,428,109 in tax credits since mid-1991.

Community Development Block Grant Program (CDBG)

Through the CDBG, HUD provides grants and loans to local government for funding a wide range of community development activities. Although spending priorities are determined at the local level, the purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities for persons of low-income. A minimum of 51 percent of the CDBG funds must be used for the support of activities that benefit low-income persons.

Basic eligible activities include, but are not limited to: 1) acquisition and disposition of real property; 2) public facilities and improvements; 3) slum clearance activities; 4) public services; 5) interim assistance; 6) payment of non-federal share of a grant-in-aid program; 7) urban renewal completion; 8) demolition and relocation; 9) removal of architectural barriers to the physically disabled; 10) privately owned utilities; and 11) improvement of sites for assisted housing. CDBG assistance may be used for the following rehabilitation and preservation activities: 1) rehabilitation of public residential structures; 2) modernization of public housing; 3) rehabilitation of private properties; 4) temporary relocation assistance; 5) code enforcement; and 6) historic preservation. Except in limited circumstances, Community Development Block Grants may not be used for new construction of housing.

Eureka competes annually for CDBG funds through the state's Small Cities Program. The City has used CDBG funds primarily for owner occupied housing rehabilitation. The City could also use these funds for infrastructure improvements and to write-down land costs and site improvements for new development.

Home Investment Partnership Act (HOME Program)

The HOME Program is a federal housing program enacted pursuant to Title II of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low- and very low-income families, with emphasis on rental housing; 2) increase state and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. The HOME Program funds can be used for acquisition, rehabilitation, new construction, and first-time homebuyers programs. Developers in Eureka can also apply for HOME funds on a project-by-project basis.

Eureka applied for but was denied HOME Program funds in 1998, 2000, and 2003. The City intends to reapply for HOME Program funds in upcoming funding cycles.

CALHOME State of California

The California Department of Housing and Community Development (HCD) provides mortgage assistance and owner occupied rehabilitation funding to local public agencies or nonprofit corporations. The funds are provided by the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The Redevelopment Agency was awarded a $600,000 grant in 2006, but due to the economic downturn of 2009, draws for funds were temporarily suspended. The City anticipates completing funding expenditures by deadline. Loans are in the amount of $40,000 per unit to owner occupants for health and safety repairs to their primary residence. All assistance to homeowners shall be in the form of 3% interest rate, 30 year, deferred payment loans.

Other Program Efforts

The earlier discussion of special needs describes other housing program efforts that have been or are currently being undertaken by the City of Eureka and other agencies and organizations in the Eureka area.

ANALYSIS OF PREVIOUS HOUSING ELEMENT GOALS

As Identified in the City of Eureka Housing Element
Adopted May 18, 2004

Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Very Low	75	0	0
Low	10	51	50
Moderate	82	6	0
Above Moderate	44	N/A	N/A
TOTAL	**211**	**57**	**50**

PRODUCTION OF NEW HOUSING

Goal 2.A. To provide adequate sites and promote the development of new housing to accommodate Eureka's fair share housing allocation

Policies to Implement Goal

2.A.1. City to encourage the development of small efficiency units in older motels.

Result *Unsuccessful*

Evaluation *The City has worked with developers who have proposed development of several local motels/hotels into affordable housing and have yet to establish site control and to secure the necessary financing. The difficulty in obtaining financing and tax credits has added to the complications of financing larger special projects.*

Cont. /Mod.
Delete *As noted previously within this Element, the use of motel/hotel units as emergency shelters continues to be substantial. Site conversion of these units into efficiency units should still remain a goal supported by the City. The City should explore incentives to promote completion of this goal. Thus, this policy should be modified.*

2.A.2. City to encourage the development of airspace above parking lots to housing.

Result *Unsuccessful*

Evaluation *According to the City's Redevelopment and Housing Department, a lack of funding has been a major deterrent to the development of airspace above parking lot to housing.*

Cont. /Mod. Delete. *It is Redevelopment and Housing's opinion that this policy not be carried forward for future Housing Elements.*

2.A.3. City to inventory County and City owned property within the City limits and encourage their sale to facilitate the development of housing where appropriate.

Result *Successful*

Evaluation *The City maintains a list of properties owned within the City limits. The City has partnered with Humboldt County Office of Education to develop six condominiums at the City owned parcels at 7th Street & Myrtle Avenue in Eureka. These units are to be sold as First Time Homebuyer units. Another City owned historic property at 615 Myrtle Avenue was substantially rehabilitated and sold to a First Time Homebuyer. Several developers have inquired for the development of the City owned Tydd Street parcel: one for affordable senior housing and another for a market rate housing development. A recent developer has inquired for the development of the City owned Tydd Street parcel as affordable senior housing. A previous party entered an Exclusive Right to Negotiate for the development of market rate housing on the parcels. This agreement expired with no action.*

Cont. /Mod. Delete. This policy was successful and it should be carried forward to 2014.

2.A.4. City to contract for the development of multi-unit complex designs for use by the development community.

Result *Unsuccessful*

Evaluation *According to the City's Redevelopment and Housing Department, a lack of funding was a deterrent to the development of this particular policy.*

Cont. /Mod. Delete *It is Redevelopment and Housing's opinion that this policy not be carried forward for future Housing Elements. Community Development Staff also concurs with this recommendation.*

2.A.5. City to sponsor workshops for professionals in the areas of fire codes and unreinforced masonry to speak with architects, engineers, and development community on alternate methods to achieve consistency with building codes and fire codes.

Result *Partial Success*

Evaluation *City staff has met with local developers with Seismic retrofit properties to discuss possible methods to mitigate and correct unreinforced masonry. The meeting did not expand beyond individual contact/meetings.*

Cont. /Mod.
Delete *A lack of funding remains, but this policy should be considered for inclusion within future Housing Elements.*

2.A.6. City to comprehensively review parking requirements in Old Town and Downtown in order to facilitate residential use of structures in those areas.

Result *Partial Success*

Evaluation *Old Town parking continues to be topic of discussion. Both the City Engineering and Community Development Department have focused attention to the issue of parking opportunities, or lack thereof, within Old Town. A residential parking sticker program has been instituted through the Engineering Department wherein, Old Town residents, for a fee of 50 dollars, can utilize City parking facilities without the usual time limitations placed on vendors and customers within this district. The program has not as of yet seen much success. Discussions regarding the longstanding Parking Assessment District of Old-Town are set to resume late summer of 2009.*

Cont. /Mod.
Delete *It is recommended that Policy 2.A.6 be carried over to the 2007-2014 Housing Element cycle.*

2.A.7. City to participate in the purchase of lots and propose RFP for development of housing.

Result *Successful*

Evaluation *The City purchased 7 Caltrans lots in Eureka. These lots were purchased to potentially provide affordable housing developments for the future. The City continues to investigate available lots for purchase to assist in meeting* *affordable housing goals. Due to recent decreased availability of funding, there may not be funds for purchase.*

Cont. /Mod. Delete *Given an opportunity to purchase, the City would continue to seek additional funding sources for special projects.*

2.A.8. The City shall promote and facilitate residential infill development on existing vacant residentially zoned sites.

Result *Successful*

Evaluation *The development of the 7th & Myrtle Avenue condominiums on City owned property provided infill development to existing vacant residentially zoned sites. The City will continue to seek alternative methods to facilitate and promote infill development on residentially zoned sites for future development. The City continues to work with interested parties and developers to develop existing vacant residential lots which have the potential for residential development.*

Cont. /Mod. Delete *The City will continue to publicly notice available lots for development to local developers and building trade organizations.*

2.A.9. The City shall promote the expeditious residential development of existing vacant residentially zoned lots owned by the City, the Redevelopment Agency, Caltrans, or other public agencies.

Result *Successful*

Evaluation *The City continues to develop existing vacant residentially zoned lots and would anticipate future development of Caltrans and other public agency properties, pending availability of funding.*

Cont. /Mod. Delete *Continue policy*

2.A.10. The City shall consider annexation of territory on the South side as a means of increasing residential development opportunities within Eureka's City limits.

Result *Unsuccessful*

Evaluation *The City, as part of its 1997 General Plan update, considered annexation of adjacent territories prior to the adoption of the 2003 Housing Element. These included the areas of Myrtletown, Cutten, and Pine Hill. No proposals were citizen generated. The City conducted outreach to inquire about the desirability of annexation. In every instance the response was the same: the most logical areas for annexation are currently fully developed with community water and sewer services, paved streets and sheriff/fire protection. There does not appear to be an incentive on the part of these areas to annex.*

*From the City's perspective, annexation remains an open option regarding the Robinson-Dunn and Winzler-Slack tracts, and other vacant properties south east of the City limits. The 386-acre Robinson-Dunn tract is currently being processed for a County General Plan Amendment and Rezone to accommodate a mixed use village with a projected density of 1442 dwelling units (**County of Humboldt Files GPA-06-03 & ZR-06-15).** Annexation has been discussed with the owner of the Robinson-Dunn property. However, at this time the owner is choosing to remain under County jurisdiction.*

Cont. /Mod.
Delete *If the City decides to annex vacant developable land, additional sites would then be available for residential development. However, given past failed attempts, annexation is not considered a viable option in the analysis of lands available for this Housing Element. Nevertheless this Policy should be carried forward to the next Housing Element*

2.A.11. <u>The City shall promote and facilitate the development of second units on existing developed single-family zoned lots.</u>

Result *Partial Success*

Evaluation *This is a viable method to encourage second units, although the City's development funds are limited. The City for a second time within 6 years has updated its second unit codes to allow legal, but substandard RS-6000 zoned properties to construct second units. Numerous variances were being processed by the City for the placement of second units on substandard lots.*

Cont. /Mod.
Delete *The City is predicting at least 70 secondary units will be produced for the next Housing Element Cycle, given market conditions get more favorable.*

2.A.12. <u>The City shall promote and facilitate higher density residential developments (e.g., town homes, apartments, condominiums, efficiency units, and single room occupancy units) in Downtown and Old Town.</u>

Result *Successful*

Evaluation *The City is working with a developer in "Old Town" to renovate older single resident occupancy units above retail to 10 new apartments of which six will remain affordable by a recorded covenant (3 low income & 3 moderate income). The City has assisted in the development of six condominiums known as the "Seventh Street Villas" and provided home ownership for another six first time homebuyers in the Sixth Street Villas (6 condos). Several recent inquiries have been for townhouses and apartments. All new construction is encouraged to consist of energy efficient units and to be "green" where financially feasible.*

Cont. /Mod.
Delete *Continue*

2.A.13. The City shall promote and facilitate development of new upper-story multi-family residential units in Downtown and Old Town.

Result *Unsuccessful*

Evaluation *City staff has met with owners to rehabilitation older residential units above retail, but due a lack of funding and follow through from the owners.*

Cont. /Mod.
Delete *This policy should be modified to included new incentives such as parking reductions and or waivers.*

2.A.14. The City shall provide and promote the use of density bonuses for projects that include units reserved for lower-income households, as indicated in the fair share assessment analysis.

Result *Not Utilized*

Evaluation *City staff has not had a project within the past Housing Element Cycle to institute a density bonus. However, given the opportunity, staff would obviously use density bonuses in the future.*

Cont. /Mod.
Delete *This particular policy should be carried over into the next Housing Element Cycle of 2007-2014 as an option to provided additional density.*

2.A.15. In accordance with the requirements of state law, the City shall require, where feasible, the provision of units affordable to low-and moderate-income households or the payment of in-lieu fees in connection with residential developments in the coastal zone.

Result *Not Utilized*

Evaluation *City staff has not had a project within the past Housing Element Cycle to institute a density bonus. Secondly, pursuant to Senate Bill 626 (Mello) California Local Coastal Plans are not required to include housing polices and programs. Senate Bill 626 did add a provision that if demolished, affordable housing is to be replaced within the same City or County within three miles of the Coastal Zone.*

Cont. /Mod.
Delete *Continue as a statutory placeholder policy*

2.A.16. The City shall, in adopting new regulations, consider the effects of new regulations on housing affordability.

Result *Not Utilized*

Evaluation *The City did not adopt and new regulations that effected the affordability of housing. The City should continue utilizing this Policy however, as new ordinances are currently be drafted for rental property oversight, Gulches and Greenways, and Design Review standards.*

Cont. /Mod.
Delete *This particular policy should be carried over into the next Housing Element Cycle of 2007-2014 as an option to guide effective housing" friendly" ordinances.*

2.A.17. The City shall continue support of the non-profit Eureka Housing Development Corporation created in 1996 to facilitate the creation of a housing development corporation to develop housing in the area.

Result *Successful*

Evaluation *The City provided $500,000 in 2007 to restructure the purchase and rehabilitation of 50 affordable housing units for the Eureka Family Housing (formerly the Eureka Housing Authority).*

Cont. /Mod.
Delete *Continue*

2.A.18. The City shall expedite the review and approval of all development that includes on-site residential units affordable to very low- and low-income households.

Result *Successful*

Evaluation *When the funding sources came to fruition on the City's Very-low income project the 75 unit Multiple Assistance Center or MAC Center, the project was assigned to a Special Projects Planner under the City Manger. The Special projects planner became the sole project manager.*

Cont. /Mod.
Delete *Continue Policy: The City shall continue to prioritize Very low to Low-income projects.*

2.A.19. The City may reduce development and planning fees for development that includes on-site residential units affordable to very low- and low-income households.

Result *Successful*

Evaluation *Fees for very-low and low income projects such as the 6th and 7th Street Villa, and others have been paid for with redevelopment funds.*

Cont. /Mod.
Delete *This practice should continue with the continuation of this particular policy.*

2.A.20. The City may provide flexibility in development standards for development that includes on-site residential units affordable to very low- and low-income households, in terms of parking requirements, setbacks, lot coverage, and street widths.

Result *No Impact*

Evaluation *This policy remains in use and relevant to further the City's goal of streamlining the development of affordable housing. Additionally the City will continue to assist with payment of in-lieu parking fees when appropriate*

Cont. /Mod.
Delete *The City will retain this flexibility for use with future projects.*

2.A.21. The City shall encourage the provision of affordable housing through the use of development agreements that provide incentives to developers in exchange for the provision of affordable housing.

Result *Successful*

Evaluation *The City entered into a development agreement with the Humboldt County Office of Education for the development of six affordable condominiums at the Seventh Street and Myrtle Avenue property which are anticipated for completion in 2009.*

Cont. /Mod.
Delete *The City will continue to encourage affordable housing through the use of incentives to developers.*

2.A.22. The City shall continue to pursue appropriate federal, state, and local funding for the development of housing for low- and moderate-income households.

Result *Successful*

Evaluation *The City continues to apply for and receive funding from CDBG (Alzheimer's & North Coast Veterans Resource Center, State of California HOME and CalHOME Owner Occupied Rehabilitation programs, and Low & Moderate Income Housing fund (20% set aside funds) for the First Time Homebuyer program, owner occupied rehabilitation programs, paint up fix up grants, lead based paint grants, demolition and graffiti kit grants, and special projects.*

Cont. /Mod.
Delete *Continue*

SPECIAL HOUSING NEEDS

Goal 2.B. To provide adequate facilities and services for senior citizens, for the homeless, those in need of transitional housing and others with special needs.

Policies to Implement Goal

2.B.1. City to support the creation of a new Senior Housing complex

Result *Partial Success*

Evaluation *The City has assisted with funding for the Senior Resource Center's Alzheimers Adult Day Care Center, the North Coast Veterans Resource Center facility, the Eureka Housing Authority repair of 50 units, and the Multiple Assistance Center.*

Cont. /Mod.
Delete *Continue with funding assistance when available*

2.B.2. The City shall promote the development of housing that meets the needs of those with special housing needs, including the homeless, the mentally ill, those needing transitional housing, households headed by single parents, large families, seniors, and disabled persons.

Result *Successful*

Evaluation *The City has assisted with emergency funding for the Multiple Assistance Center, funding of rehabilitation of 50 affordable housing units owned by the Eureka Housing Authority, funding the North Coast Veteran's Resource Center to provide transitional housing for veterans, and the Senior Resource Center's Alzheimer's Adult Day Care Center. In the past the City has assisted with the funding for transitional housing for those needing drug treatment, a motel conversion to temporary housing for homeless large families (through the Serenity Inn) all operated by the Alcohol & Drug Care Services, a transitional youth facility operated by Redwood Community Action Agency, and seniors facilities including the Salvation Army Senior Facility and the Eureka Housing Authority.*

Cont. /Mod.
Delete *Continue*

2.B.3. The City shall work with Humboldt County and other cities in Humboldt County to seek shared funding for homeless needs and non-local funding for these services.

Result *Successful*

Evaluation *The City continues to work with Humboldt County and other cities in Humboldt County to seek shared funding for homeless needs and non-local funding for these services. The 01-HOME-0509 loan repayments which were previously budgeted fiscally for the MAC operations have ceased. Therefore, $50K annually is being placed in the HOME Program Income Reuse account as repayment of the $1M Home loan to the MAC Center, to be used for future eligible HOME projects. $400K has been placed in the reuse account in 2008-9 fiscal budget. City provides funding for the* *consultants fees for grant writing for operations funding for the homeless shelters and non profits supporting the homeless.*

Cont. /Mod.
Delete *Continue*

2.B.4. The City shall promote the use of alternative living and ownership arrangements aimed at providing additional housing opportunities for special needs groups.

Result *Successful*

Evaluation *The City continues to encourage the housing of all special needs groups such as Veterans, elderly, and persons with disabilities.*

Cont. /Mod.
Delete *Staff recommends that this policy be continued to the next Housing Element Cycle of 2007-20014.*

HOUSING REHABILITATION AND AFFORDABILITY CONSERVATION

Goal 2.C. To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policies to Implement Goal

2.C.1. The City shall encourage private investment in older residential neighborhoods and private rehabilitation of housing

Result *Successful*

Evaluation *The City continues to provide owner occupants of residential properties in Eureka rehabilitation funds for health and safety repairs, grants for exterior residential repairs and paint to improve neighborhoods, and to provide landlords funds for improvements to rental units which remain affordable to low to moderate income households. These properties are secured by recorded covenants to retain affordability.*

Cont. /Mod.
Delete *Continue*

2.C.2. The City shall continue to pursue appropriate federal, state, and local funding for the rehabilitation of housing for low- and moderate-income households.

Result *Successful*

Evaluation *The City continues to apply for and receive funding from CDBG, HOME, and CalHome programs. The Low & Moderate Income Housing fund, which consists of the 20% set aside funds from tax increment, continues to be used for the First Time Homebuyer program, owner occupied rehab, paint up fix up grants, lead based paint grants, demolition, graffiti removal kit grants, and affordable housing projects.*

Cont. /Mod.
Delete *Continue with policy and funding*

2.C.3. The City shall assist in the relocation of residents who reside in mobilehome parks that are converting to another use, or assist residents in the purchase of mobilehome parks if the mobilehome park is converting to condominium ownership where Redevelopment Agency, state, or federal funds are used for the new use.

Result *No Impact*

Evaluation *The City did not have any conversion projects that warranted use this particular Housing Element policy.*

Cont. /Mod.
Delete *Continue policy, as placeholder for possible future use*

2.C.4. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of an existing residential dwelling unit located within the Coastal Zone occupied by a low- or moderate-income household unless provisions are made for replacement of the dwelling unit.

Result *Successful*

Evaluation *The City will continue to comply with replacement housing requirements. One such unit was demolished for the development of the Senior Resource Center's Alzheimer's Day Care Center. The tenants were relocated with City Assistance and a new unit was provided for the replacement (615 Myrtle Avenue, Eureka).*

Cont. /Mod.
Delete *Continue*

2.C.5. In accordance with the requirements of state law, the City shall deny any request for the conversion or demolition of any residential structure located within the Coastal Zone for development of a non-residential use which is not coastal dependent unless the City finds that the residential use is no longer feasible in that location. If the City makes this determination and authorizes the conversion or demolition of the residential structure, it shall require replacement of all dwelling units occupied by low- or moderate-income households in accordance with state law.

Result *No Impact*

Evaluation *Although the City has not converted or demolished any residential structure located within the coastal zone, the City shall continue to comply with this requirement of state law.*

Cont. /Mod.
Delete *Continue as placeholder policy for future use*

2.C.6. The City shall diligently pursue the elimination of overcrowded, unsafe, unsanitary conditions, and nuisance abatement.

Result *Successful*

Evaluation *The City continues to provide funding of owner occupied units to alleviate overcrowding, unsafe, unsanitary conditions, and nuisance abatement. The City's Community Improvement Team, consisting of members of Fire, Police, City Attorney, Planning, and Public Works Departments, continues to inspect and abate problem properties. The CIT meets monthly.*

Cont. /Mod.
Delete *Continue*

2.C.7. The City shall inventory data on residential density and proportion of lower-income households in each area to encourage and facilitate improvements in needed areas.

Result *No Impact*

Evaluation *The City shall continue to target the west side Low and Moderate Income Housing Fund Target area of Buhne Street and to the north within the City limits. However, the specific density analysis was never conducted by the City.*

Cont. /Mod.

Delete *This particular policy may have been helpful in disseminating housing data. However, the City, as noted in the evaluation above, has an adequate understanding of where lower income housing is located and where to target assistance. This policy could be modified and be fulfilled with 2010 Census Data if available.*

2.C.8. The City shall encourage and promote the rehabilitation and expansion, where feasible, of mobile home parks.

Result *No Impact*

Evaluation *There are currently 4 mobile home parks in the City limits with approximately 217 units (as per RCAA 2003 Housing Conditions Survey) and the conditions of the park are substandard as there appear to be no efforts to improve the parks by park owners. The City will extend the Paint Up/Fix up Grant Program to include small grants to upgrade minor health and safety improvements to mobiles. Roofs, windows, access, etc.*

Cont. /Mod.
Delete *Continue Housing and Redevelopment grant programs to the City's mobile home parks*

2.C.9. The City shall encourage and promote the retention, rehabilitation, and maintenance of historic structures in the City.

Result *Successful*

Evaluation *The City has in place a process by which each project requiring alteration of a historic structure (generally 50 years or older) within the City is checked for historical significance by the State of California Office of Historic Preservation. If determined historic, the City will rehabilitate to retain and promote the historical nature of the home to State requirement standards. The City owned, 615 Myrtle Avenue site was rehabilitated using historic preservation practices.*

Cont. /Mod.
Delete *This policy should be continued. The City of Eureka is also a Certified Local Government (CLG) approved by the State Office of Historic Preservation. The City has about 800 structures on the Local Register of Historic Places; a majority of the structures are homes. The City of Eureka approved the use of the Mills Act which entails an approximate 60% reduction in property taxes if a property owner enters into a rehabilitation work plan with the City. Other incentives related to historic properties come available through the State Office of Historic Preservation.*

2.C.10. The City shall seek to preserve all assisted multi-family rental housing units at risk of being converted to market-rate housing.

Result Successful

Evaluation *Owners are contacted at conversion (expiration of covenants) of market rate housing for additional City assistance to retain covenants.*

Cont. /Mod.
Delete *This relative straightforward policy should obviously be continued.*

EQUAL ACCESS

Goal 2.D. To ensure equal housing opportunities for all persons in Eureka regardless of age, race, religion, sex, marital status, national origin, color, or other barriers that prevent choice in housing.

Policies to Implement this Goal

2.D.1. The City shall promote housing opportunities for all persons regardless of race, religion, sex, marital status, national origin, color, or other barriers that prevent choice in housing.

Result *Successful*

Evaluation *The City continues to semi-annually publish a Public Notice in the Times Standard that the City of Eureka is in compliance with the State of California Fair Housing Law. Each program participant is issued a Brochure from the U.S. Department of Housing and Urban Development entitled "Fair Housing, Equal Opportunity for All."*

Cont. /Mod.
Delete *Continue*

ENERGY CONSERVATION

Goal 2.E. To encourage and maintain energy efficiency in new and existing housing.

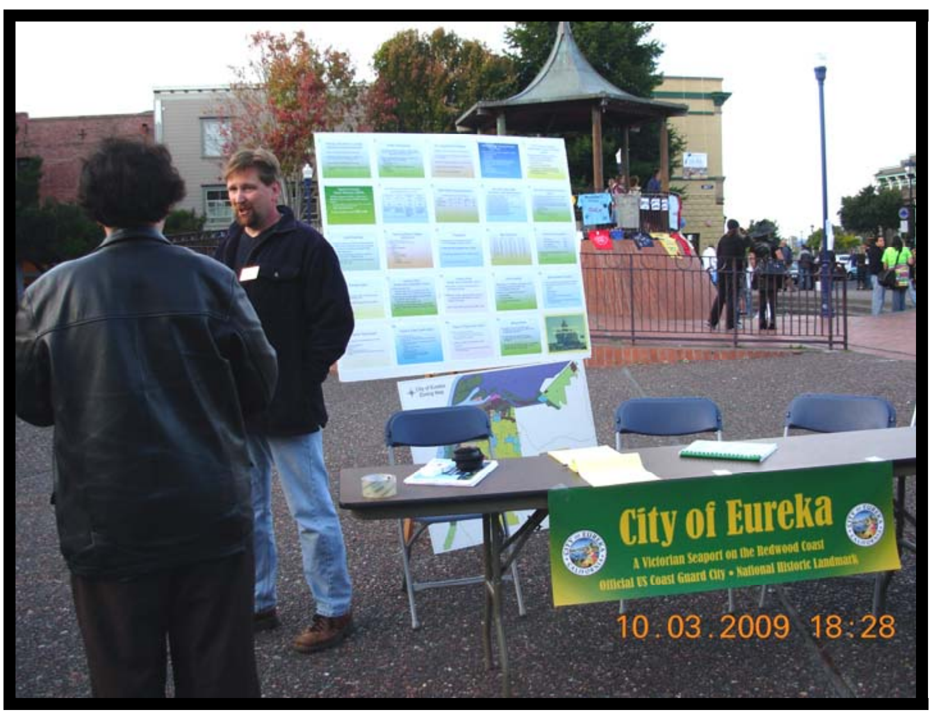
Policy to Implement this Goal

2.E.1. The City shall continue to promote energy conservation in the design of all new residential structures and shall promote incorporation of Title 24 energy conservation and weatherization features in existing homes.

Result	*Successful*
Evaluation	*The City shall require that Title 24 energy conservation and weatherization features are required in all new structures and all rehabilitation programs are encouraged to use energy conserving and weatherization features.*
Cont. /Mod. Delete	 *Modify: The use of Leadership in Energy and Environmental Design or "LEED" certification may be a prudent policy or goal to apply to attain a goal similar to Goal 2.E.*

PUBLIC PARTICIPATION

The City's Public Participation program in the preparation and review of the Housing Element included efforts to involve all economic segments of the community. These efforts included public meetings noticed in a newspaper of general circulation with individual notices sent to persons interested in housing issues in the City. *Craigslist* was utilized as a tool to provide public awareness of the Element. The City's web page was updated to provide meeting information on the update.



Above and next page: City Planner Robert Wall discussing the Housing Element at Arts Alive. City of Eureka Photo

The meetings provided staff with specific information on the needs of neighborhoods and how citizens believe the City could assist in the elimination of blight and the production of housing units compatible with historic characteristics in our neighborhoods. As shown above, Staff also raised public awareness of the Element Update and subsequent workshops at the *Arts Alive!* function in Old Town Eureka.

Outreach meetings were conducted and contact was made with individuals and organizations involved in homeless issues including of Redwood Community Action Agency, Arcata House, and the Humboldt County Department of Health and Human Services, Mental Health Branch. The predominant information received from this interaction was current data on estimating the extent of homelessness with our community and an inventory of shelter services are currently being provided within the area. Community Development staff has also been added to the Continuum of Care homeless coalition, which is a group of governmental and non-profit entities dedicated to address the homeless issues that Eureka and Humboldt County experience.

Additional meetings and contact were made with the City of Eureka Housing Advisory Board and John Hammond of the Silvercrest senior residential facility to bring focus to senior needs and issues. The Eureka Housing Authority provided information on housing matters, specifically, the Henderson Center area of Eureka.

Staff spoke with Santiago Cruz to discuss the needs of Hispanic community members, and notice of the public meetings and Planning Commission hearings were provided to the "local" Hispanic newspaper "El Heraldo."

Charlie Bean and Staff conducted several meetings regarding ADA access improvements and housing production. Mr. Bean's efforts resulted in a policy that promoted more awareness of Eureka's disabled housing needs.

The College of the Redwoods and Humboldt State University Housing Departments were contacted for background information. As a result of this contact the Humboldt State

University Housing Department was added to the Housing Element contact list was a reviewer of the draft Element. College of the Redwoods provides only on-campus housing assistance and chose no additional contact with the City.

Housing Officer, Lieutenant Junior Grade, Adam Wolfe, of Coast Guard Group Humboldt Bay provided insightful information regarding the Housing needs of the U.S. Coast Guard within the City Eureka.

Charlotte MacDonald of Eureka Mainstreet and Robert Maxon of Globe properties were extremely helpful in providing information regarding Downtown refill/redevelopment of upper story housing units within Old Town.

Chris Rall of Green-Wheels/Healthy-Humboldt was consulted regarding his group's desire to have a more pedestrian/biker friendly community with an equally healthy jobs housing balance.

Bob Higgons of the Humboldt Association of Realtors added Policy 2.A.26 which requires the City to adopt preapproved second unit plans for use by the public. This policy is intended to help the general public mitigate the cost of hiring an architect or engineer for the construction of prospective second housing units.

Notices of the public meetings and Planning Commission and Council hearing dates were forward by U.S. mail to the individuals on the Housing Element mailing list. Additionally, a Housing Element Power Point Presentations were made to the Planning Commission, City Council, Historic Preservation Commission, and Housing Advisory Board. A paper copy of the presentation was also made available at the Planning Department's information kiosk at City Hall. Additionally, notices and draft documents were forwarded to the Eureka Housing Authority and the Humboldt County Housing Authority.

GENERAL PLAN CONSISTENCY

State Law requires that "…the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies…" The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the City of Eureka.

The Housing Element is part of the City of Eureka General Plan last updated in 1997 and includes numerous goals, policies, and implementation programs, which were revised for consistency with goals, policies and implementation programs in other elements of the General Plan. For this particular update to ensure general plan consistency, each new Housing Element goal, policy, and implementation measure was iteratively compared to each goal, policy, and implementation measure of the existing general plan. This process took considerable staff time. However, the result is internal consistency with the existing general plan, which in turn provides the city a legally defensible Housing Element. (***California Government Code §65300.5)***

Furthermore, consistency among Elements of the General Plan will be maintained throughout the planning period by annual overview of the General Plan and its Elements in conjunction with progress reports, and in the review of amendments to the General Plan Land Use Element.

Potential conflict issues were noted within the State mandated density Bill 1818 (Housing Element Policy 2.A.20.).

As noted earlier within this Element, Senate Bill 1818 requires design concessions be made by the City when affordable housing is being offered by a developer. The City of Eureka is required to comply with this Bill (**see Housing Element Policy 2.A.20**). General Plan conflicts with Housing Element Policy 2.A.20 were found to be numerous. For example, Policy 1.K.7 of the General Plan states *"The City shall encourage rural and estate densities and planned unit developments in areas immediately adjacent to gulch greenways so as to preserve the openness and visual amenities of these valuable natural assets while reducing sprawl conditions and the cost of utilities, circulation, grading, and construction."* A potential developer may request to fill a wetland, alter a streambank, or remove riparian vegetation inconsistent with a Gulch Green-Way Zoning Ordinance, to make an affordable housing project feasible. The design concessions are not limited to resource areas however, parking, road standards, noise restrictions, and height limitations, to name a few, are also other waivers a developer may request waivers for. The following are General Plan policies (listed by numbers only) that have the potential to be inconsistent with Housing Element Policy 2.A.20.:

3.A.3, 3.A.6., 3.A.9., 3.A.11., 3.A.14., 4.A.3.,4.A.10., 4.D.7., 4.F.5., 4.G.4., 6.A.6., 6.A.7., 6.A.8., 6.A.19., 6.A.20., 6.A.21., 6.C.5., 6.C.6., 6.C.7., 7.D.1., & 7.G.6..

However, as codified, Senate Bill 1818 makes it clear that the city or county may refuse to grant development concessions within a gulch greenway or other resource area if it can make findings, based on substantial evidence, that the project concessions will have an adverse impact on health, safety, physical environment, or on any property listed in the California Register of Historic Resources, so long as there is no way to mitigate or avoid the specific impact without making the development unaffordable to Low and Moderate income households. Based on this subsection of density bonus law, the consistency of Senate Bill 1818, more specifically, Housing Element Policy 2.A.20, with the Eureka General Plan continues to be maintained.

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APPENDIX 1
HOUSING OPPORTUNITY LAND INVENTORY MAPS

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