

CITY OF ARCATA CITY COUNCIL MEETING

COUNCIL CHAMBER
736 F Street, Arcata

JULY 19, 2023
Wednesday, 6:00 PM

AGENDA

Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the City Council, including those received less than 72 hours prior to the City Council meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at www.cityofarcata.org.

PLEASE NOTE: Speakers wishing to distribute materials to the City Council at the meeting are requested to provide 10 copies to the City Clerk.

How to Observe and Participate in the Meeting:

Observe:

Members of the public can attend the meeting in person or observe the meeting on Zoom (see below), on Access Humboldt Channel 10, online by visiting www.cityofarcata.org and clicking on the See Live Meetings, Agendas, and Archives button on the home page, or on the City's YouTube channel at <https://www.youtube.com/c/CityofArcataCA>

Public Comment Participation in Person and on Zoom:

Members of the public may attend the meeting in person and give public comment. Or, they may access the meeting via Zoom to provide public comment.

1. Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL:
<https://us06web.zoom.us/j/81104514467>
2. If you want to comment during the public comment portion of any item, click on **raise your hand** on the right-hand side of your screen. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute you. You will have 3 minutes to comment (2 minutes for Early Oral Communications), subject to the Mayor's discretion.

Or join by phone:

1. *67 1-669-900-6833

2. Enter Meeting ID: 811 0451 4467
3. If you are accessing the meeting via telephone and want to comment during the public comment portion of any item, press **star (*) 9** on your phone. This will raise your hand. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. You will have 3 minutes to comment (2 minutes for Early Oral Communications), subject to the Mayor's discretion.

I. LAND ACKNOWLEDGMENT

II. FLAG SALUTE

III. ROLL CALL

IV. CEREMONIAL MATTERS

A. Proclamation Recognizing July 2023 as *Parks and Recreation Month*.

B. Proclamation in Support of the Protection of the Southern Resident Orcas and Their Ecosystem.

V. REPORT BY COMMISSION/COMMITTEE

A. Annual Report from the Parks and Recreation Committee.

VI. EARLY ORAL COMMUNICATIONS

The City Council values your comments. This 15-minute time period allows people to address the Council on matters not on the agenda. Please know that, pursuant to the Brown Act, the Council cannot discuss or take action on items that are not listed on the posted agenda. At the end of all oral communications the Council may respond to statements. Supported requests that require Council action will be set for a future agenda or referred to staff. Speakers may be limited to two minutes. There will also be time for the public to comment specifically on each agenda item and again at the end of the meeting under item number XII (12).

VII. N/A

VIII. CONSENT CALENDAR

All matters on the Consent Calendar are considered to be routine by the City Council and are enacted in one motion. There is no separate discussion of any of these items.

If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Council members or members of the public can request that an item be removed for separate discussion.

- A. Approve the Minutes of the City Council Meeting of June 21, 2023.**
- B. Bi-Weekly Report on Disbursements.**
- C. Approve a Memorandum of Understanding between Humboldt County and the City of Arcata for a Regional Edible Food Recovery Program Manager Position; and Authorize the City Manager to Execute All Applicable Documents.**
- D. Award a Contract in the Amount of \$217,900.00 to SHN for Engineering Design & Construction Management Services for the Arcata Ball Park Improvement Project; Authorize the City Manager to Increase the Contract Amount by up to \$10,895.00 (5 Percent, for a Total of \$228,795.00); and Authorize the City Manager to Execute All Applicable Documents**
- E. Approve the Project Plans and Award a Construction Contract for the Bloomfield Park Improvement Project to Hooven & Co., Inc., in the Amount of \$39,037.00; Authorize the City Engineer to Increase the Contract Amount by up to \$3,903.70, (10 Percent, for a Total Amount Not to Exceed \$42,940.70) to Allow for Any Unforeseen Contingencies; and Authorize the City Manager to Execute All Applicable Documents.**
- F. Amend the Contract in the Amount of \$30,960.73 to GHD, Inc., for Professional Services for the Environmental Documents, Design, Plans, Specifications, and Estimate for the Old Arcata Road Improvements Project; and Authorize the City Manager to Execute All Applicable Documents.**

IX. ITEMS REMOVED FROM CONSENT CALENDAR

Items removed from the Consent Calendar will be heard under this section.

X. OLD BUSINESS

XI. NEW BUSINESS

- A. Conduct a Public Hearing to Hear Objections or Protests from Landowners Listed on the Report of 2022 Lien Letter Recipients of Delinquent Garbage Account Fees; and Make Revisions or Corrections to the Report as the Council Deems Just; After Which, Adopt Resolution No. 234-02 Confirming the Report of 2022 Delinquent Garbage Account Fees for Lien.**

The City of Arcata requires all occupied premises to subscribe to and pay for garbage

and recycling services. Tenants may obtain and pay for collection service, however the owner of each parcel is ultimately responsible for payment of such service. Recology Arcata serves as the City's franchise garbage and recycling hauler. The Arcata Municipal Code, Title V—Sanitation and Health, Chapter 3—Solid Waste Management, Section 5430 defines solid waste disposal bills not paid within 60 days after the billing date to be late and deemed delinquent. Section 5430 allows the City to collect payment for delinquent accounts pursuant to the authority granted in Government Code section 38790.1, and in the manner described in Government Code section 25831. Pursuant to this process, the City Council reviews and confirms a report of the delinquent accounts during a public hearing at which time affected property owners may present objections or protests. The Council may revise or correct the report, as it deems appropriate prior to taking action to confirm it. A certified copy of a confirmed report of delinquent accounts is then filed with the County Auditor. Upon recordation of the report, the liens are created and attached to the property.

RECOMMENDATION:

It is recommended that the Council conduct a Public Hearing to hear objections or protests from landowners listed on the report of 2022 Lien Letter Recipients of Delinquent Garbage Account Fees; and make revisions or corrections to the Report as the Council deems just; after which, adopt Resolution No. 234-02 Confirming the Report of 2022 Delinquent Garbage Account Fees for Lien.

B. Public Hearing for Closeout of Arcata's Community Development Block Grant (CDBG) 17-CDBG-12017: Accomplishments, Disencumbrance, and Acceptance of Two Planning Only Activity Reports.

The purpose of this hearing is to receive public input on accomplishments for each activity of the 17-CDBG-12017 grant, including expenditures and disencumbrance, to accept the analysis and final reports which were funded under a Planning Only activity, and to direct staff to submit the grant closeout package to the State. The City is closing out one grant which comprised four distinct activities:

- City of Arcata Wastewater UV Improvements
- Arcata Gardens Multi-Family Rehabilitation Project
- Planning Only – Infill Market Study and Appendix, and the City of Arcata Housing Element, 6th Cycle
- Economic Development Business Assistance and Microenterprise Programs (supplemental activities)

RECOMMENDATION:

It is recommended that the Council:

1. Open a public hearing to consider closeout of the 17-CDBG-12017 grant ("CDBG grant"), including: accomplishments; disencumbrance of funds; acceptance of the analysis and Infill Market Study dated January 8, 2021, and Appendix dated April 27, 2023, reports; and acceptance of the analysis and City of Arcata Housing Element, 6th Cycle report, adopted December 18, 2019.
2. Adopt Resolution No. 234-01 accepting the analysis and Infill Market Study with

Appendix report, and the analysis and City of Arcata Housing Element, 6th Cycle report.

3. Direct staff to disencumber unused grant funds, authorize the City Manager to sign the closeout certification, and submit final reports and closeout package to California Housing and Community Development, CDBG Division.

C. Receive a Verbal Report from the Planning Commission Chairperson on the Planning Commission's Recommendations for the City's General Plan Updates.

XII. ORAL AND WRITTEN COMMUNICATIONS

The City appreciates public input. This time is provided for people to address the Council or submit written communications on matters not on the agenda. Please know that, pursuant to the Brown Act, the Council cannot discuss or take action on items that are not listed on the posted agenda. At the end of all oral & written communications, the Council may respond to statements. Supported requests that require Council action will be set for a future agenda or referred to staff. Speakers addressing the Council may be limited to 3 minutes, with a maximum of 5 minutes, and a time limit on the length of oral communications may be imposed

XIII. COUNCIL AND STAFF REPORTS

All reports shall be specifically limited to City business and shall not request or lead to action by the Council at this meeting.

XIV. DATES OF FUTURE MEETINGS

XV. CLOSED SESSION

XVI. CLOSED SESSION REPORTS

XVII. ADJOURNMENT

Other than items continued or tabled to a date certain, the Council may, by majority vote, continue all matters not completed by 10:30 p.m. to the following Thursday at 6:00 p.m. in the Council Chamber. Should the Council vote to continue the meeting past 10:30 p.m., discussion on an item on the agenda that either requires or allows for public input may not begin without a unanimous vote of the City Council members present. (Closed Session items may begin later.) (Reference: Resolution No. 223-07)



Recognizing July 2023 as
PARKS & RECREATION MONTH

WHEREAS, Parks and Recreation make lives and communities better now and in the future; and

WHEREAS, it is established through statewide public opinion research that 98 percent of California households visit a local park at least once a year; two in three households visit a park once a month; 50 percent of households participate in an organized recreation program; and most park use is with family and friends; and

WHEREAS, Arcata has emerged from the COVID-19 pandemic to offer full recreation programming, support more special event activities than pre-pandemic levels, and construct a variety of significant park improvement projects at Redwood Park, Bloomfield Park, Carlson Park, and the Arcata Marsh and Wildlife Sanctuary; and

WHEREAS, residents see youth recreation programs as an opportunity for young people to develop artistic creativity, social connections, self-esteem and lifelong health and learning, which all help reduce local crime and mischief, especially during non-school hours; and

WHEREAS, residents value our local parks for access to outdoor spaces as a place where everyone can play and be active, exercise, enjoy group sports and have access to the serenity and inspiration of nature while preserving and protecting our natural, historic and cultural resources; and

WHEREAS, the residents of Arcata, including children, youth, families, adults, seniors, businesses, community organizations, and visitors, benefit from the wide range of parks, trails, open spaces, sports fields, tennis courts, facilities and programs including community-wide special events, camp programs and health and wellness opportunities provided by the Recreation and Parks Divisions.

NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Arcata hereby recognizes **JULY 2023** as ***PARKS & RECREATION MONTH***. The Council reminds the community that Parks Make Life Better!® and urges all its residents to enjoy Parks and Recreation's benefits of enriching our lives and the experience of our visitors, while adding value to our homes and neighborhoods.

Dated: July 19, 2023

Sarah Schaefer
 Mayor



in Support of

THE PROTECTION OF THE SOUTHERN RESIDENT ORCAS AND THEIR ECOSYSTEM

WHEREAS, the Southern Resident Orcas (“the Orcas”) are culturally, spiritually, and economically important to the people of the Pacific Northwest and the world; and

WHEREAS, despite legal protections for nearly two decades, the population continues to decline and is critically endangered with approximately 75 individuals left in the wild; and

WHEREAS, the Orcas’ survival is dependent on healthy and functioning ecosystems, their diet composed exclusively of fish; and

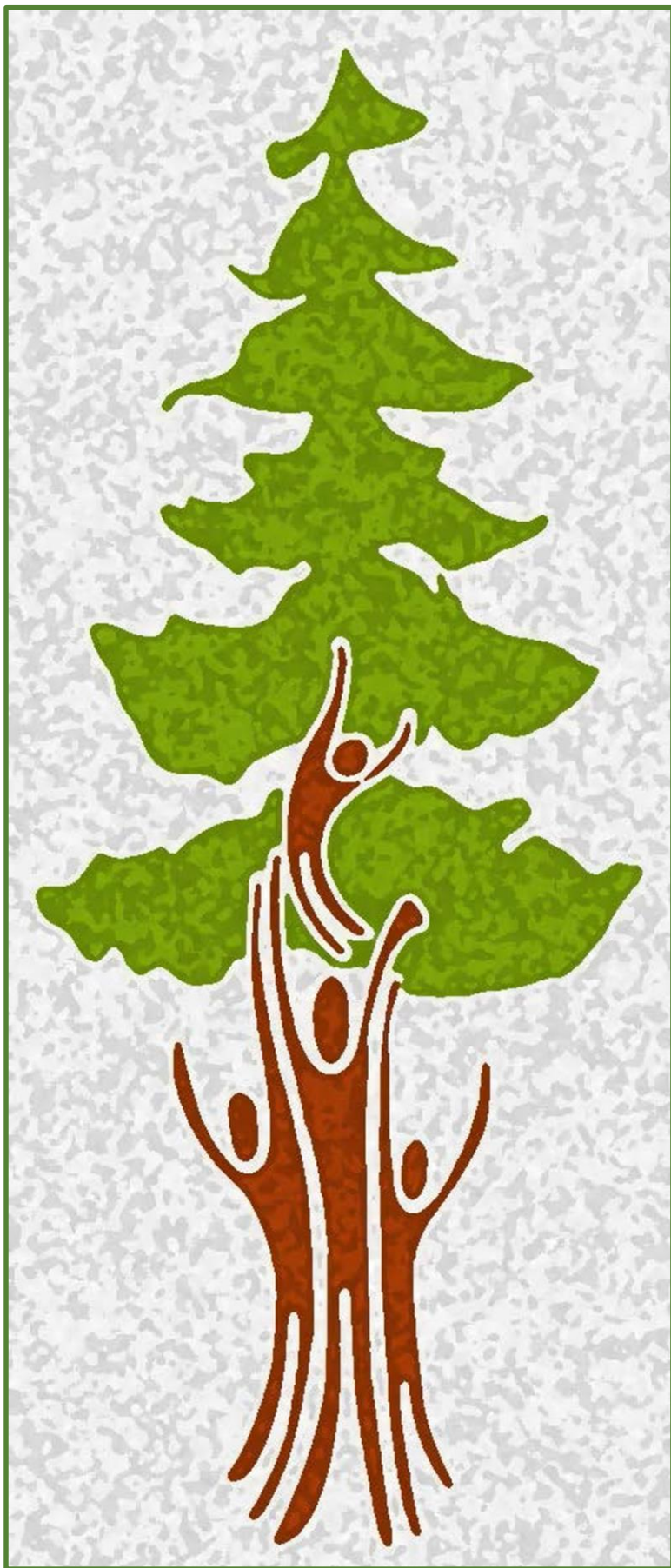
WHEREAS, over 20 countries, dozens of local communities in the United States, and several tribal governments have recognized that nature has inherent rights and that human society has the responsibility to protect and steward nature in a manner consistent with our interconnected relationships; and

WHEREAS, the rights of the Southern Resident Orcas include, but are not limited to, the right to life, autonomy, free and safe passage, adequate food supply from naturally occurring sources and historic foraging areas, and freedom from conditions causing physical, emotional, or mental harm, including a habitat degraded by noise, pollution, and contamination.

NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Arcata supports action by local, state, federal, and tribal governments that secure and effectuate the rights of the **SOUTHERN RESIDENT ORCAS** and of the ecosystems upon which they depend.

Dated: July 19, 2023

Sarah Schaefer
Mayor



Arcata Parks and Recreation

2022 Annual Report

Special thanks to our participants, community partners, volunteers, staff, other city departments, the Parks and Recreation Committee and City Council for making another successful year.

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Creating Community Through People, Parks and Programs

Arcata Parks and Recreation

Annual Report 2022

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Creating Community through People, Parks and Programs

The primary focus of the Parks and Recreation Divisions is to enrich individuals, families, and our community through the provision of services, facilities, and programs that improve the quality of life for our citizens.

The Arcata Parks and Recreation Divisions exist to:

CREATE COMMUNITY

- ◆ Protect environmental resources
- ◆ Facilitate community problem-solving
- ◆ Increase cultural unity
- ◆ Strengthen community image and sense of place
- ◆ Support economic development

PROMOTE HEALTH AND WELLNESS

- ◆ Create an active and healthy community through diverse and innovative recreation programming
- ◆ Provide space to foster human development
- ◆ Provide space to learn & play, space to be safe & secure, and space to create & imagine

FOSTER YOUTH DEVELOPMENT

- ◆ Provide youth with a variety of experiences to nurture individuality
- ◆ Spark imagination and encourage cooperation
- ◆ Build the skills needed for success in the next stage of development

The Arcata Parks and Recreation Divisions provide essential community benefits including:

- ◆ Healthier residents
- ◆ Sense of well-being in the community
- ◆ Safer neighborhoods
- ◆ A higher quality of life
- ◆ Increased property values
- ◆ Opportunities for youth, adults, and seniors to participate in programs and events
- ◆ Partnerships with community agencies, public and private
- ◆ Cultural expression and unity



Parks and Recreation Divisions Year 2022 Overview

The Parks and Recreation Divisions impact the lives of many people.

Easily tracked are individuals who utilize our Recreation Programs every year. Other individuals served through Parks and Recreation include the thousands who use the parks, sports fields, and buildings throughout the year.

Overview of Programs and Community Events

<i>Classes and Programs</i>	<i>Participants¹</i>	<i>Revenue</i>	<i>Expenses</i>	<i>Net Revenue*</i>
Creating Community				
Bayside Park Community Garden	51	\$2,796	\$0	\$2,796
Bike Rodeo	73	\$0	\$1,229.26	-\$1,229.26
Bowl of Beans Benefit**	0	\$0	\$0	\$0
Challenge Course	36	\$500	\$71	\$429
Holiday Craft Market	1,400	\$9,401	\$1,239	\$8,162
Lantern Ceremony	125	\$0	\$0	\$0
Health and Wellness				
Drop-In Activities	1,634	\$5,095	\$5,779.33	-\$684.33
Gymnastics	133	\$12,408	\$6,767	\$5,641
Gymnastics Birthday Parties	24	\$300	\$210	\$90
Jujitsu	146	\$4,674	\$2,804	\$1,870
Special Olympics Tournaments	250	\$0	\$0	\$0
Youth Basketball**	0	\$0	\$0	\$0
Youth Development				
Adventure Camp	384	\$46,940	\$27,180	\$19,760
Arcata Break Camp	33	\$4,479	\$1,472	\$3,007
Art Camp	198	\$15,666	\$10,609	\$5,057
Art Birthday Parties**	0	\$0	\$0	\$0
City Arts	91	\$3,300	\$2,691	\$609
First Year Playgroup	1,341	\$7,000	\$3,871	\$3,129
Forest Camp	346	\$42,334	\$29,419	\$12,915
Leader-In-Training	197	\$4,164	\$1,222	\$2,942
Marsh Camp	206	\$16,837	\$12,229	\$4,608
Play Center	3,674	\$16,578	\$13,301	\$3,277
Redwood Day Camp	549	\$63,186	\$31,304	\$31,882
Skate Camp	250	\$22,896	\$9,471	\$13,425
Yearly Totals	11,141	\$278,554	\$160,868.59	\$117,685.41

* Net Revenue partially covers full-time staff salaries, and the balance is covered by the General Fund.

Those events and programs marked with

** did not take place during 2022 due to COVID restrictions and or associated impacts on staffing.

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Overview (continued)

Facility Use Hours	2019	2020	2021	2022
Total Field Reservation Hours	2,304	314	1,333	2,003
Total Building Hours ²	16,293	8,506	8,093	16,574
City Hall Operating Hours	1,992	1,992	1,992	1,992
Transit Center Operating Hours	2,070	2,070	2,070	2,070
Special Event Hours	768	460	620	876

Resident Use	2019	2020	2021	2022
Resident Participants	47%	44%	48%	47%
Non-Resident Participants	53%	56%	52%	53%
Scholarship Use	2019	2020	2021	2022
Youth Development Fund (YDF) Participants ³	325	20	33	59

Revenue Overview	2019	2020	2021	2022
Recreation Program and Event Revenue	\$416,144	\$231,838	\$194,685	\$278,554
Non-Resident Fees	\$20,447	\$6,449.40	\$8,448	\$13,897
Contract Class Revenue	\$4,717	\$1,233	\$975	\$2,625
Youth Development Scholarship Fund Usage	\$8,412	\$3,117	\$3,785	\$4,827
Total Field/Court Revenue	\$67,246	\$1,796	\$37,364	\$41,260
Total Building/Facility Revenue	\$64,942	\$9,238	\$29,632	\$80,914
Parks and Recreation Grants/Donations	\$84,227	\$59,378	\$41,590	\$35,490
Bayside Park Farm Revenue	\$15,106	\$29,250	\$25,405	\$20,069
Special Event Revenue	\$19,037	\$8,708	\$5,814	\$11,254
Film Permit Revenue	\$166	\$856	\$173	\$354.25
Vending Revenue	\$487	\$4,000	\$6,000	\$6,120

*See full report and appendices for detailed information. *

1 – Participants registered for programs, contract classes and camps using RecTrac/WebTrac. Many participants register for multiple sections.

2 – Includes Rentals, Recreation, and other city department use of the Arcata Community Center, Redwood Lodge, Redwood Lounge, Stage Area and Picnic Area, D Street Neighborhood Center, Library Conference Room, Judo Hut and the Arcata Marsh Interpretive Center.

3 – Includes art camps and programs.

RECREATION DIVISION

The Recreation Division provides a wide array of public recreational programs and community events throughout the year. In addition, Recreation staff coordinates the City's Special Events, Film, and Plaza Vending Permits and the Bayside Park Community Garden applications and Farm Shares as well as overseeing the Arcata Marsh Interpretive Center programming and staff.

Recreation Division staff is responsible for all City facility and field rentals including the Community Center, D St. Neighborhood Center, Redwood Lodge and Lounge, Redwood Park Picnic and Stage areas, the Arcata Ballpark and Sports Complex, Pacific Union Field, Larson Park tennis courts, bocce ball courts and gazebo, and Library Conference Room.

The Division also serves as a clearinghouse for information regarding activities and services offered by other City Departments and local service providers. The Recreation Division employs four full-time and numerous part-time staff. Community volunteers support City programs including Youth Basketball, Drop-In Activities, Community Events, Bayside Park Farm and Play Center.

Programs, Classes and Community Events



The Recreation Division offers both seasonal programs such as Summer Camp and Youth Basketball as well as year-round programs including Gymnastics, Ceramics, Play Center, Drop-In Activities, and a variety of youth and adult contract classes.

The City of Arcata Recreation Division complies with the Americans with Disabilities Act (ADA), which prohibits discrimination based on a disability. The Recreation Division makes reasonable accommodations in recreation programs to enable participation by individuals with a disability who meet essential eligibility requirements. Recreation programs offered by Arcata Recreation are available in the most integrated setting appropriate for each individual.

Recreation Division programs and classes generated \$278,554 in total revenue during 2022. Many children and adults register for classes or programs multiple times throughout the year. Since its inception in 2012, online registration continues to be well utilized.

We were able to re-introduce some programs previously closed due to COVID, however, the Recreation Division continued to be impacted. Like so many industries, we faced challenges with part-time staffing and so our programming has been affected. Summer Camps were further impacted when positive COVID cases in both staff and campers forced us to cancel days or even weeks of camp.

CREATING COMMUNITY

Bayside Park Community Garden

Individuals and families can rent 4 X 25-foot garden plots to grow organic fruit, vegetables, and flowers for non-commercial use. Each plot rented for \$80 per year for Arcata Residents and \$92.50 for non-residents. There are 36 garden plots.



Bike Rodeo

In 2022, the Bike Rodeo returned for the first time since 2019 and took place in a new location near Carlson Park. Bike rodeos provide opportunities for the community to have fun on their bicycles while also encouraging smart cycling safety practices. Bike safety and education stations are available where participants can get proper helmet fitting, equipment safety inspections, and participate in fun activities revolved around smart cycling practices. Carlson Park Dr. was closed off to make room for bicycle education stations and food vendors. Over 70 participants attended the event and could only be possible thanks to the many volunteers that attended to help facilitate these activities.

Bowl of Beans Benefit

This year, HC Black Music & Arts Association hosted a Martin Luther King Day March on the Plaza and Celebration at the Arcata Community Center featuring live music and dancing, keynote speakers, food and more. Still impacted by the effects of COVID on staffing and volunteers, Arcata Elementary School was unable to partner with the City this year to host the Annual Bowl of Beans benefit. Other community partners such as the Arcata Interfaith Gospel Choir and Children's Choirs were also dismantled during COVID. The Recreation Division will continue to explore the best ways we can contribute to a community wide Martin Luther King Jr. Day celebration in years to come.

Challenge Course

Located at Redwood Park, the course is a community resource for team building, personal development, and expanding one's experiences as an individual or teammate.

Holiday Craft Market

The 21st Annual Holiday Craft Market was held on Saturday, December 10th and Sunday, December 11th. Hand crafted items were donated by vendors and awarded to lucky raffle ticket winners. The market returned this year after closing during the Covid pandemic with approximately 1,400 shoppers attending the two-day event. Shoppers enjoyed browsing for jewelry, hand crafted clothing, hand-blown glass, puzzles, pottery and much more. This year's entertainment included twelve volunteer performances. The proceeds from the event, totaling \$8,162, supported the Arcata Recreation Youth Development Scholarship Fund.

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

PROMOTING HEALTH AND WELLNESS

Drop-In Activities

By March 2022, regular drop-in activities were offered at the Community Center. Three part time building supervisors were hired to facilitate the activities. These activities include pickle ball, badminton, table tennis, basketball and volleyball. Drop-in programs served 1,634 participants throughout the year. The program was slow to start back up with lots of participants still feeling cautious sharing indoor spaces. There were lots of changes to the schedule throughout the year to assess which days and times best suit the activity and the user group. By the end of 2022, we began to reach a more regular routine that helped participants become more aware of activity calendars. The fee is \$3 per drop-in or participants can purchase a \$20 drop-in punch card.

Gymnastics

The Arcata Recreation Gymnastics program offers an affordable, high-quality program to youth ages 5-12yrs. Students are coached through skill progressions developed by USA Gymnastics. The program typically offers six sessions throughout the year. The program continues to grow after being closed during COVID offering additional classes and staff. During 2022, we served 133 gymnasts, most enrolling in multiple sessions.

Special Olympics Tournaments and Young Athletes Program

The Recreation Division typically collaborates with Special Olympics Northern California and Humboldt State University to coordinate the Annual Bocce Bonanza for local High School students with differing abilities. The Young Athletes Program is another partnership program that provides children ages 3-7 years an introduction into the world of sport through activities that increase skills and reduce barriers. Unfortunately, this year due to the COVID shutdown, these programs did not take place.

Youth Basketball



The Youth Basketball League did not take place in 2022 due to the continued pandemic and the indoor, close contact nature of the game. In addition, during 2022 the Recreation Division saw many transitions in staffing, making the huge undertaking of managing a league of this size out of reach. The Youth Basketball Program will return for the 2023 season at about 60% capacity in comparison to 2020 registration.

In the past, the Youth Basketball Program served almost 600 youth in grades 1-12 on 56 teams. In all, there were 9 divisions, split by age and gender, with a 9-12 grade boys and girls combined division. Registration fees of \$70 per player (\$81 non-resident) and multiple \$225 sponsor fees provide the revenue for this program. Sponsors are recognized through having their name on team shirts and advertising.

All teams practice weekly at the Arcata Community Center and play games every Saturday. In addition to the Arcata Community Center, Jacoby Creek School, Pacific Union School and Sunny Brae Middle School gyms were used for the games in the past. The annual "Silent Weekend" took place again promotes positive sportsmanship among spectators. Fans are encouraged to show their support by clapping while refraining from all verbal cheering.

FOSTERING YOUTH DEVELOPMENT

Adventure Camp

This highly popular camp serving 9 to 12-year-old adventure seekers for nine weeks this summer expanded to a full day program with added camp spots to meet the continued growing demand. Themed weeks focused on camper skill development in shelter building, knots, hiking, track identification, compasses, maps, GPS, fire building, camp safety, backpacking, and first aid.



Arcata Break Camps

The Division offers camps for youth ages 5-12 during school breaks. In 2022, we offered a Thanksgiving and Winter Break Camp. Camps typically take place at the Teen Room in the Arcata Community Center. The camp offers full-day care with extended care starting at 8 am and ending at 5:30pm at no additional charge. This successful camp enables registrants to participate in arts and crafts projects, games and activities. Revenue and participation totals vary year to year as the dates of the second week of Winter Break Camp fluctuate and dictate whether camp takes place before or after the New Year.

Art Camp

Budding artists gain exposure to a wide variety of art mediums as well as art history and theory. Art Camps for youth ages 5-8 and 8-12 years were offered alternately throughout the nine weeks of summer.

Birthday Parties

2022 brought the return of Gymnastics themed birthday parties at the Judo Hut. These two hours parties provide facility space, gymnastics and play equipment, supervision and fun, while the parent supplies the guests and refreshments. We offer families birthday celebrations with no stress or mess.



City Arts

City Arts is the umbrella name giving to the variety of art programming offered by the Recreation Division. Our popular Family Ceramics classes returned in 2022 after nearly two years of closure due to COVID. These classes offer an intentionally affordable option for community members who might not otherwise be able to afford classes at a private studio. Participants learn a variety of hand building and glazing techniques. Elements of Art was an afterschool arts program offered to youth ages 5-8 and 9-14. Art instructors offered instruction in a variety of art mediums as well as a creative space for free expression.

First Year Playgroup

In partnership with First 5 Humboldt the Recreation Division provides programming that supports families with the transition into parenthood beginning with pregnancy through the first year of a child's life. Throughout 2022, this programming and support has taken on many different forms as we continued to adjust and adapt to the regulations set forth by local and state COVID guidelines as well as the needs of the community. The program returned indoors in November of 2022.

Forest Camp

This full day summer camp was developed in 2020 to meet the community's needs for childcare. Here campers ages 5-8 years explore the Arcata Community Forest and discover the unique landscape and habitat for all life forms that live and grow within its expanse. Each week offers different themes and activities.



Leader-In-Training

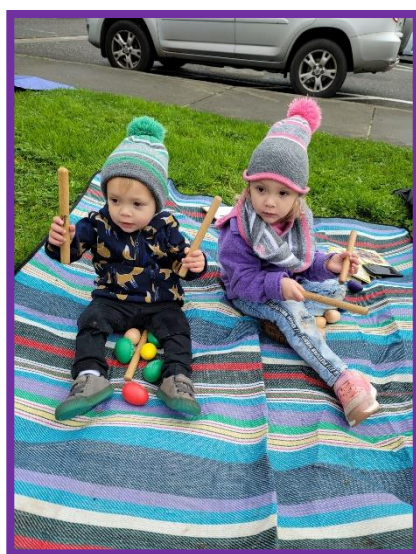
Leaders-In-Training (L.I.T.), ages 13-17 years, work with youth ages 5-12 years, helping plan and lead activities, games and more. Registrants gain firsthand work experience through the L.I.T. Program. Leaders-in-Training earn community service hours while acting as role models to our campers. Teens leave the program with job experience, professional references, and a summer of positive memories. All summer camps utilized the help of L.I.T.s. During the summer of 2022, we had more than 40 L.I.T.s, most of which served multiple weeks and multiple camps.

Marsh Explorers Science Camp

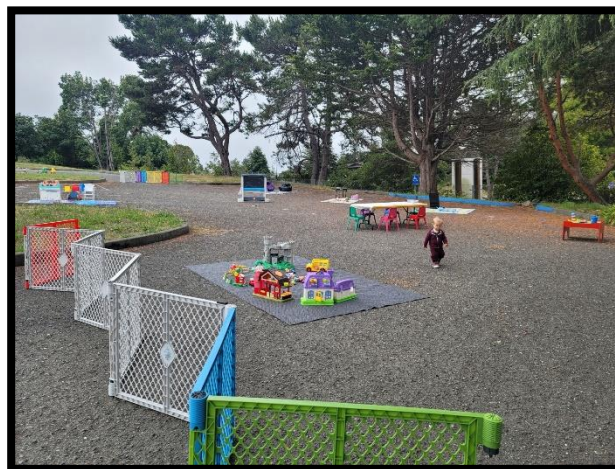
Camps offered at the Arcata Marsh Interpretive Center included themes focused on water, species, and the marsh habitat. Marsh Camps served youth ages 5–8 years. Youth investigated the natural world through experiments, individual projects and engaging science learning.

Play Center

In partnership with First 5 Humboldt, the Arcata Play Center offers a safe comfortable environment for families to meet and share parenting and play experiences with their infants/children up to five years of age. In 2020 prior to the shutdown Play Center meet at the D St.



Neighborhood Center Monday through Wednesdays from 10am - 12pm. A \$3 daily drop-in donation per child is requested, but not required. Throughout the year, families are provided with resources addressing nutrition, car seat safety, health and wellness, parenting support and developmental stages. Several adaptations and additions were made to Play Center programming in 2022 allowing us to continue to provide support to families during COVID.



Early in the year, Playdates in the Parks was incredibly successful. By rotating parks in Arcata, we have been able to introduce families to new parks and playgrounds that they didn't even know existed. Additionally, the playgroup/library partnership provided families an opportunity to connect with the local public library during a time when the library remained closed to the public. The partnership built a connection and familiarity for families with the library and librarian. July through August 4th we offered Playdates in the Parks at rotating parks in Arcata on Tuesday and playgroup at the D St Neighborhood Center parking lot on Wednesdays and Thursdays.

In August, feedback from families initiated a scheduling shift to three days of Playdates in the Parks. Playdates were held Tuesdays, Wednesdays and Thursdays with a consistent location at the identified participant favorite, Chevret-Vaissade park, on Wednesdays. This schedule continued through October. On October 31st we made the shift back indoors at the D St Neighborhood Center with programming on Mondays (filling the gap as there are no other local playgroups this day), Tuesdays and Wednesdays. All these changes required intensive outreach to families, as well as flexibility and creative thinking on the part of staff.

Redwood Day Camp –

During the summer of 2022, we were able to bring Redwood Day Camp back to half capacity, serving as many as 50 campers each week with both half day and full day options. Youth enjoyed weekly themes participating in daily activities including arts & crafts, games, and hiking.

Skate Camp

At Skate Camp youth, ages 6-12 years, of all skill levels learn how to be safe and have fun at our local skate park. Instructed in partnership with AMPT Skate Shop, this program focuses on park safety, etiquette, street and vert riding, and style. Youth strengthen their skills during nine, weeklong sessions.

Contract Classes

Contractor instructors plan, organize, and supervise specialty classes. They receive 60% of the revenue. The 40% of revenue retained by the Division is used to offset the cost of advertising, facility use, registration, and administration.

Youth Development Scholarship Fund

The Youth Development Scholarship Fund provides a 30% fee reduction to youth from qualifying low-income families. The fund relies solely upon grants, donations, and fundraisers to provide this invaluable service to the community. During 2022, 59 youth participants received scholarships providing a total of \$4,827 in assistance. These children attended Gymnastics classes, Summer Camps and Break Camps. In 2022, Humboldt Sponsors and Humboldt Area Foundation donated to this fund. Proceeds from The Holiday Craft Market also support the Youth Development Scholarship Fund

Valley West Community Programming

The Environmental Community Services Division has worked to increase recreation programming, community development, beautification, and sense of place in the Valley West Community. This has included hosting pop-up recreational programming, implementing the Community's Participatory Budget priorities, working with several user groups to hold events at Carlson Parks, partnering with CUNA on a number of projects and programs, implementing public art in Valley West Park, and facilitating community clean-up days.



Grants and Donations

The Recreation Division received \$35,490 in donations and grants during 2022.

- ❖ Youth Development Scholarship Fund Donations Totaled: \$11,912
 - Humboldt Sponsors Donation \$2,000
 - Humboldt Area Foundation Donation \$1,750
 - Holiday Craft Market Donation \$8,162
- ❖ First 5 Humboldt County granted \$23,500 to the Play Center and First Year Playgroup programs.
- ❖ Play Center Participant Donations \$78

PARKS AND FACILITIES DIVISION

The Parks & Recreation Divisions share the responsibility of renting City facilities and supporting community events, activities and tournaments. The Parks and Facilities Division maintains, prepares and supports activities scheduled at the City's buildings, parks and sports fields.

The Parks and Facilities Division responsibilities include design, development, landscaping and maintenance of Arcata's City parks and facilities. The Division maintains 30 open space areas totaling 106 acres. This system includes neighborhood and community parks, 15 playgrounds, nine athletic fields, special use and linear parks (tennis, skateboarding, bocce, pickle ball, greenways), non-motorized trail systems, family picnic areas, community gardens and farm, the downtown Plaza and open space areas. The Parks and Facilities division cleans and maintains City buildings and landscaping, parking lots, pedestrian corridors, roadway and sound-wall landscaping, and provides graffiti and illegally dumped solid waste abatement. Vandalism clean-up/ repair also falls to the Parks and Facilities Division.

Key highlights of 2022 include:

- A new mural was completed on the basketball court at Valley West Park.
- The Parks Division continues to work to develop Carlson Park in the Mad River Business Park.
- Redwood Park design and outreach has advanced, with construction anticipated to be completed in Fall 2023.
- The City completed preliminary design and environmental studies for the Annie and Mary trail that will eventually connect Arcata to Blue Lake along the historic Annie Mary Rail corridor.
- The City has advanced a first Call for Public Art, anticipated to be released in 2023.
- Jump Trail construction has advanced and is anticipated to be completed in 2023.
- Planning and outreach for Bloomfield Neighborhood Park was completed and designs are underway.
- The City, in partnership with CUNA, held the first Valley West participatory budget process which prioritized park improvements, community beautification, and programming in the Valley West Community.

Field Rentals and Use

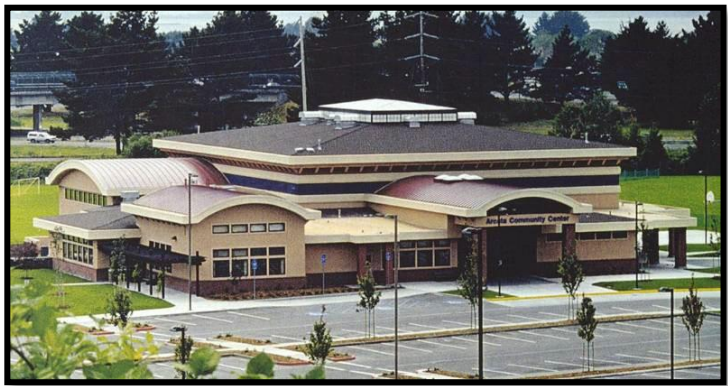
The City accommodated 2,003 hours of field time in 2022. Often groups call in to check availability prior to submitting a written request and are informed it is already scheduled. This unmet need is not reflected in the table below. This year there were 4 rainouts. See Appendix 3 for complete information on field reservations and use.

The Parks Division maintains nine sports fields and courts that are used by a variety of groups for practice, tournaments, and league play in softball, baseball, soccer, ultimate frisbee, tennis, pickleball and bocce. The City operates four baseball/softball fields: The Arcata Ball Park, Sports Complex North and South and Pacific Union Park. Multi-use fields include the Pacific Union Field (two "under 12"/one full-size soccer) and the Sports Complex (two full-size fields/one "under 12").

Total Field Reservations Hours by Field – Table C

	Ball Park	SCN Softball	SCS Softball	SCE Soccer	SCW Soccer	SC 3rd Soccer	Pacific Union	Grand Total
Requested	387.5	240.5	234	383.5	278.5	103	376	2,003
Scheduled	387.5	240.5	234	383.5	278.5	103	376	2,003
Rainouts	0	0	0	3	1	0	0	4

Many organizations use the fields maintained by the City including: Humboldt Crabs, Arcata High School (AHS), Humboldt State University (HSU), College of the Redwoods, Mad River Softball Association (MRSA), Arcata Little League (ALL), Senior Softball, Special Olympics, Humboldt Soccer League (HSL), Eagles Baseball, Football Club Samoa, USTA/Humboldt Tennis, US Coast Guard, Temple Beth El, North Coast Preparatory Academy, Humboldt Fast Pitch Softball Association, Northern Humboldt Steelheads, Pacific Union School, Jacoby Creek School and Mad River Youth Soccer League (MRYSL), Humboldt Soccer Academy, and American Legion.



Buildings

The City provides seven buildings for rent: The Arcata Community Center, Redwood Lodge, Redwood Lounge, Arcata Marsh Interpretive Center, D St. Neighborhood Center, the Library Conference Room and the Judo Hut. The Parks and Facility Division maintains these buildings as well as City Hall, the Library, Transit Building, Arcata Resource Center and Public Works Annex.

Building Rentals and Use

During 2022, city buildings were used for many community and private events. Those events were held at the Arcata Community Center, Redwood Lodge, Library Conference Room, Redwood Lounge, Redwood Park Picnic Area, Larson Park Gazebo, D St. Neighborhood Center, Judo Hut and the Arcata Marsh Interpretive Center. City Hall and the Transit Center provide daily services to the community. Table D shows the number of hours each facility was used, the revenue generated from building rentals and the number of people attending. For a complete breakdown of facility use by building, see Appendices 4-9.

Annual Facility Use, Reservations and Revenues – Table D

Facility	Total Hour	City Use / Snr Program	Rental Hours	# of Rentals	Revenue	Rental Attendance
City Hall	1,992	1,992	0	0	\$0	N/A
Arcata Community Center	6,218.75	5,100.5	1,118.25	308	\$45,762.99	22,878
Larson Park Gazebo	100.5	0	100.5	18	\$726.25	655
Redwood Lodge/Picnic/Stage	1,848	1105	743	119	\$12,526.20	6,533
Redwood Lounge	844.25	786.5	57.75	8	\$1,157.45	375
Judo Hut	117	117	0	0	0	0
Library Conference Room	283.75	33.5	250.25	194	\$3,065.81	3,210
D St. Neighborhood Center	1,556.50	579.25	977.25	214	\$17,675.70	4,816
Arcata Marsh Interpretive Center	1,543.25	487.25	31.5	7	\$0	305
Arcata Transit Center	2,070	2,070	0	0	\$0	N/A
Totals	16,574	12,271	3,278.50	868	\$80,914.40	38,772

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Arcata Community Center

The Arcata Community Center was the site for many programs, activities, and community rentals this year. Many large events and fairs returned this year to regular capacity. NPA continued gym use for their P.E. program and other local schools utilized gym court space when available and the Humboldt County Flea Market once a month. There was a large increase in facility usage for large celebrations or gatherings like weddings, memorials, fairs, and fundraisers. The Recreation Division also held many classes and programs while other departments and joint-use partners used the building as well. The Senior Resource Center was able to reopen in-person dining three days every week and still provided to-go meals once a week, along with senior programs like table tennis and tai chi. See Table E, for a breakdown of the hours used by facility users.

Arcata Community Center Use – Table E

Program	Recreation Programs	Contract Classes	Drop-In Activities	Misc. City Meetings	Senior Program	Rental Hours / Schools	Total Hours*
Hours	1,293	0	1,266.25	187	2,532.25	1,325.50	6,604

* Total hours are based on individual room usage in Arcata Community Center (Teen Room, Arts and Crafts Room, Multipurpose Room, Senior Room, and Kitchen) and therefore may be greater than overall facility use



Special Events

Special Events are community-coordinated events at City parks and facilities. Special Event Permits are required for any event at a city park that requires road closures, or extra city services. The Recreation Division handles the permitting process and coordinates setup and maintenance with the Parks Division. The Parks Division is responsible for facility and park preparation, coordination of sound, electrical and water use, and facility/park clean up. The Streets Division provides fencing and barricades for street closures. The Police Department may step up patrols in neighborhoods or in some cases assign officers to events.

Many of these events raise funds for local causes, non-profit agencies, or unique community needs. In addition to raising funds, special events, like Godwit Days and Kinetic Sculpture Race, give Arcata its unique flavor and attract many visitors annually. In 2022 the largest events Arcata annually host returned such as Kinetic Grand Championship, Oyster Festival, North Country Fair, and Flynn Creek Circus. In 2022 there were many new events that started that were able to take advantage of community grant funding to help provide equipment and pay fees. See Appendix 10 for a complete list of all Special Events in 2022.

Film Permits

The Recreation Division handles the film permitting process for the City of Arcata. There were two film permits filed for the Arcata Community Forest trails for a total of 5 days of production.

Vending Permits

The Recreation Division handles the vending permitting process for the City of Arcata. The vending permit system experienced changes during 2022. These changes included more specific distinction and separate permits between plaza vending, sidewalk vending and food truck vending. Sidewalk vendors have certain criteria that apply to protect public safety and plaza vendors have 3 different locations to choose from within currently food truck vendors can obtain a permit to vend at either the D Street Neighborhood Center, the Arcata Community Center. This year we had one vendor permit for the D Street Neighborhood Center. This vendor operated for a total of 313 days in 2022.

Bayside Park Farm

The Bayside Park Farm, which was the first CSA (Community Supported Agriculture) in Arcata, has provided the community with local and organic produce for 30 years. The farm is funded by community shareholders who receive a weekly share of the harvest.

The Bayside Park Farm demonstrates sustainable farming practices. Over the years, this farm has supported many generations of student farmers who have moved on to become some of our area's notable farmers.

In 2022, the Farm supported 34 shareholders through the growing season (June through October). The Bayside Park Farm also offered winter "You-Pick" Shares (November through February), supporting 14 shareholders. In 2022, the Farm continued utilizing Interns as well as hosting Drop-In Volunteer Days. The farm donated 596 pounds of produce to Food for People, the local food bank.



Collaborations and Community Partners

The success of many recreation and park activities would not be possible without assistance from long standing community partners. During 2022, the Parks and Recreation Divisions collaborated with the following organizations:

Adopt-A-Park Program

Through the Adopt-A-Park program, community members and service groups volunteer their time and resources to perform weekly clean up, exotic species removal, tree planting, painting, building maintenance, and landscape beautification. All City parks are included in this program.

AMPT Skate Shop

Ampt Skate Shop partners with the City to staff, sponsor, and provide protective gear for youth during Skate Camp sessions at the Arcata Skate Park.

Arcata Elementary School District

Arcata Elementary School District is a strong supporter of Recreation Programs. They allow us to utilize their gymnasium for Youth Basketball when necessary. The Recreation Division collaborates with Arcata Elementary to host the Annual Bowl of Beans Fundraiser. This event did not take place in 2022.

Arcata Chamber of Commerce

The Arcata Chamber of Commerce puts on the 4th of July Jubilee event on the Plaza, this event did not take place in 2022.

Arcata Mainstreet

We continue to coordinate on numerous events throughout the year ranging from the Season of Wonder and Light Winter Holiday events to Trick or Treat on the Plaza, Art Markets, Summer Concert Series, May Day, Oyster Fest and more.

Cal Poly Humboldt

The Cal Poly Humboldt Sierra Club/Natural Resources Club continued their involvement performing trail renovation, tree planting, and exotic species removal. Our partnership with the Kinesiology and Recreation Administration Departments provides internships and special projects.

California Conservation Corps

The California Conservation Corps assisted with plantings and invasive species removal.

Changing Tides

Changing Tides Family Services provides training opportunities for childcare providers and those working with families with young children. Offers PPE supplies such as adult and children's masks, hand sanitizer, disinfectant wipes, PURE spray, gloves etc. Supplements childcare fees for incoming qualifying families and refers families to city programs.

Community Volunteer Supported Activities

The Recreation Division hosts several different Community Volunteer Supported Activities; Badminton, Basketball, Community Song Circle, Hula Dance, Samba Drumming, Table Tennis, Ukulele, and Volleyball. These groups meet on a weekly basis and allow players and singers of all ages and skill levels to participate. Very dedicated volunteers staff the activities allowing the City to offer these programs for a minimal drop-in fee.

Community United of North Arcata (CUNA)

CUNA believes that by focusing on community engagement and strategic collaboration, we can collectively work towards building a better represented Valley West. They have officially adopted Carlson Park and regularly host clean up days and other events onsite.

First Five Humboldt

First Five Humboldt provides funding, educational and training resources, parent workshops and program staff support for the Arcata Play Center and First Year Playgroup.

Friends of the Arcata Marsh (FOAM)

FOAM works closely with the City to support educational opportunities at the Arcata Marsh and Wildlife Sanctuary including staffing the Marsh Interpretive Center and leading Marsh tours for community and school groups.

Full Cycle

Full Cycle is a worker-owner bicycling powered community compost collection and processing company. Fully Cycle and the City have partnered to provide use of the Earth Tub Digester at Bayside Park Farm and compost collection services and processing to selected city programs.



Humboldt County Office of Education

A group from the Humboldt County Office of Education assists with the maintenance of the City Hall parking lot, planters, and roundabouts.

Humboldt Crabs

The Humboldt Crabs continued their partnership and held a complete season. The Humboldt Crabs estimate that they have over 30,000 attendees annually.

Jacoby Creek School

Jacoby Creek School provides gymnasium space for recreation basketball and other programs throughout the year. They are very helpful and flexible in the scheduling of the facility as we each work towards maximizing gym use during peak seasons. The cross country/track teams at Jacoby Creek School use fields at the Arcata Sports Complex for practices throughout the year and for the County Cross Country Championship in October. 2022 was yet another year the Youth Basketball Program did not return and how Recreation Division did not use Jacoby Creek School gym for programming. In 2023 we will plan to re-establish a new MOU with hopes of returning our programming to pre-pandemic capacities and plan to utilize their gym to host 7/8 grade boys and girl's teams.

The Minor Theatre

In 2021 the Minor Theater supported Friday Night Flicks at the Arcata Ball Park. Friday Night Flicks did not return in 2022 and are scheduled to return in 2023.

Native Plant Society

Californian Native Plant Society volunteers continue to maintain the landscaping along the 7th Street walkway leading to the Arcata Community Center.

North Coast Community Garden Collaborative

The collaborative operates as a support network of and for community gardeners on California's north coast. The North Coast Community Garden Collaborative (NCCGC) works to bring community partners, gardens and gardeners together to improve access to affordable, healthy, fresh and culturally appropriate foods. NCCGC develops and delivers a monthly newsletter and provides community gardeners with opportunities for garden gatherings, educational events and sharing of resources.

Pacific Union School District

The Recreation Division is fortunate to receive time in the Pacific Union school gym for our basketball program. The Pacific Union Field is also utilized for Physical Education classes and PUSD hosts a cross-country race at the Arcata Marsh annually.

PacOut Green Team

The PacOut Green Team is a group of avid outdoors people in Humboldt County, CA that are passionate about keeping our outdoor spaces free of litter and debris. They have hosted numerous clean up events in City Parks and open spaces including Carlson Park, and the Arcata Marsh and Wildlife Sanctuary.

Senior Resource Center

The Senior Resource Center utilizes the Arcata Community Center to serve lunches that were adapted to drive thru pick-ups after the March shutdown. Additionally, various rooms in the Arcata Community Center are utilized for weekly senior exercise and health screenings prior to the shutdown.

Volunteer Trail Stewards

The Humboldt Trails Council serves as a unified voice to support development, maintenance, connection to, and use of trails for recreation and transportation throughout Humboldt County, California. Working with Site Coordinators, VTS hosts regular trail workdays in the Arcata Community Forest, Humboldt Bay Trail, and Marsh. Helping to improve recreational opportunities throughout Arcata.

Valley West Pop-Up Programming

In 2022 the Recreation Division was tasked with the goal of providing pop-up programs in the Valley West community to bolster recreational opportunities and understand recreational programming needs. Pop-Up Programming included a bike rodeo in partnership with CUNA, a basketball HORSE tournament at Valley West Park, and supporting the Circus held at Carlson Park for the first time. The parks department also supported CUNA with monthly Sunday trash clean ups by providing equipment, staff time, and disposing of trash collected from these monthly clean ups which rotated from Valley West Park and Carlson Park



PARKS AND RECREATION COMMITTEE

2022 Accomplishments and Goals

Year 2022 Committee Members: Sheldon Heath (Chair), Jayne McGuire (Vice-Chair), Deborah Coles, Jolly Earle (Term began August 2022), Travis Gall (Term began September 2022), John Kell (Term began May 2022), Bonnie MacEvoy (Term began May 2022), Jolly Earle (Term began August 2022), Steven Martin (partial year), and Steve Jones (partial year), Emily Michaels (partial year),

2022 Parks and Recreation Committee Goals & Accomplishments

The Parks and Recreation Committee had several key goals that were furthered during 2022. Goals are numbered and in bold below, and accomplishments associated with each goal are italicized.

- 1. Support the re-opening of recreational programming and community/special events throughout Arcata.**
 - Supported the re-opening of recreational programming and community/special events throughout Arcata through receiving regular staff updates, providing input on recreational programming, and reviewing beautification projects.*
 - Successfully filled five Committee vacancies and oriented new Committee members during 2022*
 - Continued to support summer camp and year-round recreational programs*
- 2. Explore options for additional recreational improvements and programs in the Valley West area.**
 - Recommended Approval of Project REBOUND Mural at Valley West basketball court, as part of participatory budget outcomes*
 - Recommended Approval of four Murals at Valley West Park, as part of Valley West participatory budget outcomes*
 - Supported Summer Pop-Up Programming in Valley West, including the Circus held at Carlson Park, a HORSE basketball shoot-out tournament, and Bike Rodeo held at Carlson Park*
- 3. Support IIG grant funded Redwood Park renovations project including the pump track, playground and amphitheater, design review and public input efforts.**
 - Supported IIG grant-funded Redwood Park design, including a community survey on playground theme*
- 4. Continue to explore ways to generate additional revenue to support City parks, facilities, and recreation programs, including looking into reassessing the residential construction tax rate.**
- 5. Continue Youth and Adult Recreational Programming and opportunities to expand to meet the community's needs including special needs citizens and seniors.**
 - Received regular updates from staff on trail planning and maintenance, park development, recreation programming, and facilities use*
 - Prepared for and participated in City Council/Committee Chair Study Session*
- 6. Work with Community Development Department and engage the public for input on the Parks & Recreation Element of the General Plan.**
 - Provided recommendations on Gateway Area Plan*
 - Provided recommendations on the Parks & Recreation Element of the General Plan Update*
- 7. Provide input and support of use of Measure A funds.**
 - Appointed two Committee members to serve on Measure A Ad-Hoc Committee to recommend structure for spending funds*
 - Developed Parks and Recreation-related Measure A funding priorities list*

8. **Support development of Plaza programming options as identified by the Plaza Improvement Task Force.**
9. **Support Carlson Park development and grant applications.**
 - *Received regular updates on Valley West programming and grant submittals for development of Carlson Park*
10. **Support Jump Trail and disc golf upgrades to Community Forest Forsyth property acquisition as approved by Parks and Rec and Forest Management Committees.**
 - *Support continued development of Peanut Butter and Jump Trails*
11. **Support staff efforts to implement the Annie and Mary Trail.**
 - *Received updates and provided input on Annie and Mary trail planning and design*
12. **Support the completion of the Ridge Trail including the Fickle Hill Crossing.**
 - *Supported the completion of the Ridge Trail, including the Fickle Hill Crossing and attendance at the ribbon cutting ceremony*
13. **Review and provide feedback on relevant development proposals.**
14. **Support the completion of Shay Park improvements (playground/exercise equipment).**
 - *Supported completion of Shay Park and City phase 2 construction of exercise and play equipment, including attendance at the ribbon cutting ceremony*
15. **Support opportunities to provide safer bicycle and pedestrian use along South I Street from Samoa Blvd to the first Marsh and Wildlife Sanctuary parking lot.**
 - *Received regular updates from staff and provided feedback on South I Street shoulder improvements and gate closures*
16. **Work with Community Development Department to continue to support the Arcata Strategic Arts Plan, fostering more opportunities for local artists and further defining the role of the Parks and Recreation Committee in approving art in public spaces.**
 - *Supported finalization of Arts Around Town Guidelines and process for review of public art*
17. **Seek funding and prioritize neighborhood park improvements and equipment replacement including Bloomfield, Mountain View, Westwood Manor and Windsong parks.**
 - *Supported community outreach for park planning for Bloomfield neighborhood park*

2023 Parks and Recreation Committee Goals:

1. Explore options for additional recreational improvements and programs in the Valley West area.
2. Support IIG grant funded Redwood Park renovations project including the pump track, playground and amphitheater, design review and public input efforts.
3. Continue to explore ways to generate additional revenue to support City parks, facilities, and recreation programs, including looking into reassessing the residential construction tax rate.
4. Continue Youth and Adult Recreational Programming and opportunities to expand to meet the community's needs including special needs citizens and seniors.
5. Support development of Plaza programming options as identified by the Plaza Improvement Task Force.
6. Support Jump Trail and disc golf upgrades to Community Forest Forsyth property acquisition as approved by Parks and Rec and Forest Management Committees.
7. Support staff efforts to implement the Annie and Mary Trail.
8. Review and provide feedback on relevant development proposals.
9. Support opportunities to provide safer bicycle and pedestrian use along South I Street from Samoa Blvd to the first Marsh and Wildlife Sanctuary parking lot.

10. Work with Community Development Department to continue to implement the Arcata Strategic Arts Plan, fostering more opportunities for local artists and further defining the role of the Parks and Recreation Committee in approving art in public spaces.
11. Seek funding and prioritize neighborhood park improvements and equipment replacement including Mountain View, Westwood Manor and Windsong parks.
12. Explore potential development of skate spot within City-owned parks or rights-of-way.

The Committee wants to thank the Council for their support this past year. We are excited about the community's upcoming projects and improving our communication with other City Committee's and the Council.



APPENDICES

Appendix 1	Drop-In Activities 2022
Appendix 2	Arcata Park Amenities and Regulations
Appendix 3	Field Hours 2022 <ul style="list-style-type: none"> Arcata Ball Park Field Use Sports Complex – North Field Use Sports Complex – South Field Use Sports Complex – East Field Use Sports Complex – West Field Use Sports Complex – 3rd Field Use Pacific Union Field Use Rainouts – All Fields Reservation Hours by Field
Appendix 4	Arcata Community Center Rentals 2022
Appendix 5	D St. Neighborhood Center Rentals 2022
Appendix 6	Redwood Park Facility Rentals 2022
Appendix 7	Larson Park and Arcata Marsh Interpretive Center Rentals 2022
Appendix 8	Library Conference Room Rentals 2022
Appendix 9	Overall Facility Use 2022
Appendix 10	Special Events 2022

Appendix 1 - Drop-In Activities 2022

2022													
	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Total
Drumming	\$ 111.00 19	\$ -	\$ 72.00 24	\$ 75.00 25	\$ 81.00 27	\$ 57.00 19	\$ - 0	\$ 111.00 37	\$ 63.00 21	\$83 25	\$ 84.00 28	\$ - 0	\$ 737.00 2
Basketball	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 57.00 19	\$ 121.00 40	\$ 66.00 33	\$ 61.00 19	\$ 121.00 36	\$ 20.00 7	\$ 48.00 16	\$ 494.00 1
Volleyball	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 171.00 57	\$ 289.00 96	\$ 186.00 62	\$ 153.00 51	\$ 278.00 89	\$333 111	\$ 129.00 43	\$ 289.00 98	\$ 1,828.00 6
Table Tennis	\$ - 0	\$ - 0	\$ 46.00 4	\$ 87.00 29	\$21.00 7	\$ 99.00 33	\$ 73.00 20	\$ - 0	\$ 127.00 41	\$28 7	\$ 23.00 8	\$ 9.00 3	\$ 513.00 1
Badminton	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 121.00 33	\$ 112.00 37	\$ 84.00 28	\$ 62.00 18	\$0 0	\$ - 0	\$ - 0	\$ 379.00 1
Futsal	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Scrabble	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Ukulele/Hula	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 48.00 16	\$ 54.00 18	\$ - 0	\$ 39.00 13	\$ 50.00 15	\$ - 0	\$ - 0	\$ 191.00 0
Pickle Ball	\$ 111.00 19	\$162 54	\$ 24.00 8	\$192 64	\$ 56.00 18	\$ 84.00 28	\$ 18.00 6	\$ - 0	\$ - 0	\$ - 0	\$ 36.00 12	\$ 48.00 16	\$ 731.00 2
Chess	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 78.00 26	\$ 3.00 4	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 81.00 0
Song Circle	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Nerf War	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ - 0	\$ 57.00 19	\$ - 0	\$ 24.00 8	\$ 60.00 20	\$ - 0	\$ - 0	\$ - 0	\$ 141.00 0
Total Income	\$ 222.00	\$ 162.00	\$ 142.00	\$ 354.00	\$ 329.00	\$ 890.00	\$ 567.00	\$ 438.00	\$ 690.00	\$ 615.00	\$ 292.00	\$ 394.00	\$ 5,095.00
Total Participants	38.00	54.00	36.00	118.00	109.00	289.00	187.00	157.00	221.00	194.00	98.00	133.00	16
Total Classes	0	0	0	0	0	0	0	0	0	0	0	0	

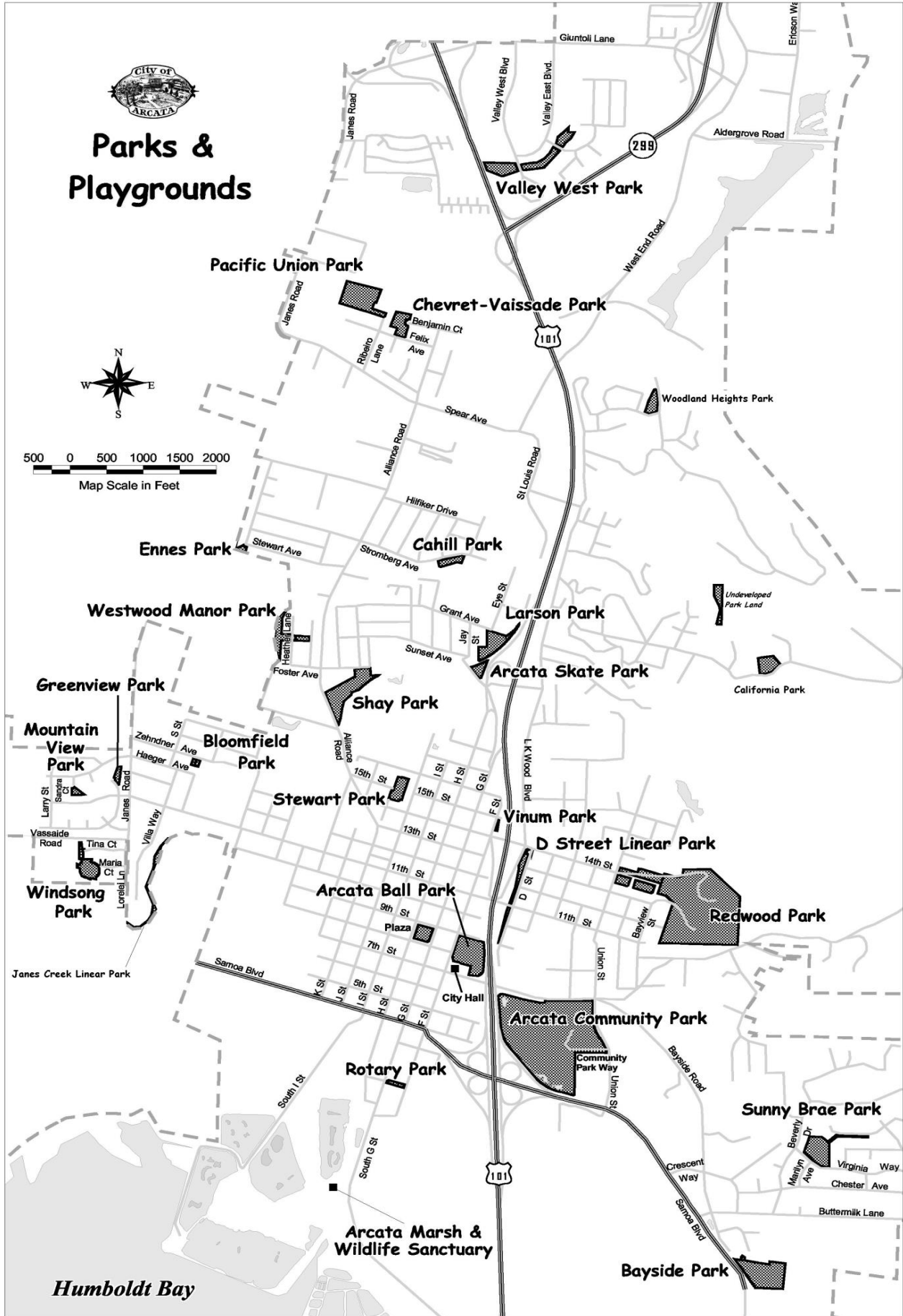
Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY

Appendix 2 - Arcata Park Amenities 2022

Arcata Parks

	Size in Acres	Playground	Picnic Table	Barbecue	Bench	Doggie Pot	Bike Rack	Off St. Parking	Restroom	Basketball Hoop	Baseball	Soccer Field	Tennis Court	Bleachers	Open Area	Gazebo	Hiking Trails	Undeveloped	Comm. Garden	Active Adoption	Rental Facilities	
Arcata Ball Park 888 F Street	4.95																					
Arcata Community Park 321 Community Park Way.	33																					
Arcata Plaza 801 G Street	1.4																					
Arcata Skate Park Sunset Blvd.	900 0.65																					
Bayside Park Samoa Blvd.	3																					
Bloomfield 1835 - 1845 Zehnder Ave.	0.2																					
Cahill Park Stromberg Ave.	1300 0.3																					
California Park California Street	1																					
Chevret-Vaissade Park 1760 Felix Ave.	1.5																					
D Street Linear Park 1301 D St(9th-14th)	1																					
Ennes Park 1851 Stewart Ave.	0.2																					
Ennes Park Expansion Wyatt Lane	4																					
Greenview 1116 Lewis Ct.	0.3																					
Janes Creek Linear Park Villa Way	1.04																					
Larson Park 901 Grant Ave.	2.3																					
Mountain View Park 2117 Sandra Ct.	3																					
Pacific Union Park Spear Ave	4																					
Redwood Park 490 East Park Rd.	25.8																					
Rotary Park 101 F Street	0.2																					
Shay Park 1385 Foster Ave.	5																					
Stewart Park 1090 15th Street	1.25																					
Sunny Brae Park Virginia Wy. and Marilyn St.	2.7																					
Valley West Park 1340 Hallen Dr.	3.4																					
Vinum Park 1450 F Street	0.1																					
Westwood Manor Park 2175 Wisteria Way	0.7																					
Windsong Park Maria Court	1.75																					
Woodland Heights Diamond Drive	0.6																					

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)



Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 3 - Field Use 2022

Field Reservation Hours by Field																															
	March			April			May			June			July			August			September			October			November			Total			Field
	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts	Requested	Allocated	Rainouts				
Ball Park	0	0	0	0	0	0	32.5	32.5	0	90.5	90.5	0	181.5	181.5	0	47.5	47.5	0	6	6	0	29.5	29.5	0	0	0	0	387.5	387.5	0	Ball Park
Sports Complex North - Softball	0	0	0	0	0	0	17.5	17.5	0	72	72	0	48	48	0	64	64	0	31	31	0	8	8	0	0	0	0	240.5	240.5	0	SCN - Softball
Sports Complex South - Softball	0	0	0	0	0	0	0	0	0	60	60	0	48	48	0	64	64	0	34	34	0	28	28	0	0	0	0	234	234	0	SCS - Softball
Sports Complex East - Soccer	0	0	0	14.5	14.5	2	35	35	1	61	61	0	58.5	58.5	0	47	47	0	89.5	89.5	0	78	78	0	0	0	0	383.5	383.5	3	SCS - Soccer
Sports Complex West - Soccer	0	0	0	18.5	18.5	0	44	44	1	42	42	0	18.5	18.5	0	36	36	0	65.5	65.5	0	54	54	0	0	0	0	278.5	278.5	1	SCW - Soccer
Sports Complex 3rd - Soccer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24.5	24.5	0	38.5	38.5	0	36	36	0	4	4	0	103	103	0	SC 3rd
Pacific Union - Softball	0	0	0	0	0	0	0	0	0	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	0	Pacific Union- Softball
Pacific Union - Soccer West	0	0	0	0	0	0	6	6	0	27.5	27.5	0	0	0	0	33	33	0	51	51	0	48	48	0	0	0	0	165.5	165.5	0	Pacific Union- Soccer West
Pacific Union - Soccer East	0	0	0	0	0	0	4	4	0	27.5	27.5	0	0	0	0	38	38	0	51	51	0	48	48	0	0	0	0	168.5	168.5	0	Pacific Union- Soccer East
Total	0	0	0	33	33	2	139	139	2	422.5	422.5	0	354.5	354.5	0	354	354	0	366.5	366.5	0	329.5	329.5	0	4	4	0	2003	2003	4	

Field Reservations Hours by User Group and Field																															
	March			April			May			June			July			August			September			October			November			Total			
	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play	Requested	Allocated	Actual Play				
ARD - Sports Complex/BP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ARD - Sports Complex
Arcata High - Ballpark	0	0	0	0	0	0	22.5	22.5	22.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22.5	22.5	22.5	Arcata High - Ballpark
Sports Complex/PU	0	0	0	0	0	0	17.5	17.5	17.5	0	0	0	0	0	0	0	0	0	10	10	10	8	8	8	4	4	4	39.5	39.5	39.5	Sports Complex
Arcata Little League - BP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Arcata Little League - BP
Sports Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sports Complex
PU Softball	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PU Softball
FC Samoa/Sequoia - Sports Complex	0	0	0	10	10	10	33	33	33	45	45	45	29	29	29	16.5	16.5	16.5	22.5	22.5	22.5	24	24	24	0	0	0	180	180	180	FC Samoa - Sports Complex
PU Soccer	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	PU Soccer West
HSL - Sports Complex	0	0	0	23	23	23	32	32	32	18	18	18	8	8	8	11	11	11	14	14	14	28	28	28	0	0	0	134	134	134	HSL - Sports Complex
Cal Poly Humboldt - Ballpark	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	29.5	29.5	29.5	0	0	0	35.5	35.5	35.5	HSU - Ballpark
Sports Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	32	0	0	0	0	0	0	32	32	32	Sports Complex
Humboldt Crabs - Ball Park	0	0	0	0	0	0	10	10	10	90.5	90.5	90.5	181.5	181.5	181.5	47.5	47.5	47.5	0	0	0	0	0	0	0	0	0	329.5	329.5	329.5	Humboldt Crabs - Ball Park
Sports Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sports Complex
Jacoby Creek - SC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Jacoby Creek - SC
MRYSL - Sports Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80	115	115	115	108	108	108	0	0	0	303	303	303	MRYSL - Sports Complex
PU Soccer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	66	66	102	102	102	96	96	96	0	0	0	264	264	264	PU Soccer West
MRSA - Sports Complex	0	0	0	0	0	0	0	0	0	96	96	96	96	96	96	128	128	128	46	46	46	20	20	20	0	0	0	386	386	386	MRSA - Sports Complex
PU Softball	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PU Softball
MRGSA/Hum. Fast Pitch - Sports Complex	0	0	0	0	0	0	0	0	0	36	36	36	0	0	0	0	0	0	19	19	19	16	16	16	0	0	0	71	71	71	MRGSA - Sports Complex
PU Softball	0	0	0	0	0	0	0	0	0	17	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	17	PU Softball
American Legion - Ball Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	American Legion - Ball Park
Challenger Sports - Sports Complex	0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40	40	0	0	0	0	0	0	0	0	0	80	80	80	Challenger Sports - Sports Complex
UIHS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No. Hum Steelheads
Pacific Union	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0	0	0	5	5	5	Pacific Union
PU School - Sports Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PU School - Sports Complex
PU Softball	0	0	0	0	0	0	0	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25	PU Softball
PU Soccer	0	0	0	0	0	0	0	0	0	55	55	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55	55	PU Soccer
Senior Softball - SC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Senior Softball - SC
PU Softball	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PU Softball
Coast Guard - Sports Complex	0	0	0	0	0	0	14	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14	Other User,Tourney, & Camp-BP
Other User,Tourney & Camp-SC, PU	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other User,Tourney & Camp-SC
Total	0	0	0	33	33	33	139	139	139	422.5	422.5	422.5	354.5	354.5	354.5	354	354	354	366.5	366.5	366.5	329.5	329.5	329.5	4	4	4	2003	2003	2003	

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY

Appendix 4 - Arcata Community Center Rentals 2022

Date	Hours	Organization	Revenue	# People
1/1/2022	3	Flea Market Set-up	\$162.00	100
1/2/2022	11	Flea Market	\$736.00	500
1/3/2022	1.5	NPA HS Basketball	\$81.00	25
1/5/2022	3	NPA HS Basketball	\$162.00	25
1/6/2022	1.5	NPA HS Basketball	\$81.00	25
1/9/2022	1.5	AAU Volleyball Practice	\$81.00	15
1/10/2022	1.5	NPA HS Basketball	\$81.00	25
1/10/2022	1.5	NPA PE class	\$81.00	25
1/11/2022	1.5	NPA Basketball Practice	\$81.00	20
1/11/2022	1.5	NPA PE class	\$81.00	25
1/12/2022	3	NPA HS Basketball	\$162.00	25
1/12/2022	1.5	NPA PE class	\$81.00	25
1/13/2022	1.5	NPA Basketball Practice	\$81.00	20
1/13/2022	1.5	NPA HS Basketball	\$81.00	25
1/13/2022	1.5	NPA PE class	\$81.00	25
1/17/2022	1.5	NPA HS Basketball	\$81.00	25
1/17/2022	1	NPA HS PE class	\$54.00	20
1/18/2022	1.5	Coastal Grove Basketball	\$0.00	25
1/18/2022	1.5	NPA Basketball Practice	\$81.00	20
1/19/2022	3	NPA HS Basketball	\$162.00	25
1/19/2022	2	NPA MS PE Class	\$0.00	30
1/20/2022	1.5	NPA Basketball Practice	\$81.00	20
1/20/2022	1.5	NPA HS Basketball	\$81.00	25
1/20/2022	1	NPA HS PE class	\$54.00	25
1/20/2022	2	NPA MS PE Class	\$108.00	30
1/24/2022	1.5	NPA HS Basketball	\$81.00	25
1/24/2022	2	NPA MS PE Class	\$108.00	30
1/25/2022	1.5	Coastal Grove Basketball	\$81.00	25
1/25/2022	1.5	NPA Basketball Practice	\$81.00	20
1/26/2022	3	NPA HS Basketball	\$162.00	25
1/26/2022	2	NPA MS PE Class	\$108.00	30
1/27/2022	1.5	NPA Basketball Practice	\$81.00	20
1/27/2022	1.5	NPA HS Basketball	\$81.00	25
1/27/2022	2	NPA MS PE Class	\$108.00	30
1/28/2022	2	Nosh Food Truck Dish Washing	\$72.00	2
1/29/2022	3	Celebration of Life Set-Up	\$162.00	10
1/29/2022	2	Nosh Food Truck Dish Washing	\$72.00	2
1/30/2022	10	Hunter Lewis Celebration of Life	\$1,081.00	400
1/31/2022	1.5	NPA HS Basketball	\$81.00	25
1/31/2022	2	NPA MS PE Class	\$0.00	30
2/1/2022	1.5	Coastal Grove Basketball	\$81.00	25
2/1/2022	1.5	NPA Basketball Practice	\$81.00	20
2/2/2022	3	NPA HS Basketball	\$162.00	25
2/2/2022	2	NPA MS PE Class	\$108.00	30
2/2/2022	1	Restaurant Dish washing	\$0.00	5
2/3/2022	1.5	NPA Basketball Practice	\$81.00	20
2/3/2022	1.5	NPA HS Basketball	\$81.00	25
2/3/2022	2	NPA MS PE Class	\$108.00	30
2/3/2022	1	Restaurant Dish washing	\$0.00	5
2/3/2022	5	Restaurant Food Prep.	\$0.00	5
2/4/2022	2	NOSH Food Truck Dish Washing	\$36.00	2
2/4/2022	1	Restaurant Dish washing	\$0.00	5
2/5/2022	3	Flea Market Set-up	\$162.00	100
2/5/2022	2	NOSH Food Truck Dish Washing	\$36.00	2
2/6/2022	11	Flea Market	\$736.00	500
2/7/2022	1.5	NPA HS Basketball	\$81.00	25
2/7/2022	2	NPA MS PE Class	\$108.00	30
2/7/2022	1	Restaurant Dish washing	\$0.00	5
2/8/2022	1.5	Coastal Grove Basketball	\$81.00	25

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Appendix 4 - Arcata Community Center Rentals 2022

2/8/2022	1.5	NPA Basketball Practice	\$81.00	20
2/9/2022	3	NPA HS Basketball	\$162.00	25
2/9/2022	2	NPA MS PE Class	\$108.00	30
2/10/2022	1.5	NPA Basketball Practice	\$81.00	20
2/10/2022	1.5	NPA HS Basketball	\$81.00	25
2/10/2022	2	NPA MS PE Class	\$108.00	30
2/11/2022	6	Baptism	\$0.00	150
2/11/2022	2	Nosh Food Truck	\$72.00	2
2/12/2022	14	Baptism	\$1,405.00	150
2/13/2022	2	NOSH Food Truck	\$72.00	2
2/14/2022	1	NPA HS PE class	\$54.00	25
2/14/2022	2	NPA MS PE Class	\$108.00	30
2/15/2022	1.5	Coastal Grove Basketball	\$81.00	25
2/15/2022	1.5	NPA Basketball Practice	\$81.00	20
2/16/2022	2	NPA MS PE Class	\$108.00	30
2/17/2022	3	NPA Basketball Practice	\$162.00	20
2/17/2022	1	NPA HS PE class	\$54.00	25
2/17/2022	2	NPA MS PE Class	\$108.00	30
2/18/2022	2	NOSH Foodtruck Dishwashing	\$72.00	2
2/22/2022	1.5	AAU Volleyball	\$81.00	20
2/22/2022	1.5	NPA Basketball Practice	\$81.00	20
2/23/2022	1.5	NPA Boys HS Bball	\$81.00	25
2/23/2022	2	NPA MS PE Class	\$108.00	30
2/24/2022	1.5	AAU Volleyball	\$81.00	20
2/24/2022	1.5	NPA Basketball Practice	\$81.00	20
2/24/2022	2	NPA MS PE Class	\$108.00	30
2/24/2022	2	NPA MS PE Class	\$0.00	30
2/25/2022	1	NOSH Food Truck Dish Washing	\$36.00	2
2/27/2022	1	Nosh Food Truck Dish Washing	\$36.00	2
3/1/2022	1.5	Coastal Grove Bball	\$81.00	30
3/5/2022	3	Flea Market Set-up	\$162.00	100
3/6/2022	11	Flea Market	\$736.00	500
3/7/2022	2	NPA MS PE Class	\$108.00	30
3/9/2022	1.5	NPA Boys HS Bball	\$81.00	25
3/9/2022	2	NPA MS PE Class	\$108.00	30
3/10/2022	2	NPA MS PE Class	\$108.00	30
3/14/2022	2	NPA MS PE Class	\$108.00	30
3/17/2022	3	Logging Conference Banquet	\$129.60	20
3/18/2022	13	Logging Conference Banquet	\$864.80	550
3/21/2022	2	NPA MS PE Class	\$0.00	30
3/23/2022	1.5	NPA Boys HS Bball	\$81.00	25
3/23/2022	2	NPA MS PE Class	\$108.00	30
3/24/2022	2	NPA MS PE Class	\$108.00	30
3/30/2022	1.5	NPA Boys HS Bball	\$81.00	25
3/30/2022	2	NPA MS PE Class	\$108.00	30
3/31/2022	1.5	NPA HS PE Class	\$81.00	20
3/31/2022	2	NPA MS PE Class	\$108.00	30
4/2/2022	3	Flea Market Set-up	\$162.00	100
4/3/2022	11	Flea Market	\$736.00	500
4/4/2022	2	NPA MS PE Class	\$108.00	30
4/6/2022	2	NPA MS PE Class	\$0.00	30
4/7/2022	2	NPA MS PE Class	\$108.00	30
4/11/2022	2	NPA MS PE Class	\$108.00	30
4/13/2022	2	NPA MS PE Class	\$108.00	30
4/13/2022	4	Tactical Training	\$0.00	10
4/14/2022	2	NPA MS PE Class	\$108.00	30
4/22/2022	3	Set-up- quincenera	\$162.00	20
4/23/2022	17	Quincenera	\$1,081.00	300
4/25/2022	1.5	NPA HS PE Class	\$81.00	20
4/30/2022	3	Flea Market Set-up	\$162.00	20
5/1/2022	11	Flea Market	\$736.00	500

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Appendix 4 - Arcata Community Center Rentals 2022

5/2/2022	2	NPA MS PE Class	\$108.00	25
5/4/2022	2	NPA MS PE Class	\$108.00	25
5/4/2022	2	NPA MS PE Class	\$0.00	25
5/4/2022	4	Tactical Training	\$0.00	10
5/5/2022	2	NPA MS PE Class	\$108.00	25
5/5/2022	2	NPA MS PE Class	\$0.00	25
5/8/2022	5.5	First Communion/ Family Gathering	\$162.25	40
5/9/2022	2	NPA MS PE Class	\$108.00	25
5/11/2022	2	NPA MS PE Class	\$108.00	25
5/12/2022	2	NPA MS PE Class	\$108.00	25
5/14/2022	3	Little League Photos	\$0.00	30
5/16/2022	1	NPA HS PE class	\$54.00	15
5/16/2022	2	NPA MS PE Class	\$108.00	25
5/16/2022	2	NPA MS PE Class	\$0.00	25
5/18/2022	2	NPA MS PE Class	\$108.00	25
5/18/2022	5	Tactical Training	\$0.00	10
5/19/2022	1	NPA HS PE class	\$54.00	20
5/19/2022	2	NPA MS PE Class	\$108.00	25
5/20/2022	4	Quincenera set-up	\$270.00	30
5/21/2022	14	Quinceanera	\$1,081.00	300
5/21/2022	14	Quincenera set-up	\$0.00	30
5/22/2022	6	Celebration of Life and Birth	\$838.00	150
5/23/2022	2	NPA MS PE Class	\$108.00	25
5/24/2022	7	Department Picnic	\$1,038.00	200
5/25/2022	2	NPA MS PE Class	\$108.00	25
5/26/2022	2	NPA MS PE Class	\$108.00	25
5/26/2022	2	NPA MS PE Class	\$0.00	25
6/1/2022	2	NPA MS PE Class	\$0.00	25
6/3/2022	3	Election Equipment Drop-Off	\$0.00	10
6/4/2022	3	Flea Market Set-up	\$162.00	100
6/5/2022	11	Flea Market	\$736.00	500
6/6/2022	54	Hum County Primary Elections	\$0.00	200
6/15/2022	9	PU Graduation Ceremony	\$0.00	100
6/16/2022	14.75	AHS Safe & Sober	\$1,513.60	300
6/17/2022	12.5	Safe & Sober Clean Up	\$300.00	500
6/29/2022	5	Tactical Skills Training	\$0.00	15
7/2/2022	3	Flea Market Set-up	\$162.00	100
7/3/2022	11	Flea Market	\$736.00	500
7/6/2022	1.5	Volleyball Practice	\$81.00	25
7/11/2022	1.5	Volleyball Practice	\$81.00	25
7/13/2022	1.5	Volleyball Practice	\$81.00	25
7/18/2022	1.5	Volleyball Practice	\$81.00	25
7/20/2022	1.5	Volleyball Practice	\$81.00	25
7/25/2022	1.5	Volleyball Practice	\$81.00	25
7/27/2022	1.5	Volleyball Practice	\$81.00	25
8/1/2022	1.5	Volleyball Practice	\$81.00	25
8/2/2022	4	MRYSL Coaches Meeting	\$281.20	40
8/3/2022	1.5	Volleyball Practice	\$81.00	25
8/6/2022	3	Flea Market Set-up	\$162.00	100
8/7/2022	11	Flea Market	\$736.00	500
8/12/2022	3	Quincineanera Set-Up	\$162.00	15
8/13/2022	16.75	Quincinera	\$1,081.00	350
9/1/2022	10.5	Volleyball Tournament	\$0.00	150
9/8/2022	1.5	NPA P.E. Class	\$0.00	20
9/8/2022	1.5	NPA P.E. Class	\$0.00	20
9/9/2022	12	Natural Fiber Fair	\$259.20	50
9/10/2022	12	Natural Fiber Fair	\$1,513.60	2000
9/11/2022	12	Natural Fiber Fair	\$1,513.60	2000
9/12/2022	2	NPA P.E. Class	\$0.00	20
9/12/2022	2	NPA P.E. Class	\$0.00	20
9/12/2022	2	Private Volleyball Rental	\$113.00	20

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9/12/2022	2	Private Volleyball Rental	\$0.00	20
9/15/2022	1.5	NPA P.E. Class	\$0.00	20
9/15/2022	1.5	NPA P.E. Class	\$0.00	20
9/16/2022	0.75	NPA P.E. Class	\$0.00	20
9/16/2022	0.75	NPA P.E. Class	\$0.00	20
9/16/2022	2	Quincenera Set Up	\$113.00	25
9/17/2022	16.75	Quincinera	\$981.00	100
9/19/2022	2	NPA P.E. Class	\$0.00	20
9/19/2022	2	NPA P.E. Class	\$0.00	20
9/19/2022	2	Private Volleyball Rental	\$113.00	20
9/19/2022	2	Private Volleyball Rental	\$0.00	20
9/22/2022	1.5	NPA P.E. Class	\$0.00	20
9/22/2022	1.5	NPA P.E. Class	\$0.00	20
9/23/2022	8	PU vball tourney	\$0.00	0
9/23/2022	12	PU vball tourney	\$0.00	0
9/23/2022	9	PU Vball tourney- concessions	\$0.00	50
9/24/2022	12	PU vball tourney	\$0.00	0
9/24/2022	12	PU vball tourney	\$0.00	100
9/24/2022	11	PU VBall tourney- concessions	\$0.00	50
9/26/2022	2	NPA P.E. Class	\$0.00	20
9/26/2022	2	NPA P.E. Class	\$0.00	20
9/26/2022	2	Private Volleyball Rental	\$113.00	20
9/26/2022	2	Private Volleyball Rental	\$0.00	20
9/29/2022	1.5	NPA P.E. Class	\$0.00	20
9/29/2022	1.5	NPA P.E. Class	\$0.00	20
9/30/2022	3	Food Prep	\$82.32	20
9/30/2022	0.75	NPA P.E. Class	\$0.00	20
9/30/2022	0.75	NPA P.E. Class	\$0.00	20
10/1/2022	3	Flea Market Set-up	\$162.00	100
10/1/2022	4	Food Prep	\$164.64	20
10/2/2022	11	Flea Market	\$736.00	0
10/3/2022	2	Private Volleyball Rental	\$113.00	20
10/3/2022	2	Private Volleyball Rental	\$0.00	20
10/6/2022	1.5	NPA P.E. Class	\$0.00	20
10/6/2022	1.5	NPA P.E. Class	\$0.00	20
10/7/2022	0.75	NPA P.E. Class	\$0.00	20
10/7/2022	0.75	NPA P.E. Class	\$0.00	20
10/8/2022	10.5	JV Volleyball Tournament	\$590.63	60
10/8/2022	10.5	JV Volleyball Tournament	\$152.50	60
10/10/2022	2	NPA P.E. Class	\$0.00	20
10/10/2022	2	NPA P.E. Class	\$0.00	20
10/10/2022	2	Private Volleyball Rental	\$113.00	20
10/10/2022	2	Private Volleyball Rental	\$0.00	20
10/13/2022	1.5	NPA P.E. Class	\$0.00	20
10/13/2022	1.5	NPA P.E. Class	\$0.00	20
10/14/2022	0.75	NPA P.E. Class	\$0.00	20
10/14/2022	0.75	NPA P.E. Class	\$0.00	20
10/15/2022	9	Democrat of the Year Celebration	\$864.80	300
10/17/2022	2	NPA P.E. Class	\$0.00	20
10/17/2022	2	NPA P.E. Class	\$0.00	20
10/17/2022	2	Private Volleyball Rental	\$113.00	20
10/17/2022	2	Private Volleyball Rental	\$0.00	20
10/20/2022	1.5	NPA P.E. Class	\$0.00	20
10/20/2022	1.5	NPA P.E. Class	\$0.00	20
10/21/2022	0.75	NPA P.E. Class	\$0.00	20
10/21/2022	0.75	NPA P.E. Class	\$0.00	20
10/24/2022	2	NPA P.E. Class	\$0.00	20
10/24/2022	2	NPA P.E. Class	\$0.00	20
10/24/2022	2	Private Volleyball Rental	\$113.00	20
10/24/2022	2	Private Volleyball Rental	\$0.00	20
10/25/2022	1.25	NPA Basketball	\$0.00	25

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10/27/2022	9	Breakfast Meeting	\$0.00	200
10/27/2022	1.25	NPA Basketball	\$0.00	25
10/27/2022	1.25	NPA Basketball	\$0.00	25
10/27/2022	1.5	NPA P.E. Class	\$0.00	20
10/28/2022	0.75	NPA P.E. Class	\$0.00	20
10/29/2022	8	Softball Tournament Bathroom Use	\$113.20	0
10/31/2022	2	NPA P.E. Class	\$0.00	20
10/31/2022	2	Private Volleyball Rental	\$113.00	20
11/1/2022	1.25	NPA Basketball	\$0.00	25
11/2/2022	10.5	Community Dinner	\$905.40	250
11/3/2022	1.25	NPA Basketball	\$0.00	25
11/3/2022	1.5	NPA P.E. Class	\$0.00	20
11/4/2022	0.75	NPA P.E. Class	\$0.00	20
11/5/2022	3	Flea Market Set-up	\$162.00	100
11/6/2022	11	Flea Market	\$736.00	500
11/7/2022	6	Elections Set-Up	\$0.00	15
11/8/2022	16.5	Elections	\$0.00	500
11/10/2022	1.25	NPA Basketball	\$0.00	25
11/10/2022	1.25	NPA Basketball	\$0.00	25
11/10/2022	1.5	NPA P.E. Class	\$0.00	20
11/10/2022	1.5	NPA P.E. Class	\$0.00	20
11/12/2022	11	Mycological Fair	\$345.60	0
11/13/2022	5	Mycology Fair	\$136.00	0
11/13/2022	11	Mycology Fair	\$864.80	0
11/13/2022	5	Mycology Fair	\$294.40	0
11/14/2022	2	NPA P.E. Class	\$0.00	20
11/14/2022	2	NPA P.E. Class	\$0.00	20
11/15/2022	1.25	NPA Basketball	\$0.00	25
11/15/2022	1.25	NPA Basketball	\$0.00	25
11/17/2022	1.5	NPA P.E. Class	\$0.00	20
11/17/2022	14	Taste of the Holidays	\$905.40	600
11/18/2022	4.5	Baptism Set-Up	\$254.25	50
11/18/2022	0.75	NPA P.E. Class	\$0.00	20
11/18/2022	0.75	NPA P.E. Class	\$0.00	20
11/18/2022	2	Taste of the Holidays Cleanup	\$0.00	5
11/19/2022	16	Baptism	\$1,081.00	300
11/25/2022	0.75	NPA P.E. Class	\$0.00	20
11/25/2022	0.75	NPA P.E. Class	\$0.00	20
11/28/2022	2	NPA P.E. Class	\$0.00	20
11/28/2022	2	NPA P.E. Class	\$0.00	20
12/1/2022	1.5	NPA P.E. Class	\$0.00	20
12/1/2022	1.5	NPA P.E. Class	\$0.00	20
12/2/2022	7	CCCU Holiday Party	\$0.00	25
12/2/2022	3	Holiday Party Prep	\$0.00	20
12/3/2022	16	CCCU Holiday Party	\$1,675.00	400
12/4/2022	2	Decoration Clean-Up	\$0.00	15
12/6/2022	1.25	NPA Basketball	\$0.00	25
12/6/2022	1.25	NPA Basketball	\$0.00	25
12/8/2022	1.25	NPA Basketball	\$0.00	25
12/8/2022	1.25	NPA Basketball	\$0.00	25
12/8/2022	1.5	NPA P.E. Class	\$0.00	20
12/8/2022	1.5	NPA P.E. Class	\$0.00	20
12/8/2022	9	Training/ Luncheon	\$172.20	30
12/12/2022	2	NPA P.E. Class	\$0.00	20
12/12/2022	2	NPA P.E. Class	\$0.00	20
12/13/2022	1.25	NPA Basketball	\$0.00	25
12/13/2022	1.25	NPA Basketball	\$0.00	25
12/15/2022	7	Auction Dinner	\$0.00	400
12/15/2022	1.25	NPA Basketball	\$0.00	25
12/15/2022	1.5	NPA P.E. Class	\$0.00	20
12/17/2022	3	Flea Market Set-up	\$162.00	20

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12/18/2022	11	Flea Market	\$736.00	500
12/20/2022	8	Tribal Member Dinner	\$0.00	300
12/27/2022	1.5	Basketball Practice for Middleschool	\$0.00	20
12/28/2022	1.5	Basketball Practice for Middleschool	\$0.00	20
12/29/2022	1.5	Middle School Basketball Practice	\$0.00	20
Total Rentals	1118.25		\$45,762.99	22878

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Appendix 5 - D St. Neighborhood Center Rentals 2022

Date	Hours	Event / Organization	Revenue	# People
1/6/2022	1	Romans Food Truck	\$350.00	25
1/7/2022	10.5	County Covid Testing	\$0.00	50
1/12/2022	4	Sound Healing and Collective Meditation	\$129.60	50
1/13/2022	1	Romans Food Truck	\$0.00	25
1/14/2022	10.5	County Covid Testing	\$0.00	50
1/19/2022	8	Vaccine Clinic	\$0.00	100
1/20/2022	1	Romans Food Truck	\$0.00	25
1/21/2022	10.5	County Covid Testing	\$0.00	50
1/27/2022	1	Romans Food Truck	\$0.00	25
1/28/2022	10.5	County Covid Testing	\$0.00	50
2/3/2022	1	Romans Food Truck	\$350.00	10
2/4/2022	10.5	County Covid Testing	\$0.00	50
2/10/2022	1	Romans Food Truck	\$0.00	10
2/11/2022	10.5	County Covid Testing	\$0.00	50
2/17/2022	1	Romans Food Truck	\$0.00	10
2/18/2022	10.5	County Covid Testing	\$0.00	50
2/23/2022	9	DHHS Vaccine Clinic	\$0.00	50
2/24/2022	1	Romans Food Truck	\$0.00	10
2/25/2022	10.5	County Covid Testing	\$0.00	50
3/3/2022	1	Roman's Kitchen Food Truck	\$350.00	10
3/4/2022	10.5	County Covid Testing	\$0.00	50
3/10/2022	1	Roman's Kitchen Food Truck	\$0.00	10
3/11/2022	10.5	County Covid Testing	\$0.00	50
3/17/2022	1	Roman's Kitchen Food Truck	\$0.00	10
3/18/2022	10.5	County Covid Testing	\$0.00	50
3/19/2022	4.5	CALS Annual Presentation/Potluck	\$328.40	35
3/20/2022	3	Ecstatic Dance	\$129.60	40
3/24/2022	1	Roman's Kitchen Food Truck	\$0.00	10
3/25/2022	10.5	County Covid Testing	\$0.00	50
3/27/2022	2	Drop-In Drumming	\$0.00	10
3/27/2022	2.5	Ecstatic Dance	\$129.60	40
3/31/2022	1	Roman's Kitchen Food Truck	\$0.00	10
4/1/2022	10.5	County Covid Testing AND Vaccines	\$0.00	50
4/3/2022	3	Ecstatic Dance	\$129.60	40
4/7/2022	1	Food Truck Kitchen Use	\$350.00	3
4/8/2022	10.5	County Covid Testing	\$0.00	50
4/9/2022	3	Ramadan	\$129.60	20
4/10/2022	3	Ecstatic Dance	\$129.60	40
4/14/2022	1	Food Truck Kitchen Use	\$0.00	3

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4/15/2022	10.5	County Covid Testing	\$0.00	50
4/16/2022	3	Ramadan	\$129.60	20
4/23/2022	3	Ramadan	\$129.60	20
4/28/2022	1	Food Truck Kitchen Use	\$0.00	3
4/29/2022	10.5	County Covid Testing	\$0.00	50
4/30/2022	3	Ramadan	\$129.60	20
5/1/2022	3	Ecstatic Dance	\$129.60	40
5/5/2022	1	Food Truck Kitchen Use	\$350.00	3
5/6/2022	10.5	County Covid Testing	\$0.00	50
5/8/2022	3	Ecstatic Dance	\$129.60	0
5/12/2022	1	Food Truck Kitchen Use	\$0.00	3
5/13/2022	10.5	County Covid Testing	\$0.00	50
5/14/2022	13.75	Graduation Dinner	\$540.50	60
5/15/2022	3	Ecstatic Dance	\$129.60	25
5/19/2022	1	Food Truck Kitchen Use	\$0.00	3
5/20/2022	10	Quilting Retreat	\$432.40	40
5/21/2022	10	Quilting Retreat	\$432.40	40
5/22/2022	3	Ecstatic Dance	\$129.60	25
5/26/2022	1	Food Truck Kitchen Use	\$0.00	3
5/27/2022	10.5	County Covid Testing	\$0.00	50
5/29/2022	3	Ecstatic Dance	\$129.60	25
5/31/2022	7	Vaccine Clinic	\$0.00	30
6/1/2022	0.5	Food Truck Kitchen Use	\$350.00	0
6/2/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/3/2022	10.5	County Covid Testing	\$0.00	50
6/3/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/4/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/5/2022	3	Ecstatic Dance	\$129.60	25
6/6/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/7/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/8/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/9/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/10/2022	10.5	County Covid Testing	\$0.00	50
6/10/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/11/2022	15.75	Birthday Party	\$540.50	100
6/11/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/12/2022	3	Ecstatic Dance	\$129.60	25
6/13/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/14/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/14/2022	4.5	Vaccine Clinic	\$0.00	30

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6/15/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/16/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/17/2022	10.5	County Covid Testing	\$0.00	50
6/17/2022	3	Event Set-Up	\$0.00	0
6/17/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/18/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/18/2022	11	Graduation Celebration	\$540.50	50
6/20/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/21/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/22/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/23/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/24/2022	8.5	County Covid Testing	\$0.00	50
6/24/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/25/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/26/2022	3	Ecstatic Dance	\$129.60	25
6/27/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/28/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/28/2022	4	Vaccine Clinic	\$0.00	30
6/29/2022	0.5	Food Truck Kitchen Use	\$0.00	0
6/30/2022	0.5	Food Truck Kitchen Use	\$0.00	0
7/1/2022	10	COVID Testing	\$0.00	30
7/1/2022	0.5	Roman's Food Truck	\$350.00	0
7/2/2022	0.5	Roman's Food Truck	\$0.00	0
7/3/2022	3	Ecstatic Dance	\$129.60	25
7/4/2022	0.5	Roman's Food Truck	\$0.00	0
7/5/2022	0.5	Roman's Food Truck	\$0.00	0
7/6/2022	0.5	Roman's Food Truck	\$0.00	0
7/7/2022	0.5	Roman's Food Truck	\$0.00	0
7/8/2022	0.5	Roman's Food Truck	\$0.00	0
7/9/2022	4	Potluck	\$162.00	50
7/9/2022	1	Prayer Ceremony	\$162.00	50
7/9/2022	0.5	Roman's Food Truck	\$0.00	0
7/10/2022	3	Ecstatic Dance	\$129.60	25
7/11/2022	0.5	Roman's Food Truck	\$0.00	0
7/12/2022	0.5	Roman's Food Truck	\$0.00	0
7/12/2022	6	Vaccine Clinic	\$0.00	20
7/13/2022	0.5	Roman's Food Truck	\$0.00	0
7/14/2022	0.5	Roman's Food Truck	\$0.00	0
7/15/2022	10	COVID Testing	\$0.00	30
7/15/2022	0.5	Roman's Food Truck	\$0.00	0

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7/16/2022	0.5	Roman's Food Truck	\$0.00	0
7/17/2022	3	Ecstatic Dance	\$129.60	25
7/18/2022	0.5	Roman's Food Truck	\$0.00	0
7/19/2022	0.5	Roman's Food Truck	\$0.00	0
7/19/2022	5.5	Vaccine Clinic	\$0.00	25
7/20/2022	0.5	Roman's Food Truck	\$0.00	0
7/21/2022	0.5	Roman's Food Truck	\$0.00	0
7/22/2022	10	COVID Testing	\$0.00	30
7/22/2022	0.5	Roman's Food Truck	\$0.00	0
7/23/2022	0.5	Roman's Food Truck	\$0.00	0
7/24/2022	3	Ecstatic Dance	\$129.60	25
7/25/2022	0.5	Roman's Food Truck	\$0.00	0
7/26/2022	0.5	Roman's Food Truck	\$0.00	0
7/27/2022	0.5	Roman's Food Truck	\$0.00	0
7/28/2022	0.5	Roman's Food Truck	\$0.00	0
7/29/2022	10	COVID Testing	\$0.00	30
7/29/2022	0.5	Roman's Food Truck	\$0.00	0
7/30/2022	0.5	Roman's Food Truck	\$0.00	0
7/31/2022	3	Ecstatic Dance	\$129.60	25
8/5/2022	8	COVID Testing	\$0.00	30
8/5/2022	3	Movie Night	\$135.60	45
8/7/2022	3	Meeting	\$135.60	50
8/9/2022	5	Vaccine Clinic	\$0.00	25
8/12/2022	10	COVID Testing	\$0.00	30
8/14/2022	3	Ecstatic Dance	\$135.60	30
8/19/2022	10	COVID Testing	\$0.00	30
8/21/2022	3	Ecstatic Dance	\$135.60	30
8/23/2022	5	Vaccine Clinic	\$0.00	0
8/26/2022	10	COVID Testing	\$0.00	30
8/27/2022	7	School Supply Distribution	\$452.80	0
8/28/2022	3	Ecstatic Dance	\$135.60	30
9/2/2022	3	Baptism Set-Up	\$162.00	20
9/2/2022	9.5	Covid Testing	\$0.00	0
9/3/2022	15	Baptism	\$540.50	150
9/4/2022	3	Ecstatic Dance	\$135.60	30
9/9/2022	10	Covid Testing	\$0.00	0
9/11/2022	3	Ecstatic Dance	\$135.60	30
9/13/2022	4	Vaccine Clinic	\$0.00	25
9/16/2022	10	Covid Testing	\$0.00	0
9/18/2022	3	Ecstatic Dance	\$135.60	30

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9/23/2022	10	Covid Testing	\$0.00	0
9/23/2022	3	Wedding Set Up	\$162.00	15
9/24/2022	15	Wedding	\$540.50	100
9/25/2022	3	Ecstatic Dance	\$135.60	30
9/27/2022	4	Vaccine Clinic	\$0.00	25
9/30/2022	8	Covid Testing	\$0.00	0
9/30/2022	3	Wedding Setup	\$169.50	0
10/1/2022	16.75	Wedding Reception	\$540.50	100
10/2/2022	2	Drop-In Drumming	\$0.00	10
10/2/2022	3	Ecstatic Dance	\$135.60	30
10/7/2022	10	Covid Testing	\$0.00	0
10/9/2022	2	Drop-In Drumming	\$0.00	10
10/9/2022	3	Ecstatic Dance	\$135.60	30
10/15/2022	16	Dinner Fundraiser	\$432.40	150
10/16/2022	2	Drop-In Drumming	\$0.00	10
10/16/2022	3	Ecstatic Dance	\$135.60	30
10/18/2022	4	Vaccine Clinic	\$0.00	0
10/21/2022	10	Covid Testing	\$0.00	0
10/22/2022	5	Soccer Team Banquet Dinner	\$429.75	40
10/23/2022	2	Drop-In Drumming	\$0.00	10
10/23/2022	3	Ecstatic Dance	\$135.60	30
10/27/2022	5.5	Vaccine Clinic	\$0.00	20
10/28/2022	10	Covid Testing	\$0.00	0
10/30/2022	2	Drop-In Drumming	\$0.00	10
10/30/2022	3	Ecstatic Dance	\$135.60	30
11/4/2022	10	Covid Testing	\$0.00	0
11/6/2022	2	Drop-In Drumming	\$0.00	10
11/6/2022	3	Ecstatic Dance	\$135.60	30
11/11/2022	3	Baptism (Set-Up)	\$169.50	15
11/11/2022	10	Covid Testing	\$0.00	0
11/12/2022	16	Baptism	\$566.00	60
11/13/2022	17	Baptism	\$566.00	80
11/17/2022	3.5	Vaccine Clinic	\$0.00	20
11/20/2022	2	Drop-In Drumming	\$0.00	10
11/20/2022	3	Ecstatic Dance	\$135.60	30
11/27/2022	2	Drop-In Drumming	\$0.00	10
11/27/2022	3	Ecstatic Dance	\$135.60	30
12/1/2022	5.5	Vaccine Clinic	\$0.00	20
12/2/2022	10	Covid Testing	\$0.00	0
12/3/2022	14	Dinner Party	\$452.80	50

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 5 - D St. Neighborhood Center Rentals 2022

12/4/2022	2	Drop-In Drumming	\$0.00	10
12/4/2022	3	Ecstatic Dance	\$135.60	30
12/9/2022	10	Covid Testing	\$0.00	0
12/10/2022	5	Family Potluck	\$429.75	0
12/11/2022	2	Drop-In Drumming	\$0.00	10
12/11/2022	3	Ecstatic Dance	\$135.60	30
12/15/2022	5.5	Vaccine Clinic	\$0.00	20
12/16/2022	10	Covid Testing	\$0.00	0
12/17/2022	11	Graduation Party	\$566.00	125
12/18/2022	2	Drop-In Drumming	\$0.00	10
12/18/2022	3	Ecstatic Dance	\$135.60	30
12/21/2022	5	Potluck Dinner	\$343.80	75
12/23/2022	10	Covid Testing	\$0.00	0
12/25/2022	2	Drop-In Drumming	\$0.00	10
12/30/2022	10	Covid Testing	\$0.00	0
	977.25		\$17,675.70	4,816

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Appendix 6 - Redwood Park Facility Rentals 2022

Redwood <u>Lodge</u> Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
2/5/2022	8.5	Makers Market	\$378.50	99
2/6/2022	8.5	Makers Market	\$378.50	99
2/19/2022	7.5	Memorial For Kris Sundeen	\$378.50	150
3/12/2022	8	Baby Shower	\$378.50	40
3/19/2022	7.5	Baby Shower	\$378.50	40
3/31/2022	3	Birthday Party	\$135.00	20
4/19/2022	6	Wedding	\$378.50	70
4/23/2022	9	Community Building Forum	\$302.80	75
4/24/2022	9	Community Building Forum	\$302.80	75
4/29/2022	5	Year End Social	\$270.50	60
5/6/2022	5	End of Semester Celebration	\$270.50	40
5/7/2022	5	Celebration for the Rotary Club of Arcata Sunrise	\$216.40	60
5/8/2022	5	Party	\$270.50	10
5/14/2022	5	Graduation Celebration	\$378.50	30
5/21/2022	12	Memorial Service	\$378.50	99
5/27/2022	3	Menchinella's Wedding Set-Up	\$135.00	20
5/28/2022	15	Wedding Reception	\$378.50	0
6/3/2022	3	Wedding Set-Up	\$135.00	25
6/4/2022	12	Wedding Ceremony	\$378.50	60
6/11/2022	4.5	Retirement Party	\$270.00	70
6/12/2022	7	Camp training/ COA	\$0.00	40
6/17/2022	3	Wedding Set-Up	\$135.00	10
6/18/2022	13	Wedding Ceremony	\$378.50	50
8/27/2022	5	Celebration of Life	\$270.50	25
9/1/2022	5	Meet & Greet	\$282.75	50
9/2/2022	6	Wedding Set-Up	\$0.00	20
9/3/2022	10.75	Wedding Reception	\$378.50	50
9/10/2022	6	Memorial	\$396.25	99
9/14/2022	10	Company Retreat	\$317.00	45
9/17/2022	3	Birthday Party	\$141.35	20
10/1/2022	10	Birthday Party	\$396.25	75
10/22/2022	9	Baby Shower	\$396.25	50
10/25/2022	3	Department Social	\$141.35	50
11/5/2022	5	Baby Shower	\$282.75	50
11/19/2022	8	Birthday Party	\$396.25	40
12/3/2022	7	Potluck/Professional Mixer	\$317.00	75
Totals	252.25		\$10,323.20	1891

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Appendix 6 - Redwood Park Facility Rentals 2022

Redwood Lounge Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
4/23/2022	8	Community Building Forum	\$173.00	75
4/24/2022	8	Community Building Forum	\$173.00	75
5/14/2022	5	Graduation Party	\$162.00	20
6/4/2022	12	Wedding Ceremony	\$162.00	60
9/2/2022	6	Wedding Set-Up	\$0.00	15
9/3/2022	10.75	Wedding Reception	\$216.25	60
12/10/2022	4	Nature Drawing Workshop	\$135.60	35
12/11/2022	4	Nature Drawing Workshop	\$135.60	35
Totals	57.75		\$1,157.45	375

Redwood Park Stage Area Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
5/10/2022	5	Play Rehearsal	\$ -	70
5/11/2022	5	Play Rehearsal	\$ -	70
5/12/2022	9	Play Rehearsal and Performance	\$ -	70
9/25/2022	4	Acoustic Music Performance	\$ 42.00	20
Totals	23		\$ 42.00	230

Redwood Park Picnic Area Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
1/29/2022	4	BDay Party	\$40.00	20
2/5/2022	8.5	Makers Market	\$0.00	99
2/6/2022	8.5	Makers Market	\$0.00	99
2/12/2022	3.5	Horse Rides	\$40.00	20
2/13/2022	3.5	Horse Rides	\$40.00	20
2/19/2022	7.5	Memorial For Kris Sundeen	\$0.00	99
3/12/2022	8	Baby Shower	\$0.00	40
3/26/2022	4	Girl Scouts Meeting & Scavenger Hunt	\$40.00	20
3/26/2022	4	Trail Race - Minor Special Event	\$40.00	50
4/8/2022	4	Holi Festival	\$40.00	25
4/9/2022	5	Retirement Celebration	\$40.00	50
4/10/2022	5	Graduation Potluck	\$40.00	20
4/16/2022	4.5	Birthday Party	\$40.00	25
4/23/2022	12	Community Building Forum	\$0.00	50
4/24/2022	12	Community Building Forum	\$0.00	50
4/29/2022	3	Bat Workshop	\$40.00	35
5/1/2022	4	Retirement Celebration	\$40.00	50
5/6/2022	5	End of Semester Celebration	\$0.00	40

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 6 - Redwood Park Facility Rentals 2022

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5/7/2022	5	Celebration for the Rotary Club of Arcata Sunrise	\$0.00	60
5/8/2022	5	Party	\$0.00	10
5/10/2022	5	Play Rehearsal	\$40.00	70
5/11/2022	5	Play Rehearsal	\$40.00	70
5/12/2022	9	Play Rehearsal & Performance	\$50.00	70
5/13/2022	3.5	snack/forest hike/ picnic lunch (Union St. Charter School)	\$40.00	22
5/14/2022	5	Graduation Celebration	\$0.00	30
5/15/2022	6	Birthday Party	\$50.00	30
5/21/2022	12	Memorial Service	\$0.00	99
5/27/2022	3	Picnic	\$0.00	30
5/28/2022	15	Wedding Reception	\$0.00	50
5/30/2022	5	Birthday Party	\$40.00	25
6/3/2022	5	School Picnic	\$40.00	90
6/4/2022	12	Wedding Ceremony	\$0.00	60
6/5/2022	8	LIT training	\$0.00	100
6/7/2022	4	School Picnic	\$0.00	20
6/8/2022	5	Public Outreach Meeting	\$0.00	50
6/10/2022	4	Birthday Party	\$40.00	50
6/11/2022	5	Birthday Party	\$40.00	50
6/12/2022	7	Camp training	\$0.00	50
6/15/2022	2	Birthday Party	\$40.00	50
6/16/2022	5	Graduation Party	\$40.00	30
6/17/2022	10.5	Graduation Party	\$50.00	60
6/18/2022	13	Wedding Ceremony	\$0.00	50
6/19/2022	4	Birthday Celebration	\$40.00	30
7/2/2022	4	Birthday Party	\$40.00	25
7/9/2022	8	Celebration of Life	\$50.00	150
7/10/2022	5	Birthday Party	\$40.00	30
7/16/2022	6	Birthday Party	\$50.00	40
7/17/2022	4	Family Picnic	\$40.00	100
7/23/2022	5	Memorial	\$42.00	50
7/24/2022	7	Family/Friend Gathering	\$50.00	60
7/30/2022	6	Office Picnic - BBQ	\$50.00	30
7/31/2022	5	Birthday Party	\$42.00	20
8/13/2022	5	Bday Party	\$40.00	50
8/20/2022	4	Birthday Party	\$40.00	25
8/20/2022	5	Trail Run	\$50.00	150
8/27/2022	9	Bike Race	\$52.25	150
9/1/2022	5	Meet & Greet	\$0.00	50
9/3/2022	10.75	Wedding Reception	\$0.00	50
9/7/2022	4	Welcome Party for Youth Exchange Ambassadors	\$42.00	50
9/8/2022	2	Meeting	\$0.00	20

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 6 - Redwood Park Facility Rentals 2022

9/10/2022	6	Memorial	\$0.00	99
9/11/2022	4	Company B-Day Party	\$42.00	35
9/14/2022	10	Company Retreat	\$0.00	45
9/17/2022	5	Baby Shower	\$42.00	40
9/17/2022	3	birthday party	\$0.00	50
9/18/2022	7	Celebration (Gender Reveal)	\$52.25	50
9/23/2022	3	Department Social	\$42.00	30
9/24/2022	2.5	Girl Scout Meeting	\$42.00	15
9/27/2022	6.5	School Field Trip	\$50.00	130
9/28/2022	2.5	Student/Faculty Social	\$42.00	45
9/29/2022	6	Cross-Country Meet	\$52.25	300
10/1/2022	10	Birthday Party	\$0.00	75
10/2/2022	4.5	Kid's Birthday Party	\$42.00	15
10/9/2022	4	Student Picnic Gathering	\$42.00	25
10/19/2022	6	Cross-Country Race	\$52.25	200
10/22/2022	9	Baby Shower	\$0.00	50
10/25/2022	3	Department Social	\$0.00	20
11/13/2022	4	Friendsgiving	\$42.00	30
11/19/2022	8	Birthday Party	\$0.00	40
Totals	467.75		\$2,161.00	4412

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Larson Park Gazebo Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
2/7/2022	5	Birthday	\$ 40.00	20
2/21/2022	2	Birthday	\$ 40.00	20
4/16/2022	3	Easter Egg Hunt	\$ 32.00	100
5/7/2022	5	Birthday	\$ 40.00	30
5/15/2022	10	Graduation	\$ 50.00	30
5/22/2022	5	Birthday	\$ 40.00	40
6/4/2022	4.5	Birthday	\$ 40.00	40
6/10/2022	4	Birthday	\$ 40.00	15
6/18/2023	5	Birthday	\$ 40.00	25
7/9/2022	4.5	Birthday	\$ 40.00	15
7/10/2022	7	Fellowship Carne Asada	\$ 50.00	50
7/23/2022	5	Wedding	\$ 40.00	15
7/31/2022	5	Birthday	\$ 42.00	25
8/7/2022	9	Gender Reveal	\$ 52.25	15
8/11/2022	4	Potluck	\$ 40.00	50
8/27/2022	7	Class Reunion	\$ 50.00	25
9/4/2022	10	Birthday	\$ 50.00	15
10/27/2022	5.5	Special Olympics Bocce Tournament	\$ -	125
Totals	100.5		\$ 726.25	655

Larson Park Bocce Ball Equipment Rentals 2022			
Date	Days	Event / Organization	Revenue
6/10/2022	1	Birthday	\$ 16.00
8/11/2022	1	Potluck	\$ 10.00
9/9/2022	1	Misc.	\$ 5.50
10/27/2022	1	Special Olympics Bocce Tournament	\$ -
Totals	4		\$ 31.50

Larson Park Bocce Court Rentals 2022			
Date	Hours	Event / Organization	Revenue
2/21/2022	2	Birthday	\$ 21.50
5/22/2022	5	Birthday	\$ 21.50
6/10/2022	4	Birthday	\$ 21.50
8/11/2022	4	Potluck	\$ 21.50
8/11/2022	4	Potluck	\$ 21.50
10/27/2022	5.5	Special Olympics Bocce Tournament	\$ -
10/27/2022	5.5	Special Olympics Bocce Tournament	\$ -
10/27/2022	5.5	Special Olympics Bocce Tournament	\$ -
Totals	35.5		\$ 107.50

Larson Park Tennis Courts Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
	0			
Totals	0		\$ -	0

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Arcata Marsh Interpretive Center Rentals 2022				
Date	Hours	Event / Organization	Revenue	Estimated Attendance
1/26/2022	2	VTS Meeting	0	15
4/16/2022	8	Godwit Days	0	100
4/17/2022	8	Godwit Days	0	100
6/25/2022	4	Youth Coalition	0	20
9/26/2022	2.5	VTS Volunteer Recognition Event	0	30
10/2/2022	3	FOAM Annual Meeting	0	20
12/19/2022	4	VTS Board Meeting	0	20
Totals	31.5		\$ -	305

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Appendix 8 - Library Conference Room Rentals 2022

Date	Event / Organization	Total Estimated Attendance	Total Actual Meetings	Total Hours	Total Revenue
1/5/2022	Epilepsy Support Group	7	1	2	\$38.70
1/7/2022	Islamic Center Meeting	20	1	0.5	\$12.10
1/14/2022	Islamic Center Meeting	20	1	0.5	\$12.10
1/21/2022	Islamic Center Meeting	20	1	0.5	\$12.10
1/28/2022	Islamic Center Meeting	20	1	0.5	\$12.10
2/2/2022	Epilepsy Support Group	15	1	2	\$48.38
2/4/2022	Islamic Center Meeting	20	1	0.5	\$12.10
2/11/2022	Islamic Center Meeting	20	1	0.5	\$12.10
2/18/2022	Islamic Center Meeting	20	1	0.5	\$12.10
2/24/2022	Grand Jury Interviews	0	1	8	\$0.00
2/25/2022	Islamic Center Meeting	20	1	0.5	\$12.10
3/2/2022	Epilepsy Support Group	15	1	2	\$48.38
3/4/2022	Islamic Center Meeting	20	1	0.5	\$12.10
3/11/2022	Islamic Center Meeting	20	1	0.5	\$12.10
3/12/2022	Birthday Party	10	1	4	\$129.00
3/18/2022	Islamic Center Meeting	20	1	0.5	\$12.10
3/24/2022	Zoom Meeting	1	1	1.5	\$32.25
3/25/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/1/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/2/2022	Ramadan	20	1	1	\$24.19
4/3/2022	Ramadan	20	1	1	\$24.19
4/4/2022	Ramadan	20	1	1	\$24.19
4/5/2022	Ramadan	20	1	1	\$24.19
4/6/2022	Epilepsy Support Group	15	1	2	\$48.38
4/6/2022	Ramadan	20	1	1	\$24.19
4/7/2022	Ramadan	20	1	1	\$24.19
4/8/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/8/2022	Book Sale Set-Up	5	1	2	\$0.00
4/8/2022	Art Exhibit for ARTS!	25	1	4	\$0.00
4/8/2022	Ramadan	20	1	1	\$24.19
4/9/2022	Library Book Sale	30	1	8	\$0.00
4/10/2022	Ramadan	20	1	1	\$24.19
4/11/2022	Ramadan	20	1	1	\$24.19
4/12/2022	Ramadan	20	1	1	\$24.19
4/13/2022	Ramadan	20	1	1	\$24.19
4/14/2022	Ramadan	20	1	1	\$24.19
4/15/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/15/2022	Ramadan	20	1	1	\$24.19
4/17/2022	Ramadan	20	1	1	\$24.19
4/17/2022	AA Meeting	10	1	1	\$24.19

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Appendix 8 - Library Conference Room Rentals 2022

4/18/2022	Ramadan	20	1	1	\$24.19
4/19/2022	Ramadan	20	1	1	\$24.19
4/20/2022	Library Storytime	20	1	1.25	\$0.00
4/20/2022	Ramadan	20	1	1	\$24.19
4/21/2022	Ramadan	20	1	1	\$24.19
4/22/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/22/2022	Ramadan	20	1	1	\$24.19
4/24/2022	Ramadan	20	1	1	\$24.19
4/24/2022	AA Meeting	10	1	1	\$24.19
4/25/2022	Ramadan	20	1	1	\$24.19
4/26/2022	Ramadan	20	1	1	\$24.19
4/27/2022	Library Storytime	20	1	1.25	\$0.00
4/27/2022	Ramadan	20	1	1	\$24.19
4/28/2022	Book Group Night	20	1	2.5	\$0.00
4/28/2022	Ramadan	20	1	1	\$24.19
4/29/2022	Islamic Center Meeting	20	1	0.5	\$12.10
4/29/2022	Ramadan	20	1	1	\$24.19
5/1/2022	Ramadan	20	1	1	\$24.19
5/1/2022	AA Meeting	10	1	1	\$24.19
5/4/2022	Library Storytime	20	1	1.25	\$0.00
5/4/2022	Epilepsy Support Group	15	1	2	\$48.38
5/6/2022	Islamic Center Meeting	20	1	0.5	\$12.10
5/6/2022	Book Sale Set-Up	30	1	2	\$0.00
5/7/2022	Library Book Sale	30	1	4	\$0.00
5/8/2022	AA Meeting	10	1	1	\$24.19
5/13/2022	Islamic Center Meeting	20	1	0.5	\$12.10
5/15/2022	AA Meeting	10	1	1	\$24.19
5/20/2022	Islamic Center Meeting	20	1	0.5	\$12.10
5/22/2022	AA Meeting	10	1	1	\$24.19
5/26/2022	Book Group Night	20	1	2.5	\$0.00
5/27/2022	Islamic Center Meeting	20	1	0.5	\$12.10
5/29/2022	AA Meeting	10	1	1	\$24.19
6/1/2022	Epilepsy Support Group	15	1	2	\$48.38
6/3/2022	Islamic Center Meeting	20	1	0.5	\$12.10
6/3/2022	Knitting Club	15	1	1	\$0.00
6/5/2022	AA Meeting	10	1	1	\$24.19
6/10/2022	Islamic Center Meeting	20	1	0.5	\$12.10
6/10/2022	Knitting Club	15	1	1	\$0.00
6/12/2022	AA Meeting	10	1	1	\$24.19
6/17/2022	Islamic Center Meeting	20	1	0.5	\$12.10
6/17/2022	Knitting Club	15	1	1	\$0.00
6/19/2022	AA Meeting	10	1	1	\$24.19
6/24/2022	Islamic Center Meeting	20	1	0.5	\$12.10

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Appendix 8 - Library Conference Room Rentals 2022

6/24/2022	Knitting Club	15	1	1	\$0.00
6/26/2022	AA Meeting	10	1	1	\$24.19
7/1/2022	Islamic Center Meeting	20	1	0.5	\$12.10
7/1/2022	Knitting Club	15	1	1	\$0.00
7/3/2022	Sober Sunday	15	1	1	\$24.19
7/6/2022	Epilepsy Support Group	15	1	2	\$48.38
7/8/2022	Islamic Center Meeting	20	1	0.5	\$12.10
7/8/2022	Knitting Club	15	1	1	\$0.00
7/8/2022	Library Arts Arcata Space	25	1	2	\$0.00
7/10/2022	Sober Sunday	15	1	1	\$24.19
7/12/2022	Lunch Workshop/Meeting	10	1	2.5	\$67.50
7/15/2022	Islamic Center Meeting	20	1	0.5	\$12.10
7/15/2022	Knitting Club	15	1	1	\$0.00
7/17/2022	Sober Sunday	15	1	1	\$24.19
7/22/2022	Islamic Center Meeting	20	1	0.5	\$12.10
7/22/2022	Knitting Club	15	1	1	\$0.00
7/24/2022	Sober Sunday	15	1	1	\$24.19
7/29/2022	Islamic Center Meeting	20	1	0.5	\$12.10
7/29/2022	Knitting Club	15	1	1	\$0.00
7/31/2022	Sober Sunday	15	1	1	\$24.19
8/3/2022	Epilepsy Support Group	15	1	2	\$48.38
8/5/2022	Islamic Center Meeting	20	1	0.5	\$12.10
8/5/2022	Knitting Club	15	1	1	\$0.00
8/7/2022	AA Meeting	15	1	1	\$27.00
8/12/2022	Islamic Center Meeting	20	1	0.5	\$12.10
8/12/2022	Knitting Club	15	1	1	\$0.00
8/14/2022	AA Meeting	15	1	2	\$54.00
8/14/2022	AA Meeting	15	1	1	\$27.00
8/19/2022	Islamic Center Meeting	20	1	0.5	\$12.10
8/19/2022	Knitting Club	15	1	1	\$0.00
8/21/2022	AA Meeting	15	1	1	\$27.00
8/26/2022	Islamic Center Meeting	20	1	0.5	\$12.10
8/26/2022	Knitting Club	15	1	1	\$0.00
8/28/2022	AA Meeting	15	1	1	\$27.00
9/2/2022	Islamic Center Meeting	20	1	0.5	\$12.10
9/2/2022	Knitting Club	15	1	1	\$0.00
9/4/2022	AA Meeting	15	1	1	\$27.00
9/6/2022	Interviews for Library	5	1	4	\$0.00
9/7/2022	Epilepsy Support Group	15	1	2	\$48.38
9/9/2022	Islamic Center Meeting	20	1	0.5	\$12.10
9/9/2022	Knitting Club	15	1	1	\$0.00
9/11/2022	AA Meeting	15	1	1	\$27.00
9/16/2022	Islamic Center Meeting	20	1	0.5	\$12.10
9/16/2022	Knitting Club	15	1	1	\$0.00

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9/18/2022	AA Meeting	15	1	1	\$27.00
9/22/2022	Book Group Night	20	1	2.5	\$0.00
9/23/2022	Islamic Center Meeting	20	1	0.5	\$12.10
9/23/2022	Knitting Club	15	1	1	\$0.00
9/25/2022	AA Meeting	15	1	1	\$27.00
9/27/2022	Library Interview	3	1	1	\$0.00
9/30/2022	Islamic Center Meeting	20	1	0.5	\$12.10
9/30/2022	Knitting Club	15	1	1	\$0.00
10/2/2022	AA Meeting	15	1	1	\$27.00
10/5/2022	Epilepsy Support Group	15	1	2	\$48.38
10/7/2022	Islamic Center Meeting	20	1	0.5	\$12.10
10/7/2022	Knitting Club	15	1	1	\$0.00
10/8/2022	Book Sale	25	1	8	\$0.00
10/9/2022	AA Meeting	15	1	1	\$27.00
10/14/2022	Islamic Center Meeting	20	1	0.5	\$12.10
10/14/2022	Knitting Club	15	1	1	\$0.00
10/16/2022	AA Meeting	15	1	1	\$27.00
10/18/2022	Grand Jury	0	1	3	\$0.00
10/21/2022	Islamic Center Meeting	20	1	0.5	\$12.10
10/21/2022	Knitting Club	15	1	1	\$0.00
10/23/2022	AA Meeting	15	1	1	\$27.00
10/27/2022	Book Group Night	20	1	2.5	\$0.00
10/28/2022	Islamic Center Meeting	20	1	0.5	\$12.10
10/28/2022	Knitting Club	15	1	1	\$0.00
10/30/2022	AA Meeting	15	1	1	\$27.00
11/2/2022	Epilepsy Support Group	15	1	2	\$48.38
11/4/2022	Islamic Center Meeting	20	1	0.5	\$12.10
11/4/2022	Knitting Club	15	1	1	\$0.00
11/6/2022	AA Meeting	15	1	1	\$27.00
11/11/2022	Islamic Center Meeting	20	1	0.5	\$12.10
11/11/2022	Knitting Club	15	1	1	\$0.00
11/13/2022	AA Meeting	15	1	1	\$27.00
11/16/2022	Library Storytime	15	1	1	\$0.00
11/18/2022	Islamic Center Meeting	20	1	0.5	\$12.10
11/18/2022	Knitting Club	15	1	1	\$0.00
11/20/2022	AA Meeting	15	1	1	\$27.00
11/23/2022	Library Storytime	15	1	1	\$0.00
11/25/2022	Islamic Center Meeting	20	1	0.5	\$12.10
11/25/2022	Knitting Club	15	1	1	\$0.00
11/27/2022	AA Meeting	15	1	1	\$27.00
11/30/2022	Library Storytime	15	1	1	\$0.00
12/2/2022	Islamic Center Meeting	20	1	0.5	\$12.10
12/2/2022	Knitting Club	15	1	1	\$0.00
12/3/2022	Library Program	0	1	3	\$0.00

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 8 - Library Conference Room Rentals 2022

12/4/2022	AA Meeting	15	1	1	\$27.00
12/7/2022	Epilepsy Support Group	15	1	2	\$48.38
12/7/2022	Library Storytime	15	1	1	\$0.00
12/8/2022	ES Staff Training	10	1	9	\$0.00
12/9/2022	Islamic Center Meeting	20	1	0.5	\$12.10
12/9/2022	Knitting Club	15	1	1	\$0.00
12/11/2022	AA Meeting	15	1	1	\$27.00
12/14/2022	Library Storytime	15	1	1	\$0.00
12/15/2022	FOAL Meeting	0	1	2	\$0.00
12/16/2022	Islamic Center Meeting	20	1	0.5	\$12.10
12/16/2022	Knitting Club	15	1	1	\$0.00
12/16/2022	Book Sale (Set-Up)	2	1	2	\$0.00
12/17/2022	Book Sale	2	1	8	\$0.00
12/18/2022	AA Meeting	15	1	1	\$27.00
12/21/2022	Library Storytime	15	1	1	\$0.00
12/22/2022	Book Group Night	20	1	2.5	\$0.00
12/23/2022	Islamic Center Meeting	20	1	0.5	\$12.10
12/23/2022	Knitting Club	15	1	1	\$0.00
12/25/2022	AA Meeting	15	1	1	\$27.00
12/28/2022	Library Storytime	15	1	1	\$0.00
12/29/2022	Library Program	20	1	3	\$0.00
12/30/2022	Islamic Center Meeting	20	1	0.5	\$12.10
12/30/2022	Knitting Club	15	1	1	\$0.00
Totals		3210	194	250.25	\$3,065.81

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 9 - Overall Facility Use 2022

Redwood Lounge Hours of Use 2022				
Month	ARD	Rentals	City Use	Total
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	16	0	16
May	11.5	5	1	17.5
June	88	12	0	100
July	372	0	0	372
August	312	0	0	312
September	0	16.75	0	16.75
October	0	0	0	0
November	0	0	0	0
December	0	8	2	10
Total	783.5	57.75	3	844.25

Redwood Lodge/Picnic/Stage Hours of Use 2022				
Month	ARD	Rentals	City Use	Total
January	0	4	0	4
February	0	56	0	56
March	4.5	34.5	3.5	42.5
April	0	74.5	0	74.5
May	5	156.5	0	161.5
June	187.5	127	5	319.5
July	562	50	0	612
August	312	28	0	340
September	6	122	2.5	130.5
October	0	58.5	0	58.5
November	0	25	17	42
December	0	7	0	7
Total	1077	743	28	1848

Bocce Equip Rental Use 2022	
Month	Total Days
January	0
February	0
March	0
April	0
May	0
June	1
July	0
August	1
September	1
October	1
November	0
December	0
Total	4

Larson Park Hours of Use 2022					
Month	Tennis	Gazebo	Bocce Court	ARD	Total
January	0	0	2	0	2
February	0	7	0	0	7
March	0	0	0	0	0
April	0	3	0	0	3
May	0	20	5	0	25
June	0	13.5	4	0	17.5
July	0	21.5	0	0	21.5
August	0	20	8	0	28
September	0	10	0	0	10
October	0	5.5	16.5	0	22
November	0	0	0	0	0
December	0	0	0	0	0
Total	0	100.5	35.5	0	136

Library Conference Room Hours of Use 2022			
Month	Rentals	City Use	Total
January	4	0	4
February	12	0	12
March	9.5	7	16.5
April	50.5	0	50.5
May	19.75	3.5	23.25
June	12	0	12
July	19	0	19
August	14	0	14
September	21	0	21
October	26.5	0	26.5
November	15	5	20
December	47	18	65
Total	250.25	33.5	283.75

AMIC Hours of Use 2022				
Month	ARD	City Use	Hours of Use	Total
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	126.75	0	64	190.75
July	214.5	0	72	286.5
August	146	0	80	226
September	0	0	208	208
October	0	0	216	216
November	0	0	200	200
December	0	0	216	216
Total	487.25	0	1056	1543.25

Judo Hut Hours of Use 2022		
Month	ARD	Total
January	0	0
February	0	0
March	2	2
April	5	5
May	9.5	9.5
June	12.5	12.5
July	7.5	7.5
August	10.5	10.5
September	9	9
October	9	9
November	28	28
December	24	24
Total	117	117

"D" Street Community Center Hours of Use 2022				
Month	ARD	City Use	Rental	Total
January	23	0	58	81
February	18.5	0	55	73.5
March	45.5	10.75	59	115.25
April	44.5	33.5	63	141
May	48	8	91.25	147.25
June	54	0	100.25	154.25
July	54	0	84.5	138.5
August	30	0	70	100
September	18.5	0	106.5	125
October	23	10	102.25	135.25
November	72.5	14	74.5	161
December	71.5	0	113	184.5
Totals	503	76.25	977.25	1556.5

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 10 - Special Events 2022

5.A

Date	Hours	Location	Organization	Event Description	Staff		
					hours	Attendance	City Fees
1/1/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
1/8/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
1/14/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
1/15/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
1/16/2022	7.5	Streets	Esteban's Mexican Restaurant	Memorial Celebration	2	250	\$173.00
1/22/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
1/29/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$38.00
2/5/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
2/11/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
2/12/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
2/19/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
2/26/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
3/5/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
3/11/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
3/12/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
3/19/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
3/26/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
3/26/2022	4	Community Forest	6 Rivers Running Club	Trail Race	40	50	\$108.25
4/2/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
4/8/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
4/9/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
4/10/2022	7	Streets	Minor Theatre/Ace Hardware	10th St. Easter Festival	2	150	\$173.00
4/16/2022	5	Stewart Park	American Legion	Easter Egg Hunt	1	100	\$108.25
4/16/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
4/23/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
4/23/2022	5	Carlson Park	CUNA	Valley West Block Party	1	40	\$0.00
4/30/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	500	\$0.00
5/1/2022	12	Plaza	Coastal Grove Charter School	Splendid Spring May Day	1	1000	\$380.00
5/7/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	1000	\$0.00
5/8/2022	5.5	Streets	Six Rivers Running Club	Atalanta's Victory Run & W	1	300	\$173.00
5/13/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
5/14/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	1000	\$0.00
5/15/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$378.00
5/21/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	1000	\$0.00
5/22/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
5/28/2022	8	Plaza	Kinetic Universe	Kinetic Sculpture Race	1	1000	\$553.00
6/4/2022	7	Arcata Marsh	Food For People	Charity Walk	1	50	\$108.25
6/4/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	1000	\$0.00
6/10/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	200	\$0.00
6/11/2022	7	Plaza	North Coast Grower's Association	Farmers Market	1500	1000	\$0.00
6/11/2022	2	Streets	Portuguese Hall	March For Our Lives	1	40	\$0.00
6/12/2022	4	Streets	Portuguese Hall	Holy Ghost Parade	1	50	\$108.25
6/12/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
6/19/2022	11	Plaza	Black Humboldt	Juneteenth Celebration	1	300	\$270.00
6/24/2022	12	Streets	Arcata Main Street	Oyster Festival	1	4500	\$173.00
6/25/2022	7	Plaza	North Coast Grower's Association	Farmers Market	2	1000	\$0.00
6/25/2022	7	Streets	Arcata Main Street	Oyster Festival	1	3000	\$0.00
6/25/2022	6	Carlson Park	CUNA	Tianguis (Flea Market)	1	50	\$108.25

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 10 - Special Events 2022

5.A

7/1/2022	0.5	Community Park	Wildtrail Tours	Bicycle Tours	1	75	\$173.00
7/4/2022	3	Plaza	Arcata Main Street	Arts and Crafts Party	1	50	\$0.00
7/4/2022	5.5	APPL	Six Rivers Running Club	Marsh Run	2	125	\$173.00
7/9/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1000	\$0.00
7/16/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1000	\$0.00
7/17/2022	5	Stewart Park	Calvary Chapel	Church Picnic	1	150	\$108.25
7/23/2022	13.5	Streets	Arcane Artists	Summer Concert Series	1	400	\$173.00
7/23/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$1,948.73
7/24/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	500	\$0.00
7/30/2022	4	Valley West Park	City of Arcata	Basketball Competition	10	75	\$0.00
7/30/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
7/31/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	500	\$27.00
8/6/2022	3.5	Streets	Arcane Artists	Summer Concert Series	1	500	\$0.00
8/6/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
8/6/2022	3	Arcata Marsh	City of Arcata	Lantern Ceremony	10	300	\$0.00
8/7/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
8/12/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	150	\$0.00
8/13/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
8/14/2022	7	Streets	HAPI?	Obon Festival	2	400	\$181.25
8/14/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
8/20/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
8/20/2022	5	Community Forest	Health Sport	Trail Race	1	150	\$173.00
8/21/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
8/27/2022	4.98	Streets	Arcane Artists	Summer Concert Series	1	400	\$0.00
8/27/2022	9	Community Park	Adventure's Edge	Bike Race	8	150	\$572.25
8/27/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
8/28/2022	4	Valley West	City of Arcata	Bike Rodeo	10	75	\$0.00
8/28/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
9/1/2022	13	Plaza	Cal Poly Humboldt	College Colors Day	2	1000	\$510.00
9/3/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
9/4/2022	7	Arcata Sports Complex	Humboldt Flea Market	Flea Market- ACC Lot	8	500	\$282.75
9/4/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
9/5/2022	11	Streets	Camoapa Sister City Project	I Block Party	1	1000	\$181.25
9/9/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	150	\$0.00
9/10/2022	4.98	Streets	Arcane Artists	Summer Concert Series	1	400	\$0.00
9/10/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
9/11/2022	6	APPL	American Foundation for Suicide Prev	Out of Darkness Walk/Mar	1	500	\$443.00
9/11/2022	5	Plaza	Arcata Main Street	Sunday Art Market	1	100	\$0.00
9/15/2022	8	Carlson Park	Arcata Play House	Circus	4	250	\$282.75
9/16/2022	8	Carlson Park	Arcata Play House	Circus	4	250	\$181.25
9/17/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
9/17/2022	8	Plaza	Same Old People	North Country Fair	2	10000	\$974.00
9/18/2022	8	Plaza	Same Old People	North Country Fair	2	10000	\$0.00
9/18/2022	6	Streets	Humboldt Tri Kids	Triathlon	2	150	\$173.00
9/24/2022	4.98	Streets	Arcane Artists	Summer Concert Series	1	400	\$0.00
9/24/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
9/25/2022	8	Plaza	Kinetic Universe	Kinetic Kids Classic	1	150	\$78.50
9/27/2022	4	Plaza	Arcata Marsh	JCS X-country Race- Marsh	1	150	\$0.00
9/29/2022	6	Community Forest	NPA	Cross-Country Meet	1	300	\$181.25
10/1/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
10/1/2022	9.5	Streets	Arcata Play House	Migrations March	1	200	\$181.25
10/1/2022	1	Plaza	North Coast Children Services	Pastels on the Plaza	2	500	\$282.75
10/8/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

Appendix 10 - Special Events 2022

10/8/2022	1.5	Streets	Society of the Holy Trinity	Religious Parade	1	50	\$113.25
10/14/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	150	\$0.00
10/15/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
10/19/2022	6	Arcata Marsh	Arcata High School	Cross-Country Race	2	200	\$181.25
10/21/2022	2	Streets	Arcata High School	Homecoming Parade	1	2000	\$181.25
10/22/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
10/29/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	2	1500	\$0.00
10/30/2022	12	Streets	Minor Theatre/Ace Hardware	Halloween Carnival/Dia de	1	300	\$181.25
10/31/2022	8	Plaza	Arcata Main Street	Halloween Celebration	1	200	\$282.75
11/5/2022	5	Arcata Marsh	Arcata High School	Cross Country Champions	1	200	\$181.25
11/5/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	1500	\$0.00
11/11/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	150	\$0.00
11/11/2022	8.5	Plaza	Mike Pazeian	Veterans Flag Celebration	1	10	\$0.00
11/12/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	1500	\$0.00
11/19/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	1500	\$0.00
11/20/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
11/26/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	1500	\$0.00
11/27/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
12/3/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	1500	\$0.00
12/4/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
12/9/2022	4	Plaza	Arcata Main Street	Arts! Arcata	1	150	\$0.00
12/10/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	500	\$0.00
12/11/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
12/17/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	500	\$0.00
12/18/2022	10	Plaza	Arcata Main Street	Sunday Art Market	1	300	\$0.00
12/24/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	500	\$0.00
12/31/2022	7	Plaza	North Coast Grower's Association	Farmer's Market	1	500	\$0.00
	876.4				1763	98,390	\$11,254.48
	Hours				Staff Time	Attendance	City Fees

Communication: Annual Report from the Parks and Recreation Committee. (REPORT BY COMMISSION/COMMITTEE)

**CITY OF ARCATA
CITY COUNCIL MEETING**

COUNCIL CHAMBER

JUNE 21, 2023

A regular meeting of the City Council of the City of Arcata was held on the above date at 6:00 p.m. as a hybrid meeting, via teleconference utilizing Zoom Video communications and in person, with Mayor Schaefer presiding. Notice of this meeting was posted on June 16, 2023. PRESENT: Schaefer, Matthews, Atkins-Salazar, Stillman, White. ABSENT: None. STAFF PRESENT: City Manager Diemer, Finance Director Miller, Director of Community Development Loya, Chief of Police Ahearn, Director of Environmental Services Sinkhorn, City Engineer Khatri, Deputy Director of Environmental Services—Community Services Benvie, Natural Resources Technician McDowall, IT and Digital Media Specialist Carrillo, City Clerk Dory.

LAND ACKNOWLEDGMENT

Mayor Schaefer read a statement acknowledging that Arcata (Goudi'ni) sat on ancestral Wiyot land.

FLAG SALUTE

Mayor Schaefer led the Pledge of Allegiance.

CEREMONIAL MATTERS

A. Certificate of Appreciation for Christian Figueroa for His Three Years of Service on the Arcata Planning Commission.

Councilmember White read the Certificate of Appreciation and presented it to Mr. Figueroa who said it had been a pleasure working with the Planning Commissioners, staff, and the Council.

B. Proclamation in Celebration of the Fourth of July Jubilee, July 4, 2023.

Councilmember Atkins-Salazar read the proclamation and presented it to Gloria Baker from the Arcata Chamber of Commerce, who invited everyone to the Plaza for the Fourth of July Jubilee.

REPORT BY COMMISSION/COMMITTEE

A. Annual Report from the Forest Management Committee.

Dennis Halligan, Chairperson of the Forest Management Committee, presented an oral version of the committee's annual report.

EARLY ORAL COMMUNICATIONS

Mayor Schaefer invited public comment.

Dan Burman, from First 5 Humboldt, thanked the City and Recreation Supervisor Stevens and staff for their work hosting the play groups at the D Street Neighborhood Center.

Fred Weis recommended the introduction of the General Plan include the words "non-indigenous" or ""European origin." He also recommended direct communication between the Transportation Safety Committee and the Planning Commission.

Joanne McGarry encouraged transparency/truth/trust, honesty/humility/humaneness, caring/compassion/connectedness, courage/boldness/bravey/decisiveness. She recommended Arcata

June 21, 2023

regularly hold a resiliency conference. She asked for help in finding a new location for her Peace and Justice Center sign.

Carlos read a letter from Centro del Pueblo urging action to protect the Sanctuary Garden. He called for a public announcement of full solidarity with the Garden to support and protect it.

Cynthia Amerman, from Cal Poly Humboldt's Department of Native American Studies, and Andrea Delgado, from the Department of English, read a letter from staff and departments at Cal Poly Humboldt in support of the Sanctuary Garden and against attacks on it.

Brenda Perez read from the City's 2017 Sanctuary Declaration and said the statements in the document should be a daily practice in Arcata. She presented a letter signed by 60 people and organizations.

An unidentified member of the audience requested the Council attend to the recommendation of the Transportation Safety Committee regarding the L Street corridor.

Mayor Schaefer closed Early Oral Communications. She affirmed that the City was dedicated to supporting the Sanctuary Garden and solving the recent crimes there.

CONSENT CALENDAR

Councilmember White requested items B, F, and H be removed from the Consent Calendar for further discussion.

Mayor Schaefer requested item G be removed from the Consent Calendar for further discussion.

Mayor Schaefer invited public comment. No one came forward to speak. Mayor Schaefer closed the public comment period.

ON MOTION BY STILLMAN, SECONDED BY MATTHEWS, AND WITH A UNANIMOUS VOICE VOTE, THE COUNCIL ADOPTED THE CONSENT CALENDAR FOR JUNE 21, 2023, WITH THE EXCEPTION OF THE FOLLOWING ITEMS: B. APPROVE THE MINUTES OF THE CITY COUNCIL MEETING OF JUNE 6, 2023; F. AWARD A CONTRACT FOR CARLSON PARK PLAYGROUND EQUIPMENT PURCHASE AND INSTALLATION TO MIRACLE RECREATION—PLAYPOWER, INC., IN THE AMOUNT OF \$259,972.84, INCLUDING TAX; AUTHORIZE THE CITY MANAGER TO INCREASE THE CONTRACT AMOUNT BY UP TO \$12,998 (5 PERCENT, FOR A TOTAL AMOUNT NOT TO EXCEED \$272,970.84) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES; AWARD A CONTRACT FOR CARLSON PARK PLAYGROUND SURFACING PURCHASE AND INSTALLATION TO SOF SURFACES, INC., IN THE AMOUNT OF \$89,991.07; AUTHORIZE THE CITY MANAGER TO INCREASE THE CONTRACT AMOUNT BY UP TO \$4,499 (5 PERCENT, FOR A TOTAL AMOUNT NOT TO EXCEED \$94,490.07) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES; AND AUTHORIZE THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS; G. APPROVE THE DESIGN AND AWARD A CONSTRUCTION CONTRACT FOR THE

June 21, 2023

2023 ARCATA ANNUAL PAVING PROJECT TO GR SUNDBERG, INC., IN THE AMOUNT OF \$1,383,470 (INCLUDING BASE BID AND ADDITIVE ALTERNATIVES 1 TO 3); AUTHORIZE THE CITY ENGINEER TO APPROVE CHANGE ORDERS AND INCREASE THE CONTRACT AMOUNT BY UP TO \$138,347 (10 PERCENT OF THE TOTAL BID, FOR A TOTAL NOT TO EXCEED \$1,521,817) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES AND ADDITIONAL WORK AS NECESSARY; AND AUTHORIZE THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS; AND H. ADOPT RESOLUTION NO. 223-63, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA AUTHORIZING APPLICATION FOR A MANUFACTURED HOUSING OPPORTUNITY AND REVITALIZATION (MORE) PROGRAM GRANT UP TO \$3 MILLION.

- A. Approve the Minutes of the City Council Meeting of June 6, 2023.**
- B. Item VIII-B was moved to Items Removed from Consent Calendar.**
- C. Bi-Weekly Report on Disbursements.**
- D. Accept In-Kind Donation of a New Scoreboard for the Arcata Ball Park from the Humboldt Crabs.**
- E. Award a Contract for the 2023 Corporation Yard Buildings Siding Replacement Project to Kyle Boughton DBA North Star Development in the Amount of \$63,715.57; Authorize the City Manager to Increase the Contract Amount by up to 5 Percent (\$3,185.78 for a Total Amount Not to Exceed \$66,901.35) to Allow for Unforeseen Contingencies; and Authorize the City Manager to Execute All Applicable Documents.**
- F. Item VIII-F was moved to Items Removed from Consent Calendar.**
- G. Item VIII-G was moved to Items Removed from Consent Calendar.**
- H. Item VIII-H was moved to Items Removed from Consent Calendar.**

ITEMS REMOVED FROM CONSENT CALENDAR

- B. Approve the Minutes of the City Council Meeting of June 7, 2023.**

ON MOTION BY STILLMAN, SECONDED BY MATTHEWS, AND WITH A UNANIMOUS VOICE VOTE, THE COUNCIL APPROVED THE MINUTES OF JUNE 7, 2023, CORRECTED AS FOLLOWS: ON THE FIRST PAGE, IN THE THIRD PARAGRAPH UNDER EARLY ORAL COMMUNICATIONS, CHANGE "LINDA PEREZ" TO "BRENDA PEREZ." AYES: SCHAEFER, MATTHEWS, ATKINS-SALAZAR, STILLMAN, WHITE. NOES: NONE. ABSENT: NONE. ABSTENTIONS: NONE.

Minutes Acceptance: Minutes of Jun 21, 2023 6:00 PM (CONSENT CALENDAR)

June 21, 2023

- F. Award a Contract for Carlson Park Playground Equipment Purchase and Installation to Miracle Recreation—PlayPower, Inc., in the Amount of \$259,972.84, including Tax; Authorize the City Manager to Increase the Contract Amount by up to \$12,998 (5 Percent, for a Total Amount Not to Exceed \$272,970.84) to Allow for Any Unforeseen Contingencies; Award a Contract for Carlson Park Playground Surfacing Purchase and Installation to Sof Surfaces, Inc., in the Amount of \$89,991.07; Authorize the City Manager to Increase the Contract Amount by up to \$4,499 (5 Percent, for a Total Amount Not to Exceed \$94,490.07) to Allow for Any Unforeseen Contingencies; and Authorize the City Manager to Execute All Applicable Documents.**

On inquiry by Councilmember White, Director of Environmental Services Sinkhorn explained that the City took input from the Valley West community and then contacted vendors. She said there were no local playground equipment manufacturers.

Mayor Schaefer invited public comment.

Joanne McGarry asked that the public be informed of the purchases farther in advance of the bid award. She also recommended purchasing locally-designed equipment over purchasing from out-of-town companies.

Mayor Schaefer closed the public comment period.

ON MOTION BY ATKINS-SALAZAR, SECONDED BY WHITE, AND WITH A UNANIMOUS VOICE VOTE, THE COUNCIL AWARDED A CONTRACT FOR CARLSON PARK PLAYGROUND EQUIPMENT PURCHASE AND INSTALLATION TO MIRACLE RECREATION—PLAYPOWER, INC., IN THE AMOUNT OF \$259,972.84, INCLUDING TAX; AUTHORIZED THE CITY MANAGER TO INCREASE THE CONTRACT AMOUNT BY UP TO \$12,998 (5 PERCENT, FOR A TOTAL AMOUNT NOT TO EXCEED \$272,970.84) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES; AWARDED A CONTRACT FOR CARLSON PARK PLAYGROUND SURFACING PURCHASE AND INSTALLATION TO SOF SURFACES, INC., IN THE AMOUNT OF \$89,991.07; AUTHORIZED THE CITY MANAGER TO INCREASE THE CONTRACT AMOUNT BY UP TO \$4,499 (5 PERCENT, FOR A TOTAL AMOUNT NOT TO EXCEED \$94,490.07) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES; AND AUTHORIZED THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS. AYES: SCHAEFER, MATTHEWS, ATKINS-SALAZAR, STILLMAN, WHITE. NOES: NONE. ABSENT: NONE. ABSTENTIONS: NONE.

Minutes Acceptance: Minutes of Jun 21, 2023 6:00 PM (CONSENT CALENDAR)

June 21, 2023

G. Approve the Design and Award a Construction Contract for the 2023 Arcata Annual Paving Project to GR Sundberg, Inc., in the Amount of \$1,383,470.00 (Including Base Bid and Additive Alternatives 1 to 3); Authorize the City Engineer to Approve Change Orders and Increase the Contract Amount by up to \$138,347.00 (10 Percent of the total bid, for a Total Not to Exceed \$1,521,817.00) to Allow for Any Unforeseen Contingencies and Additional Work as Necessary; and Authorize the City Manager to Execute All Applicable Documents.

Councilmember Matthews said she noticed there was no bike lane on the east side of H Street between 17th and 18th Streets. She asked if the eight parking spaces in that block could be removed to accommodate a bike lane. She said this would be in keeping with the City's Complete Streets policy.

City Engineer Khatri said there was not room in the block on H Street between 17th and 18th Streets for a five-foot bike lane in addition to parking. He said it was not ideal to remove the eight parking stalls, but the only way to make room for a bike lane would be to remove the parking or the sidewalk. He said staff's solution was to have a sharrow in that block. He said one option was to enhance the signage for the sharrow so that people would know they were supposed to share the road.

On inquiry by Councilmember Atkins-Salazar, City Manager Diemer said a concern was raised by a member of the public regarding labor compliance and payment of prevailing wages on a job with this particular contractor. She said the Labor Commissioner did determine wages had been paid correctly. She said the other concerns raised were not in regard to requirements within this project, therefore, staff's recommendation was to move forward with this bid award.

Mayor Schaefer invited public comment.

Colin Fiske, Coalition for Responsible Transportation Priorities, encouraged the City to remove the parking lane and install a bike lane in fulfillment of the complete streets policy.

Matt Simmons, Redwood Coalition for Climate and Environmental Responsibility, emphasized that it was very dangerous for bicyclists in areas where bike lanes disappeared. He said he didn't want there to be a precedent that removing parking was too costly and therefore an exception could be made to the complete streets policy.

An unidentified member of the audience spoke in support of installing a bike lane on H Street between 17th and 18th Street. She said prioritizing bike lanes was an investment in the next generation.

Wendy Ring said people did not know what sharrows were. She said they did not provide safety to cyclists, especially when appearing and disappearing. She said the complete streets policy was about rebalancing the use of streets and she encouraged it be followed.

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City Manager Diemer said this would be a minor modification in the contract involving striping, so she advised the Council it could approve the contract and have a later agenda item to discuss removal or retention of the parking.

ON MOTION BY MATTHEWS, SECONDED BY WHITE, AND WITH A UNANIMOUS VOICE VOTE, THE COUNCIL APPROVED THE DESIGN AND AWARDED A CONSTRUCTION CONTRACT FOR THE 2023 ARCATA ANNUAL PAVING PROJECT TO GR SUNDBERG, INC., IN THE AMOUNT OF \$1,383,470 (INCLUDING BASE BID AND ADDITIVE ALTERNATIVES 1 TO 3); AUTHORIZED THE CITY ENGINEER TO APPROVE CHANGE ORDERS AND INCREASE THE CONTRACT AMOUNT BY UP TO \$138,347 (10 PERCENT OF THE TOTAL BID, FOR A TOTAL NOT TO EXCEED \$1,521,817) TO ALLOW FOR ANY UNFORESEEN CONTINGENCIES AND ADDITIONAL WORK AS NECESSARY, AUTHORIZED THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS, AND DECIDED TO HOLD A PUBLIC HEARING AT A FUTURE MEETING TO REEVALUATE THE EAST SIDE OF H STREET BETWEEN 17TH AND 18TH STREETS FOR PARKING VERSUS A BIKE LANE. AYES: SCHAEFER, MATTHEWS, ATKINS-SALAZAR, STILLMAN, WHITE. NOES: NONE. ABSENT: NONE. ABSTENTIONS: NONE.

H. Adopt Resolution No. 223-63, a Resolution of the City Council of the City of Arcata Authorizing Application for a Manufactured Housing Opportunity and Revitalization (MORE) Program Grant up to \$3 Million.

Councilmember White said this grant could help prevent more homelessness and she thanked staff for applying for it.

ON MOTION BY WHITE, SECONDED BY STILLMAN, AND WITH A UNANIMOUS VOICE VOTE, THE COUNCIL ADOPTED RESOLUTION NO. 223-63, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA AUTHORIZING APPLICATION FOR A MANUFACTURED HOUSING OPPORTUNITY AND REVITALIZATION(MORE) PROGRAM GRANT UP TO \$3 MILLION. AYES: SCHAEFER, MATTHEWS, ATKINS-SALAZAR, STILLMAN, WHITE. NOES: NONE. ABSENT: NONE. ABSTENTIONS: NONE.

OLD BUSINESS

A. Public Hearing on the Proposed Appropriations Limit for Fiscal Year (FY) 2023-24, Consider Adopting Resolution No. 223-55 Adopting the Proposed Appropriations Limit for FY 2023-24, Public Hearing on FY 2023-24 Proposed Budget, and Consider Adoption of Resolution No. 223-57 Adopting the City Budget for FY 2023-24.

Finance Director Miller asked the Council to approve the 2023/2024 Appropriation Limit (Gann Limit) and stated the prior year's appropriations limit was adjusted by 1.87 percent to \$19.9 million. She further asked the Council to adopt the City's 2023/2024 annual budget as presented that night. She gave the Council an overview of the budget changes since its June 7 meeting and the fund estimated balances.

Mayor Schaefer invited public comment.

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Joanne McGarry noted that there was no fossil fuel divestment protocol at CalPERS and said the City should be aware of that.

Patricia Cambianica expressed concern that the organizational chart in the budget did not include an entry for city committees.

Gregory Daggett asked why no one had answered the questions as to why the upgrades for the wastewater treatment plant had increased from \$52.5 million to \$62 million.

Mayor Schaefer closed the public comment period.

Finance Director Miller explained that the contract for the wastewater treatment plant upgrade with Wahlund Construction was for approximately \$54 million, but there were several additional contracts for the upgrade including design, construction engineering, and environmental oversight. She said the City had an agreement with the State of California for reimbursement of up to \$64 million, and the current cost for the upgrades was approximately \$65 million.

ON MOTION BY MATTHEWS, SECONDED BY ATKINS-SALAZAR, AND WITH A UNANIMOUS VOICE VOTE THE COUNCIL ADOPTED RESOLUTION NO. 223-55, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ADOPTING THE FISCAL YEAR 2023/2024 APPROPRIATIONS LIMIT UNDER ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION AND ESTABLISHING THE PERIOD FOR CONTESTING SUCH LIMIT; ADOPTED RESOLUTION NO. 223-57, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2023/2024. AYES: SCHAEFER, MATTHEWS, ATKINS-SALAZAR, STILLMAN, WHITE. NOES: NONE. ABSENT: NONE. ABSTENTIONS: NONE.

ORAL AND WRITTEN COMMUNICATIONS

Mayor Schaefer invited public comment.

James Becker said community member and committee input into the Gateway Area Plan draft and form-based code was being ignored. He asked the Council to declare the L Street corridor a linear park.

Joanne McGarry expressed her wish for a Peace and Justice Center. She asked when the City would stop using gas-powered landscaping tools. She recommended a task force be formed to deal with the houseless community crisis before winter.

Fred Weis asked, in regard to the form-based code, for 3-D modeling and inclusionary zoning. He expressed his disappointment with the lack of home ownership opportunities in the Gateway Area.

Gregory Daggett spoke about Arcata's noise element being violated and not enforced and said he planned to inform the State of California.

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Lisa Pelletier thanked the Council for assisting with cleanup at the Sanctuary Garden and allocating \$5,000 toward a security system.

Sherri said that despite numerous recommendations by the Transportation Safety Committee, staff had continued to push for the K and L Street couplet. She questioned if this was acceptable.

Mayor Schaefer closed Oral and Written Communications.

COUNCIL AND STAFF REPORTS

On inquiry from Councilmember White, City Manager Diemer said that Cal Poly Humboldt was still defining its numbers and would be leasing the Comfort Inn in the upcoming year for student housing and possibly a second motel.

Councilmember Stillman said she did see the possibility for condominiums in Arcata's future and she spoke about the Owner-Controlled Insurance Program (OCIP) for insurance for condominium projects. She announced that the Planning Commission had changed the start time of its meetings to 5:30 p.m. She said that 140 new living units for the homeless had been created in the last two years. She commended Arcata House Partnership for making great strides in dealing with homelessness. She suggested the Transportation Safety Committee and Public Safety Committee be combined and asked that this be an agenda item. She declared that inclusionary zoning would happen in the future.

Councilmember White reported on her attendance at a climate conference, the ribbon cutting for the West Village Studios, and a meeting of the Housing and Homelessness Working Group. She said she volunteered at Centro del Pueblo's community garden. She reported on the following events that had taken place or were upcoming: Playhouse Arts participatory budget project, Comunidad Unida del Norte de Arcata (CUNA) participatory budget project, and a community barbecue for the homekey projects and the Cal Poly Humboldt students housed in motels.

Councilmember Stillman suggested the Council take the lead in addressing condominium insurance with its legislators.

Mayor Schaefer said that Redwood Coast Energy Authority would have an update on the Climate Action Plan and the Rural Resilient Energy Network at its next meeting. She reported on her and Vice Mayor Matthews' attendance at a Cal Poly Humboldt Liaison meeting, and her attendance at an Equity Arcata Advisory Team meeting.

Councilmember Matthews complimented Arcata Main Street on a great Oyster Festival. She announced a Pride March in Ferndale on June 24, 2023.

Councilmember Atkins-Salazar announced that the Arcata Chamber of Commerce still needed volunteers for the Fourth of July Jubilee. She reported on her attendance at a ground-breaking ceremony for the Indianola underpass.

June 21, 2023

ADJOURNMENT

Councilmember White read a tribute to Jessica McGuinty, followed by a moment of silence, and the Council adjourned in her memory at 8:27 p.m.

Respectfully submitted,

Bridget Dory
City Clerk

Minutes Acceptance: Minutes of Jun 21, 2023 6:00 PM (CONSENT CALENDAR)



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Tabatha Miller, Finance Director

PREPARER: Matthew Morgan, Finance Office Manager

DATE: July 11, 2023

TITLE: **Bi-Weekly Report on Disbursements.**

RECOMMENDATION:

It is recommended that the Council approve the disbursements listing for the period June 10, 2023, through July 7, 2023.

INTRODUCTION:

Pursuant to Section 37208 of the California Government Code, checks drawn in payment of demands certified by the City Finance Director as conforming to the authorized expenditures set forth in the City Council adopted budget need not be audited by the City Council prior to payment, but may be presented to the City Council at the first meeting after delivery.

DISCUSSION:

The attached Disbursements Listing lists the checks and electronic payments that have been paid for the period identified above. The Finance Director certifies that the disbursements were drawn in payment of demands conforming to the adopted budget and that these demands are being presented to the City Council at its first meeting after the delivery of the checks and electronic payments.

BUDGET/FISCAL IMPACT:

The disbursements presented were drawn in payment of demands included within the adopted budget.

ATTACHMENTS:

A. Cash Disbursements 6/10 to 7/9/2023 (PDF)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250462	ARVAL010	Arcata Valley West BLVD LP	255-30-14-58500	700,000.00	6/14/2023
250463	LHRBE010	LHRB Enterprises	101-00-00-42420	3,819.48	6/14/2023
250464	FIDEL010	Fidelity National Title	244-30-35-58300	39,000.00	6/14/2023
250465	USBAN005	US Bank	771-50-57-54300	94.61	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	51.55	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	80.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-51400	387.11	6/14/2023
250465	USBAN005	US Bank	209-50-55-54200	94.70	6/14/2023
250465	USBAN005	US Bank	661-60-64-53300	32.54	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	67.90	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	64.29	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	754.80	6/14/2023
250465	USBAN005	US Bank	101-50-85-55400	42.57	6/14/2023
250465	USBAN005	US Bank	101-50-85-54200	84.99	6/14/2023
250465	USBAN005	US Bank	661-60-64-54300	76.70	6/14/2023
250465	USBAN005	US Bank	662-60-67-51500	29.48	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	110.59	6/14/2023
250465	USBAN005	US Bank	101-50-81-51400	695.00	6/14/2023
250465	USBAN005	US Bank	101-10-15-51430	217.20	6/14/2023
250465	USBAN005	US Bank	662-60-67-53600	59.64	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	45.00	6/14/2023
250465	USBAN005	US Bank	101-30-11-51782	221.80	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	81.73	6/14/2023
250465	USBAN005	US Bank	101-10-77-54200	599.88	6/14/2023
250465	USBAN005	US Bank	771-50-57-51770	8.74	6/14/2023
250465	USBAN005	US Bank	775-10-71-51210	60.00	6/14/2023
250465	USBAN005	US Bank	775-10-71-51770	2,117.36	6/14/2023
250465	USBAN005	US Bank	209-50-55-54200	1,091.84	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	135.31	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	55.62	6/14/2023
250465	USBAN005	US Bank	209-50-55-55400	56.29	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	15.67	6/14/2023
250465	USBAN005	US Bank	101-10-15-51430	24.58	6/14/2023
250465	USBAN005	US Bank	224-40-21-54200	77.58	6/14/2023
250465	USBAN005	US Bank	101-50-41-54200	12.98	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	44.72	6/14/2023
250465	USBAN005	US Bank	101-60-89-53300	98.75	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	68.70	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	648.98	6/14/2023
250465	USBAN005	US Bank	662-50-65-54200	17.39	6/14/2023
250465	USBAN005	US Bank	661-50-63-51400	327.11	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	44.49	6/14/2023
250465	USBAN005	US Bank	771-50-57-54300	201.73	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	80.00	6/14/2023
250465	USBAN005	US Bank	101-10-01-54200	118.03	6/14/2023
250465	USBAN005	US Bank	207-50-45-53300	42.24	6/14/2023
250465	USBAN005	US Bank	775-10-71-51200	27.11	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	15.18	6/14/2023
250465	USBAN005	US Bank	207-50-45-55600	541.35	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	23.08	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	32.53	6/14/2023
250465	USBAN005	US Bank	661-60-64-54300	10.76	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	92.65	6/14/2023
250465	USBAN005	US Bank	101-40-21-54200	1,074.03	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	78.13	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	25.94	6/14/2023
250465	USBAN005	US Bank	207-50-45-54200	23.84	6/14/2023
250465	USBAN005	US Bank	662-60-67-55300	593.93	6/14/2023

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250465	USBAN005	US Bank	775-10-71-57800	281.22	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	129.47	6/14/2023
250465	USBAN005	US Bank	101-60-89-54200	67.60	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	484.81	6/14/2023
250465	USBAN005	US Bank	661-60-64-54300	68.33	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	113.91	6/14/2023
250465	USBAN005	US Bank	775-10-71-51770	391.25	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	7.04	6/14/2023
250465	USBAN005	US Bank	662-60-67-55300	135.60	6/14/2023
250465	USBAN005	US Bank	101-40-21-51500	490.73	6/14/2023
250465	USBAN005	US Bank	661-50-63-51400	23.16	6/14/2023
250465	USBAN005	US Bank	101-30-31-53300	0.99	6/14/2023
250465	USBAN005	US Bank	101-30-11-51782	18.24	6/14/2023
250465	USBAN005	US Bank	775-10-71-57800	323.29	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	8.16	6/14/2023
250465	USBAN005	US Bank	661-60-64-53300	41.20	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	263.86	6/14/2023
250465	USBAN005	US Bank	662-60-67-53300	44.36	6/14/2023
250465	USBAN005	US Bank	209-50-55-55400	62.85	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	81.38	6/14/2023
250465	USBAN005	US Bank	101-50-85-55400	214.05	6/14/2023
250465	USBAN005	US Bank	101-60-89-51300	107.00	6/14/2023
250465	USBAN005	US Bank	101-10-03-53100	13.20	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	19.52	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	48.97	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	170.04	6/14/2023
250465	USBAN005	US Bank	661-60-64-53500	363.72	6/14/2023
250465	USBAN005	US Bank	661-60-64-53500	104.38	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	62.90	6/14/2023
250465	USBAN005	US Bank	101-50-81-51400	845.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-54200	33.29	6/14/2023
250465	USBAN005	US Bank	661-50-63-54300	20.81	6/14/2023
250465	USBAN005	US Bank	101-30-11-51782	144.83	6/14/2023
250465	USBAN005	US Bank	662-50-65-54200	29.30	6/14/2023
250465	USBAN005	US Bank	661-50-63-54200	39.72	6/14/2023
250465	USBAN005	US Bank	101-10-15-51300	40.00	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	120.81	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	18.28	6/14/2023
250465	USBAN005	US Bank	661-60-64-53300	39.30	6/14/2023
250465	USBAN005	US Bank	101-40-21-54200	78.07	6/14/2023
250465	USBAN005	US Bank	101-30-11-54200	85.57	6/14/2023
250465	USBAN005	US Bank	101-50-41-54200	10.84	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	18.97	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	38.11	6/14/2023
250465	USBAN005	US Bank	101-50-41-51400	109.32	6/14/2023
250465	USBAN005	US Bank	101-50-85-55400	184.16	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	17.35	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	28.18	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	251.29	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	97.64	6/14/2023
250465	USBAN005	US Bank	207-50-45-54700	144.77	6/14/2023
250465	USBAN005	US Bank	661-60-64-54300	288.20	6/14/2023
250465	USBAN005	US Bank	101-40-21-51400	174.69	6/14/2023
250465	USBAN005	US Bank	101-40-21-51200	69.95	6/14/2023
250465	USBAN005	US Bank	101-10-15-51400	75.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-51500	50.74	6/14/2023
250465	USBAN005	US Bank	662-60-67-51728	176.71	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	16.26	6/14/2023

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250465	USBAN005	US Bank	207-50-45-53300	198.93	6/14/2023
250465	USBAN005	US Bank	207-50-45-51500	16.31	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	164.18	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	739.80	6/14/2023
250465	USBAN005	US Bank	101-40-21-51500	259.28	6/14/2023
250465	USBAN005	US Bank	661-50-63-51400	327.11	6/14/2023
250465	USBAN005	US Bank	662-60-67-51728	107.85	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	62.12	6/14/2023
250465	USBAN005	US Bank	662-50-65-54200	701.29	6/14/2023
250465	USBAN005	US Bank	101-50-41-51400	87.31	6/14/2023
250465	USBAN005	US Bank	661-50-63-53300	11.85	6/14/2023
250465	USBAN005	US Bank	661-50-63-54300	107.71	6/14/2023
250465	USBAN005	US Bank	101-10-03-51770	20.00	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	4.75	6/14/2023
250465	USBAN005	US Bank	101-10-03-51770	20.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-51500	21.16	6/14/2023
250465	USBAN005	US Bank	101-40-21-54200	146.15	6/14/2023
250465	USBAN005	US Bank	101-30-11-51782	42.00	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	73.28	6/14/2023
250465	USBAN005	US Bank	101-50-81-54200	20.59	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	47.89	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	41.50	6/14/2023
250465	USBAN005	US Bank	101-40-21-54200	145.10	6/14/2023
250465	USBAN005	US Bank	662-60-67-54300	25.79	6/14/2023
250465	USBAN005	US Bank	661-50-63-54300	50.90	6/14/2023
250465	USBAN005	US Bank	101-50-85-55400	65.65	6/14/2023
250465	USBAN005	US Bank	661-60-64-54300	202.90	6/14/2023
250465	USBAN005	US Bank	775-10-71-55300	325.49	6/14/2023
250465	USBAN005	US Bank	771-50-57-53500	350.58	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	105.09	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	20.74	6/14/2023
250465	USBAN005	US Bank	661-60-64-53300	40.41	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	106.31	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	30.37	6/14/2023
250465	USBAN005	US Bank	662-60-67-57800	378.00	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	94.81	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	8.32	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	616.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-51400	39.04	6/14/2023
250465	USBAN005	US Bank	101-50-41-51400	124.91	6/14/2023
250465	USBAN005	US Bank	101-40-21-55300	15.00	6/14/2023
250465	USBAN005	US Bank	771-50-57-54700	73.63	6/14/2023
250465	USBAN005	US Bank	207-50-45-54300	43.08	6/14/2023
250465	USBAN005	US Bank	101-10-03-54200	271.34	6/14/2023
250465	USBAN005	US Bank	101-40-21-51770	70.00	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	38.05	6/14/2023
250465	USBAN005	US Bank	662-60-67-53100	95.18	6/14/2023
250465	USBAN005	US Bank	101-50-85-54200	37.98	6/14/2023
250465	USBAN005	US Bank	661-60-64-53200	260.78	6/14/2023
250465	USBAN005	US Bank	101-50-81-53300	37.13	6/14/2023
250465	USBAN005	US Bank	661-60-64-51500	149.70	6/14/2023
250465	USBAN005	US Bank	662-60-67-53500	13.00	6/14/2023
250465	USBAN005	US Bank	207-50-45-54200	15.43	6/14/2023
250465	USBAN005	US Bank	775-10-71-51770	499.98	6/14/2023
250465	USBAN005	US Bank	101-40-21-51500	263.19	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	114.19	6/14/2023
250465	USBAN005	US Bank	205-60-87-54200	71.39	6/14/2023
250465	USBAN005	US Bank	209-50-55-54200	167.52	6/14/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250465	USBAN005	US Bank	101-40-21-51770	14.00	6/14/2023
250465	USBAN005	US Bank	662-60-67-53200	850.00	6/14/2023
250465	USBAN005	US Bank	207-50-45-51500	53.48	6/14/2023
250465	USBAN005	US Bank	101-50-81-54300	42.31	6/14/2023
250465	USBAN005	US Bank	662-50-65-54200	13.23	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	68.42	6/14/2023
250465	USBAN005	US Bank	207-50-45-51500	72.59	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	392.59	6/14/2023
250465	USBAN005	US Bank	771-50-57-54400	387.84	6/14/2023
250465	USBAN005	US Bank	661-50-63-54200	48.76	6/14/2023
250465	USBAN005	US Bank	662-60-67-53600	6.50	6/14/2023
250465	USBAN005	US Bank	662-60-67-53300	107.42	6/14/2023
250465	USBAN005	US Bank	661-60-64-54200	17.34	6/14/2023
250465	USBAN005	US Bank	662-60-67-54200	26.53	6/14/2023
250465	USBAN005	US Bank	207-50-45-54200	37.96	6/14/2023
250465	USBAN005	US Bank	101-40-21-54200	358.02	6/14/2023
250465	USBAN005	US Bank	101-50-41-54300	241.00	6/14/2023
250465	USBAN005	US Bank	212-30-11-55400	55.00	6/14/2023
250465	USBAN005	US Bank	661-50-63-53300	0.99	6/14/2023
250465	USBAN005	US Bank	661-50-63-51500	134.68	6/14/2023
250465	USBAN005	US Bank	661-60-64-55300	222.51	6/14/2023
250465	USBAN005	US Bank	662-50-65-54200	119.51	6/14/2023
250465	USBAN005	US Bank	207-50-45-51770	7.00	6/14/2023
250465	USBAN005	US Bank	552-00-00-24022	56.81	6/14/2023
250466	AFLAC015	AFLAC Group Insurance	101-00-00-22110	144.06	6/15/2023
250466	AFLAC015	AFLAC Group Insurance	101-00-00-22110	144.06	6/15/2023
250466	AFLAC015	AFLAC Group Insurance	101-00-00-22110	216.09	6/15/2023
250467	BUGPR010	Bug Press	101-20-07-53300	494.76	6/15/2023
250468	CUMMI020	Cummins Sales and Service	662-60-67-55300	390.08	6/15/2023
250469	FRANC011	Franchise Tax Board	101-00-00-22109	399.64	6/15/2023
250470	FRANC012	Franchise Tax Board	101-00-00-22109	66.24	6/15/2023
250471	HUMBO108	Humboldt County Sheriff	101-00-00-22109	34.23	6/15/2023
250472	PACIF020	Pacific Gas & Electric Co	662-60-67-51100	41.66	6/15/2023
250473	PERSLONG	PERS Long Term Care	101-00-00-22202	84.38	6/15/2023
250474	RAOCO010	RAO Construction	224-50-45-51770	18,546.70	6/15/2023
250474	RAOCO010	RAO Construction	207-50-48-57600	100,000.00	6/15/2023
250475	UB*05535	Calimlim-Flores Eugene	661-00-00-21000	31.11	6/23/2023
250476	UB*05536	Espinoza Olivia	661-00-00-21000	4.45	6/23/2023
250477	UB*05534	Fuller Kendra	661-00-00-21000	22.95	6/23/2023
250478	UB*05537	Kerby Savana	661-00-00-21000	14.96	6/23/2023
250479	UB*05533	Metz Avrianna	661-00-00-21000	32.78	6/23/2023
250480	ALVES010	Alves Inc.	207-50-45-53800	1,301.00	6/23/2023
250480	ALVES010	Alves Inc.	207-50-45-53800	533.45	6/23/2023
250481	AMERIO67	American Signal Co. Inc.	208-50-45-57600	8,360.23	6/23/2023
250482	AMSCH010	Amschl-Meirisa Melissa Ann	101-10-03-51770	525.00	6/23/2023
250483	ARCAT320	Recology Arcata	212-30-11-55400	221.04	6/23/2023
250484	ATTCALNE	AT&T	101-40-21-52522	338.53	6/23/2023
250485	BBW&A010	Wilkinson & Associates Baldwin Blomstrom	205-60-87-51720	816.99	6/23/2023
250486	BOBCA020	Bobcat of Chico	207-50-45-51770	2,428.00	6/23/2023
250486	BOBCA020	Bobcat of Chico	207-50-45-51770	426.70	6/23/2023
250486	BOBCA020	Bobcat of Chico	207-50-45-51770	2,185.00	6/23/2023
250487	BPRCO010	BPR Consulting Group LLC	101-30-31-51722	2,527.50	6/23/2023
250488	BUDDY010	Buddy's Auto Center	101-40-23-51762	55.00	6/23/2023
250488	BUDDY010	Buddy's Auto Center	101-40-23-51762	55.00	6/23/2023
250488	BUDDY010	Buddy's Auto Center	101-40-23-51762	55.00	6/23/2023
250488	BUDDY010	Buddy's Auto Center	101-40-23-51762	55.00	6/23/2023
250489	CADEP040	CA Dep Of Justice	101-40-21-52524	1,815.00	6/23/2023
250489	CADEP040	CA Dep Of Justice	101-10-15-52524	637.00	6/23/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250489	CADEP040	CA Dep Of Justice	101-60-89-52524	49.00	6/23/2023
250489	CADEP040	CA Dep Of Justice	101-40-21-51770	175.00	6/23/2023
250490	CALTE010	Caltest Analytical Lab	662-60-67-51742	556.80	6/23/2023
250490	CALTE010	Caltest Analytical Lab	662-60-67-51742	686.00	6/23/2023
250491	CAMPT010	Campton Electric Supply	101-50-41-57610	2,652.34	6/23/2023
250492	CAROL010	Carollo Engineers Inc.	662-60-67-57601	167,719.73	6/23/2023
250493	CLEMENTI	Clementi Phd Mark A	101-10-15-51703	774.00	6/23/2023
250494	CODEP010	Code Publishing Company	101-10-05-51770	376.00	6/23/2023
250495	COMMU020	Community Reinvestment Fund Inc.	255-30-14-51770	275.00	6/23/2023
250495	COMMU020	Community Reinvestment Fund Inc.	259-30-14-51770	275.00	6/23/2023
250496	CSGCO010	CSG Consultants Inc	664-60-73-51770	3,900.00	6/23/2023
250497	CSWST010	CSW-Stuber-Stroeh Engineering Group Inc	231-50-45-51770	18,568.00	6/23/2023
250497	CSWST010	CSW-Stuber-Stroeh Engineering Group Inc	231-50-45-51770	8,166.00	6/23/2023
250498	DAVID020	Davidson Bros Lock & Safe	662-60-67-51770	39.50	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	310.44	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	398.03	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	193.82	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	159.46	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	193.65	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	180.18	6/23/2023
250499	EUREK130	Eureka Ready Mix Concrete Co Inc	662-50-65-53800	296.47	6/23/2023
250500	FEDER010	Fedex	662-60-67-53100	201.57	6/23/2023
250501	FLEET010	Fleetpride	771-50-57-54400	69.15	6/23/2023
250502	GHDIN010	GHD Inc.	210-50-45-51770	6,517.35	6/23/2023
250503	GRISW010	Griswold Industries	661-60-64-57800	2,310.55	6/23/2023
250503	GRISW010	Griswold Industries	661-60-64-57800	2,024.46	6/23/2023
250503	GRISW010	Griswold Industries	661-60-64-57800	3,969.77	6/23/2023
250503	GRISW010	Griswold Industries	661-60-64-57800	1,756.96	6/23/2023
250504	HENSE010	Hensels Hardware	212-30-11-55400	7.58	6/23/2023
250504	HENSE010	Hensels Hardware	212-30-11-55400	12.47	6/23/2023
250505	HSUSP010	Sponsored Programs Foundation	662-60-67-51728	6,196.26	6/23/2023
250506	HUMBO107	Humboldt County Sheriff	101-40-25-52528	4,388.00	6/23/2023
250507	KERNE010	Kernen Construction	666-50-52-53900	4,104.39	6/23/2023
250507	KERNE010	Kernen Construction	666-50-52-53900	4.39	6/23/2023
250507	KERNE010	Kernen Construction	101-00-00-21090	(4.39)	6/23/2023
250508	LACOA010	LACO Associates	661-60-64-51770	712.50	6/23/2023
250509	LCACT010	LC Action	101-40-21-54200	2,822.77	6/23/2023
250510	LIERL010	Lierly Jeffrey Scott	101-40-21-51770	650.00	6/23/2023
250510	LIERL010	Lierly Jeffrey Scott	101-40-21-51770	325.00	6/23/2023
250510	LIERL010	Lierly Jeffrey Scott	101-40-21-51770	325.00	6/23/2023
250511	MACSR010	Mac's Refrigeration Service	212-30-11-55400	154.72	6/23/2023
250512	MADRI010	American Hospital Management	101-40-21-51770	105.00	6/23/2023
250513	MADRI060	Mad River Union	101-30-11-51780	245.00	6/23/2023
250513	MADRI060	Mad River Union	101-10-15-51300	84.00	6/23/2023
250513	MADRI060	Mad River Union	101-10-15-51300	84.00	6/23/2023
250514	MANAG010	Baker Tilly US LLP	101-10-15-51770	2,940.00	6/23/2023
250515	MENDE010	Mendes Supply Co	212-30-11-55400	206.82	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	771-50-57-51500	80.17	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	661-60-64-51500	159.12	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	662-60-67-54200	10.85	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	212-30-11-55400	85.31	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	662-60-67-51500	113.89	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	771-50-57-51500	82.12	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	662-60-67-54200	10.85	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	661-60-64-51500	113.89	6/23/2023
250516	MISSION010	Mission Linen Ind.Inc.	662-60-67-54200	10.85	6/23/2023
250517	MOTOR010	Motorola Solutions Inc	101-40-21-55300	1,122.98	6/23/2023
250518	NATIO040	Badger Meter Inc	661-60-64-57500	8,400.94	6/23/2023

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250519	NICHO010	Nicholls Trucking	207-50-45-53800	2,040.00	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	138.55	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	138.55	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	50.00	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	124.10	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	50.00	6/23/2023
250520	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/23/2023
250521	NORTH150	Northcoast Laboratories Inc	661-60-64-51742	60.00	6/23/2023
250521	NORTH150	Northcoast Laboratories Inc	662-60-67-51742	300.00	6/23/2023
250521	NORTH150	Northcoast Laboratories Inc	662-60-67-51742	300.00	6/23/2023
250521	NORTH150	Northcoast Laboratories Inc	662-60-67-51742	300.00	6/23/2023
250521	NORTH150	Northcoast Laboratories Inc	661-60-64-51742	140.00	6/23/2023
250522	NORTH330	Northern Humboldt U.H.S.D	207-50-45-51770	108.43	6/23/2023
250522	NORTH330	Northern Humboldt U.H.S.D	662-60-67-51770	108.44	6/23/2023
250522	NORTH330	Northern Humboldt U.H.S.D	664-60-73-51770	108.43	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	580.00	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	685.00	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	2,129.26	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	105.00	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	492.50	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	580.00	6/23/2023
250523	OCCUP020	American Hospital Management	101-10-15-51702	422.50	6/23/2023
250524	PHENO010	Phenova Inc.	661-60-64-53500	1.88	6/23/2023
250524	PHENO010	Phenova Inc.	661-60-64-53500	439.63	6/23/2023
250524	PHENO010	Phenova Inc.	101-00-00-21090	(1.88)	6/23/2023
250524	PHENO010	Phenova Inc.	661-60-64-53500	2.22	6/23/2023
250524	PHENO010	Phenova Inc.	661-60-64-53500	393.42	6/23/2023
250524	PHENO010	Phenova Inc.	101-00-00-21090	(2.22)	6/23/2023
250525	PHOEN010	Phoenix Group Information Systems	101-40-23-54200	280.00	6/23/2023
250526	REDWO040	Redwood Teen Challenge	245-30-35-58500	262.50	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	108.38	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	20.50	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	30.68	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	3.79	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	131.24	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	31.50	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	608.62	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	187.52	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	129.31	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	30.22	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	10.21	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	12.82	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	17.08	6/23/2023
250527	SCHIR010	NAPA Auto Parts of Arcata	771-50-57-54400	123.99	6/23/2023
250528	SECUR010	Low Voltage Security Inc	212-30-11-55400	178.00	6/23/2023
250529	SEQUO020	Sequoia LP Gas Corp.	207-50-45-54700	74.73	6/23/2023
250530	SEROL010	Serological Research Institute	101-40-21-51770	3,500.00	6/23/2023
250531	SHN010	SHN Consulting Engineers & Geo	662-60-67-57601	24,521.08	6/23/2023
250531	SHN010	SHN Consulting Engineers & Geo	662-60-67-57601	13,652.00	6/23/2023
250532	SHRED020	Shred Aware LLC.	101-40-21-51770	120.93	6/23/2023
250533	STATE010	Statewide Traffic Safety & Signs Inc.	207-50-45-51770	2,250.00	6/23/2023
250534	TEHAM010	Tehama Tire	771-50-57-54600	835.09	6/23/2023
250535	THRIF010	Thrifty Supply Company	661-60-64-55300	209.60	6/23/2023

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250536	TIMES020	Times Printing	662-60-67-53200	432.63	6/23/2023
250536	TIMES020	Times Printing	662-60-67-53200	1,752.70	6/23/2023
250537	TURFS010	Turf Star	771-50-57-54400	375.99	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-51728	152.17	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-51728	1,079.32	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-53500	148.80	6/23/2023
250538	USABL010	USA Blue Book	661-60-64-53500	396.22	6/23/2023
250538	USABL010	USA Blue Book	661-60-64-53500	73.45	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-51728	73.67	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-51728	73.67	6/23/2023
250538	USABL010	USA Blue Book	662-60-67-51728	76.86	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	327.33	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	597.21	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	389.33	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	62.99	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	3,966.48	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	54.08	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	539.83	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	1,105.17	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	941.64	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	67.01	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	1,261.69	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	1,262.88	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	130.74	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	1,529.60	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	248.51	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	88.03	6/23/2023
250539	VALLE030	Valley Pacific Petroleum Services Inc	771-50-57-54700	948.45	6/23/2023
250540	VISU010	Samson Noah	205-60-87-54200	143.22	6/23/2023
250541	WARDS010	Guardian Public Safety Background Investigations	101-40-21-51770	1,435.00	6/23/2023
250542	WESTE020	Western Chain Saw	666-60-51-55400	120.00	6/23/2023
250542	WESTE020	Western Chain Saw	205-60-87-54200	171.60	6/23/2023
250543	WHITE996	White Kimberley	101-10-01-51400	193.00	6/23/2023
250544	ALTIZ997	Altizer Stephanie	101-00-00-46338	200.00	6/23/2023
250545	AMWIN010	AmWINS Group Benefits Inc./REMIF	101-00-00-22203	1,416.00	6/23/2023
250546	att030	A. T. & T.	775-10-71-51200	34.26	6/23/2023
250547	BARTL996	Bartlett Cary	212-00-00-23071	1,200.00	6/23/2023
250548	BOWEN997	Bowen Greg	101-00-00-46335	600.00	6/23/2023
250548	BOWEN997	Bowen Greg	101-00-00-46365	50.00	6/23/2023
250549	BULLW999	Bullwinkel Mary	101-00-00-23070	50.00	6/23/2023
250550	CADEP021	CA Dep Of Fish & Game	666-60-51-57603	1,752.50	6/23/2023
250551	CIRA010	California Intergovernmental Risk Authority	101-10-17-52011	5,000.00	6/23/2023
250551	CIRA010	California Intergovernmental Risk Authority	101-10-17-52011	21,184.02	6/23/2023
250552	CITYC010	City Clerk's Association of California	101-10-05-51600	250.00	6/23/2023
250553	CLAPP999	Clapper Richard	101-00-00-23070	500.00	6/23/2023
250554	DIAMO010	Diamond Nancy	101-10-09-51772	2,164.50	6/23/2023
250554	DIAMO010	Diamond Nancy	101-10-09-51771	9,254.50	6/23/2023
250554	DIAMO010	Diamond Nancy	101-10-09-54200	15.60	6/23/2023
250555	DUNNJ999	Dunn Justin	212-00-00-23071	350.00	6/23/2023
250556	EuanEstr	Euan-Estrada Jose	207-50-45-51500	235.97	6/23/2023
250557	FINNJ999	Finn Jeffrey	101-00-00-46335	232.00	6/23/2023
250558	HINDE010	Hinderliter De Llamas & Associ	101-20-07-51778	1,310.20	6/23/2023
250558	HINDE010	Hinderliter De Llamas & Associ	101-20-07-51778	297.03	6/23/2023
250559	IMEL999	Imel Yulii	101-00-00-46331	300.00	6/23/2023
250560	INSTRO10	Instrument Technology Corporation	661-50-63-57800	6,453.37	6/23/2023
250561	JOYHA999	Joy Hannah	212-00-00-23071	350.00	6/23/2023
250562	KRIKS999	Krikston Raelina	101-10-05-52501	510.00	6/23/2023
250563	LAWSO998	Lawson Todd	212-00-00-23071	350.00	6/23/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250564	LEAGU030	League of CA Cities- Redwood Empire Division	101-10-01-51400	250.00	6/23/2023
250565	LYANS999	Lyans Stacie	101-00-00-46341	176.00	6/23/2023
250566	MAGNUSON	Magnuson Seth	207-50-45-51500	250.00	6/23/2023
250567	MATTH995	Matthews Meredith	101-10-05-52501	510.00	6/23/2023
250568	MCCLU999	McClure Anna	101-00-00-46310	20.00	6/23/2023
250569	MURANAEL	Murana Ellen	101-60-89-54200	199.59	6/23/2023
250570	NORTH140	North Coast Journal Inc	101-10-03-51770	42.50	6/23/2023
250570	NORTH140	North Coast Journal Inc	101-10-03-51770	138.55	6/23/2023
250570	NORTH140	North Coast Journal Inc	101-10-03-51770	25.00	6/23/2023
250571	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	53.36	6/23/2023
250571	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	33.49	6/23/2023
250571	PACIF020	Pacific Gas & Electric Co	101-50-81-51100	169.80	6/23/2023
250572	PITNE010	Pitney Bowes Postage By	101-20-07-56505	145.95	6/23/2023
250573	QUILL999	Quillman Dana	101-10-05-52501	510.00	6/23/2023
250574	RAKSR999	Redwood Raks	101-00-00-23070	284.75	6/23/2023
250575	REMIF010	R.E.M.I.F.	101-10-17-52011	5,000.00	6/23/2023
250576	REMIF010	R.E.M.I.F.	101-00-00-22206	372.04	6/23/2023
250577	SAMAR010	Samara Restoration	662-60-67-57601	64.65	6/23/2023
250578	SANER999	Saner Jerry	101-00-00-42800	50.00	6/23/2023
250579	SANTA020	Santamaria Andrea	101-10-03-51770	30.00	6/23/2023
250580	SIERR020	Sierra Pacific Turf Supply	101-50-81-53500	14,280.81	6/23/2023
250581	SRPSTC	SRPSTC	204-40-21-51420	132.00	6/23/2023
250582	STERL999	Sterling Jeffrey Scott	101-10-05-52501	510.00	6/23/2023
250583	SUDDE010	Optimum	775-10-71-51210	32.27	6/23/2023
250583	SUDDE010	Optimum	775-10-71-51210	327.08	6/23/2023
250584	SUDDE020	Optimum	101-40-21-51200	415.00	6/23/2023
250584	SUDDE020	Optimum	775-10-71-51210	685.00	6/23/2023
250584	SUDDE020	Optimum	775-10-71-51200	942.88	6/23/2023
250585	TERRY998	Terry Patricia	101-00-00-46341	40.00	6/23/2023
250585	TERRY998	Terry Patricia	101-00-00-46365	25.00	6/23/2023
250585	TERRY998	Terry Patricia	101-00-00-46335	110.00	6/23/2023
250586	TMOBI010	T-Mobile USA Inc.	775-10-71-51200	1,825.31	6/23/2023
250586	TMOBI010	T-Mobile USA Inc.	101-40-21-51200	1,085.95	6/23/2023
250586	TMOBI010	T-Mobile USA Inc.	775-10-71-51200	1,927.98	6/23/2023
250586	TMOBI010	T-Mobile USA Inc.	101-40-21-51200	1,116.94	6/23/2023
250587	TRUTT999	Trutt Emily	101-00-00-46331	450.00	6/23/2023
250587	TRUTT999	Trutt Emily	101-00-00-46365	37.50	6/23/2023
250588	TULLY997	Tully Carrie	101-00-00-46335	86.00	6/23/2023
250588	TULLY997	Tully Carrie	101-00-00-46365	25.00	6/23/2023
250588	TULLY997	Tully Carrie	101-00-00-46338	30.00	6/23/2023
250589	USBAN003	US Bank Equipment Finance	101-40-21-53300	230.97	6/23/2023
250589	USBAN003	US Bank Equipment Finance	775-10-71-53300	215.92	6/23/2023
250590	VANTO999	Van Todd	212-00-00-23071	200.00	6/23/2023
250591	VILLARRE	Villarreal Celeste	101-40-21-51500	180.03	6/23/2023
250592	WATSONBR	Watson Brett	101-10-05-52501	510.00	6/23/2023
250593	WHITE994	White Kimberly	101-00-00-46335	176.00	6/23/2023
250593	WHITE994	White Kimberly	101-00-00-46365	25.00	6/23/2023
250594	WHITE996	White Kimberly	101-10-05-52501	510.00	6/23/2023
250595	WISSINGC	Wissing Chris	207-50-45-51500	250.00	6/23/2023
250596	UB*05538	Stanbird Chris	661-00-00-21000	100.00	6/30/2023
250597	UB*05539	Campise Isabella	661-00-00-21000	83.85	6/30/2023
250598	ARCAT100	Arcata Chamber Of Commerce	101-10-01-52101	7,117.50	6/30/2023
250599	ARCAT620	Arcata Used Tire & Wheel	771-50-57-51770	7.50	6/30/2023
250599	ARCAT620	Arcata Used Tire & Wheel	771-50-57-54600	20.00	6/30/2023
250599	ARCAT620	Arcata Used Tire & Wheel	771-50-57-54600	40.00	6/30/2023
250599	ARCAT620	Arcata Used Tire & Wheel	771-50-57-51770	7.50	6/30/2023
250600	BOBCA020	Bobcat of Chico	771-50-57-54400	131.85	6/30/2023
250601	CAMPT010	Campton Electric Supply	101-50-85-55300	38.15	6/30/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

Check No.	Vendor No.	Vendor Name	GL Account	Amount	Date
250601	CAMPT010	Campton Electric Supply	101-50-85-55300	38.15	6/30/2023
250602	CAROLO10	Carollo Engineers Inc.	662-60-67-57601	146,407.19	6/30/2023
250602	CAROLO10	Carollo Engineers Inc.	662-60-67-57601	78,307.99	6/30/2023
250602	CAROLO10	Carollo Engineers Inc.	662-60-67-57601	12,250.00	6/30/2023
250603	COLLE010	Redwoods Community College Dist	204-40-21-51420	850.00	6/30/2023
250604	CUMMI020	Cummins Sales and Service	771-50-57-55100	500.77	6/30/2023
250604	CUMMI020	Cummins Sales and Service	771-50-57-55100	260.40	6/30/2023
250605	DOOLE010	Dooley Enterprises Inc.	101-40-21-54200	3,729.94	6/30/2023
250606	FEDER010	Fedex	662-60-67-53100	164.68	6/30/2023
250607	FRANCO11	Franchise Tax Board	101-00-00-22109	384.96	6/30/2023
250608	FRANCO12	Franchise Tax Board	101-00-00-22109	61.25	6/30/2023
250609	GEORGEJA	George Jack	207-50-45-51770	261.00	6/30/2023
250610	GREEN020	Mad River Hardwood Company INC	101-00-00-21090	(12.43)	6/30/2023
250610	GREEN020	Mad River Hardwood Company INC	101-50-81-53800	2,112.40	6/30/2023
250610	GREEN020	Mad River Hardwood Company INC	101-50-81-53800	12.43	6/30/2023
250611	HENSE010	Hensels Hardware	101-40-21-54200	57.45	6/30/2023
250611	HENSE010	Hensels Hardware	212-30-11-55400	53.97	6/30/2023
250612	HUMBO108	Humboldt County Sheriff	101-00-00-22109	42.14	6/30/2023
250613	HUMBO198	HSU Sponsored Programs Foundation	666-60-51-51770	1,508.28	6/30/2023
250614	INKPE010	Ink People Inc.	101-10-01-52108	15,000.00	6/30/2023
250615	MARRVICT	Johnson Victoria	101-40-21-51400	38.00	6/30/2023
250616	MCKIN040	McKinleyville Community Servic	661-60-64-54000	1,612.47	6/30/2023
250617	MENDE010	Mendes Supply Co	101-50-85-55300	861.07	6/30/2023
250617	MENDE010	Mendes Supply Co	101-50-85-53600	1,584.63	6/30/2023
250617	MENDE010	Mendes Supply Co	101-50-85-53600	5.00	6/30/2023
250617	MENDE010	Mendes Supply Co	101-50-85-53600	151.65	6/30/2023
250617	MENDE010	Mendes Supply Co	212-30-11-55400	57.40	6/30/2023
250617	MENDE010	Mendes Supply Co	212-30-11-55400	179.83	6/30/2023
250617	MENDE010	Mendes Supply Co	212-30-11-55400	209.71	6/30/2023
250618	MERCE010	Mercer Fraser Company	231-60-64-57600	707,825.00	6/30/2023
250619	MILLE020	Miller Farms Nursery Inc	101-00-00-21090	(7.85)	6/30/2023
250619	MILLE020	Miller Farms Nursery Inc	101-50-81-55400	1,127.99	6/30/2023
250619	MILLE020	Miller Farms Nursery Inc	101-50-81-55400	7.85	6/30/2023
250620	MILLY010	The Mill Yard	101-50-85-55400	22.73	6/30/2023
250621	NOCAL010	NorCal Rental Group LLC	771-50-57-57800	365.47	6/30/2023
250621	NOCAL010	NorCal Rental Group LLC	771-50-57-57800	5,853.25	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	138.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	50.00	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	138.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	138.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	42.50	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	50.00	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	50.00	6/30/2023
250622	NORTH140	North Coast Journal Inc	101-10-15-51300	25.00	6/30/2023
250623	NORTH150	Northcoast Laboratories Inc	662-60-67-51742	300.00	6/30/2023
250623	NORTH150	Northcoast Laboratories Inc	661-60-64-51742	60.00	6/30/2023
250624	OCCUP020	American Hospital Management	101-10-15-51702	122.50	6/30/2023
250624	OCCUP020	American Hospital Management	101-10-15-51702	536.25	6/30/2023
250624	OCCUP020	American Hospital Management	101-10-15-51702	227.50	6/30/2023
250624	OCCUP020	American Hospital Management	101-10-15-51702	580.00	6/30/2023
250625	PAPE010	The Pape Group Inc	101-00-00-21090	(109.11)	6/30/2023
250625	PAPE010	The Pape Group Inc	771-50-57-54400	109.11	6/30/2023
250625	PAPE010	The Pape Group Inc	771-50-57-54400	1,283.69	6/30/2023
250626	PEREZLOP	Perez Lopez Fernando	207-50-45-51770	261.00	6/30/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

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250627	PERSLONG	PERS Long Term Care	101-00-00-22202	84.38	6/30/2023
250628	PETER050	Peterson Trucks Inc	771-50-57-54400	95.99	6/30/2023
250628	PETER050	Peterson Trucks Inc	771-50-57-54400	466.91	6/30/2023
250628	PETER050	Peterson Trucks Inc	771-50-57-54400	189.87	6/30/2023
250628	PETER050	Peterson Trucks Inc	771-50-57-54400	3,130.79	6/30/2023
250629	ROGUE010	Rogue Truck Body LLC	101-00-00-21090	(44.96)	6/30/2023
250629	ROGUE010	Rogue Truck Body LLC	207-50-45-51770	6,783.63	6/30/2023
250629	ROGUE010	Rogue Truck Body LLC	207-50-45-51770	44.96	6/30/2023
250630	SAFET020	safetybygeorge LLC	662-60-67-51400	200.00	6/30/2023
250630	SAFET020	safetybygeorge LLC	207-50-45-51400	200.00	6/30/2023
250630	SAFET020	safetybygeorge LLC	661-60-64-51400	200.00	6/30/2023
250631	SECUR010	Low Voltage Security Inc	212-30-11-55400	238.90	6/30/2023
250632	SHERRODT	Sherrod Travis	204-40-21-51420	219.00	6/30/2023
250633	SIEMEO10	Siemens Industry Inc.	661-60-64-55300	1,934.56	6/30/2023
250634	STERIO10	Stericycle Inc.	662-60-67-51770	53.98	6/30/2023
250635	THATCO10	Thatcher Company of California Inc	662-60-67-53500	(7,500.00)	6/30/2023
250635	THATCO10	Thatcher Company of California Inc	662-60-67-53500	25,724.08	6/30/2023
250636	THRIF010	Thrifty Supply Company	661-60-64-55300	30.02	6/30/2023
250636	THRIF010	Thrifty Supply Company	101-50-85-55400	40.74	6/30/2023
250637	USABL010	USA Blue Book	662-60-67-53500	633.45	6/30/2023
250638	VTLIN010	VTL Inc	101-60-89-54200	1,518.07	6/30/2023
250639	WAHLU010	Wahlund Construction Inc.	662-60-67-57601	1,853,510.18	6/30/2023
250640	XYLEM020	Xylem Water Solutions USA Inc	662-60-67-51770	4,750.00	6/30/2023
250641	ARCA7999	Arcata 7th Street LP	234-30-13-58252	716.00	6/30/2023
250642	ARCAT340	Arcata House Partnership	234-30-13-58252	699.57	6/30/2023
250643	ARCAT340	Arcata House Partnership	234-30-13-58252	546.28	6/30/2023
250644	ARCAT340	Arcata House Partnership	234-30-13-58252	798.10	6/30/2023
250645	ARCAT340	Arcata House Partnership	234-30-13-58252	552.88	6/30/2023
250646	ARHUA010	Arcata Humboldt Associates LP	234-30-13-58252	1,464.60	6/30/2023
250647	ARHUA010	Arcata Humboldt Associates LP	234-30-13-58252	889.00	6/30/2023
250648	BLASC999	Blasch Shirley	234-30-13-58252	62.18	6/30/2023
250649	BURNSCHA	Burns Charles	234-30-13-58252	93.40	6/30/2023
250650	HOODK999	Hood Kathi	234-30-13-58252	33.89	6/30/2023
250651	HUMBO898	Humboldt Property Management	234-30-13-58252	919.14	6/30/2023
250652	LOWEN999	Lowenstein III Solomon	234-30-13-58252	896.91	6/30/2023
250653	OBEJI010	Obeji Louise	234-30-13-58252	744.21	6/30/2023
250654	RURAL010	Rural Community Housing Development Corporation	234-30-13-58252	565.08	6/30/2023
250655	RURAL010	Rural Community Housing Development Corporation	234-30-13-58252	438.45	6/30/2023
250656	RURAL010	Rural Community Housing Development Corporation	234-30-13-58252	276.47	6/30/2023
250657	RURAL010	Rural Community Housing Development Corporation	234-30-13-58252	255.84	6/30/2023
250658	SANDP999	Sandpiper Park	234-30-13-58252	244.20	6/30/2023
250659	SMITH020	Smith Ken	234-30-13-58252	803.06	6/30/2023
250660	STROM999	Strombeck Properties	234-30-13-58252	1,087.10	6/30/2023
250661	STROM999	Strombeck Properties	234-30-13-58252	936.07	6/30/2023
250662	SUNCO010	Sun Communities Inc	234-30-13-58252	514.14	6/30/2023
250663	SUNCO010	Sun Communities Inc	234-30-13-58252	487.76	6/30/2023
250664	SUNCO010	Sun Communities Inc	234-30-13-58252	509.78	6/30/2023
250665	SUNCO010	Sun Communities Inc	234-30-13-58252	471.36	6/30/2023
250666	SUNCO010	Sun Communities Inc	234-30-13-58252	424.45	6/30/2023
250667	SUNCO010	Sun Communities Inc	234-30-13-58252	402.66	6/30/2023
250668	SUNCO010	Sun Communities Inc	234-30-13-58252	472.13	6/30/2023
250669	SUNCO010	Sun Communities Inc	234-30-13-58252	520.64	6/30/2023
250670	SUNCO010	Sun Communities Inc	234-30-13-58252	372.47	6/30/2023
250671	SUNCO010	Sun Communities Inc	234-30-13-58252	455.51	6/30/2023
250672	SUNCO010	Sun Communities Inc	234-30-13-58252	289.91	6/30/2023
250673	SUNCO010	Sun Communities Inc	234-30-13-58252	414.66	6/30/2023
250674	SUNCO010	Sun Communities Inc	234-30-13-58252	527.75	6/30/2023
250675	SUNCO010	Sun Communities Inc	234-30-13-58252	292.30	6/30/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
250676	SUNCO010	Sun Communities Inc	234-30-13-58252	562.79	6/30/2023
250677	SUNCO010	Sun Communities Inc	234-30-13-58252	500.22	6/30/2023
250678	SUNCO010	Sun Communities Inc	234-30-13-58252	433.03	6/30/2023
250679	SUNCO010	Sun Communities Inc	234-30-13-58252	550.25	6/30/2023
250680	SUNCO010	Sun Communities Inc	234-30-13-58252	306.52	6/30/2023
250681	SUNCO010	Sun Communities Inc	234-30-13-58252	170.56	6/30/2023
250682	SUNCO010	Sun Communities Inc	234-30-13-58252	279.98	6/30/2023
250683	SUNCO010	Sun Communities Inc	234-30-13-58252	553.66	6/30/2023
250684	SUNCO010	Sun Communities Inc	234-30-13-58252	669.05	6/30/2023
250685	SUNCO010	Sun Communities Inc	234-30-13-58252	453.69	6/30/2023
250686	SUNCO010	Sun Communities Inc	234-30-13-58252	242.09	6/30/2023
250687	SUNCO010	Sun Communities Inc	234-30-13-58252	539.89	6/30/2023
250688	SUNCO010	Sun Communities Inc	234-30-13-58252	110.46	6/30/2023
250689	SUNCO010	Sun Communities Inc	234-30-13-58252	209.88	6/30/2023
250690	SUNCO010	Sun Communities Inc	234-30-13-58252	370.14	6/30/2023
250691	SUNCO010	Sun Communities Inc	234-30-13-58252	424.74	6/30/2023
250692	SUNCO010	Sun Communities Inc	234-30-13-58252	286.74	6/30/2023
250693	SUNCO010	Sun Communities Inc	234-30-13-58252	112.62	6/30/2023
250694	SUNCO010	Sun Communities Inc	234-30-13-58252	536.55	6/30/2023
250695	TOWNC020	Town & Country Mobile Villa	234-30-13-58252	430.48	6/30/2023
250696	WESTV010	West Village Studios	234-30-13-58252	522.75	6/30/2023
250697	WICKH999	Wickham-Doane Dulce	234-30-13-58252	1,100.40	6/30/2023
250698	ZIEG010	Ziegler Amy	234-30-13-58252	708.60	6/30/2023
250699	AFLAC010	Aflac	101-00-00-22110	1,063.54	6/30/2023
250700	ARCAT580	Arcata Stationers	101-30-31-53300	195.00	6/30/2023
250700	ARCAT580	Arcata Stationers	101-30-31-54200	141.69	6/30/2023
250700	ARCAT580	Arcata Stationers	101-50-41-53300	57.00	6/30/2023
250700	ARCAT580	Arcata Stationers	101-50-41-54200	141.69	6/30/2023
250701	ARVAL010	Arcata Valley West BLVD LP	230-30-13-58001	953,086.40	6/30/2023
250702	BONDM010	Bond-Maupin Lisa	101-10-03-51770	51.32	6/30/2023
250703	BOWEN998	Bowen Mark	101-00-00-46365	12.50	6/30/2023
250703	BOWEN998	Bowen Mark	101-00-00-46335	150.00	6/30/2023
250704	BROWN897	Brown Hilery	101-00-00-23070	50.00	6/30/2023
250705	BRYAN010	Bayside Embroidery	101-20-07-57800	96.75	6/30/2023
250706	CIRA010	California Intergovernmental Risk Authority	101-00-00-14016	199.27	6/30/2023
250707	COMPL010	Complete Engine Service	771-50-57-55100	40.00	6/30/2023
250708	CULPE999	Culp Elizabeth	101-00-00-46365	12.50	6/30/2023
250708	CULPE999	Culp Elizabeth	101-00-00-46335	150.00	6/30/2023
250709	DMV999	DMV	662-50-65-51770	1,805.00	6/30/2023
250710	FOXJU999	Fox Justin	662-00-00-46830	2,148.00	6/30/2023
250711	FREDE997	Frederickson Jason	101-00-00-46335	450.00	6/30/2023
250711	FREDE997	Frederickson Jason	101-00-00-46365	37.50	6/30/2023
250712	GRISW010	Griswold Industries	661-60-64-57800	365.65	6/30/2023
250713	GRYTN999	Grytness Dane	662-00-00-46830	2,148.00	6/30/2023
250714	GUNNMATT	Gunn Matthew	207-50-45-51500	247.38	6/30/2023
250715	HAENN999	Haenni Kate	101-00-00-46335	1,156.00	6/30/2023
250716	HDL0010	HdL Software LLC	101-00-00-41600	37.26	6/30/2023
250717	HINDE010	Hinderliter De Llamas & Associ	101-20-07-51778	41.26	6/30/2023
250718	HUMB970	Humboldt County Office of Education	561-00-00-24057	69.57	6/30/2023
250719	HUMBO025	Humboldt County Clerk Recorder	666-60-51-57400	16.00	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	5,565.18	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	2,199.44	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	2,026.42	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	3,109.14	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	8,917.49	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	535.64	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	5,196.74	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	474.48	6/30/2023

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City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

Check No.	Vendor No.	Vendor Name	GL Account	Amount	Date
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	11,250.00	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	6,107.25	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	2,414.23	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	1,533.06	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	754.33	6/30/2023
250720	HUMBO210	Humboldt Transit Authority	663-50-91-55300	11,250.00	6/30/2023
250721	INFOS010	Infosend Inc	101-30-31-51770	558.10	6/30/2023
250722	KENSA010	Kens Auto Parts	101-50-81-55300	65.93	6/30/2023
250723	KTPRI010	Pence Christopher	101-50-41-54200	65.10	6/30/2023
250723	KTPRI010	Pence Christopher	101-30-31-54200	65.10	6/30/2023
250724	LACOA010	LACO Associates	232-50-45-57600	1,845.00	6/30/2023
250725	LAMBK999	Lamb Khristan	101-00-00-23070	50.00	6/30/2023
250726	LEAFC010	LEAF Capital Funding LLC	775-10-71-57800	2,400.00	6/30/2023
250726	LEAFC010	LEAF Capital Funding LLC	775-10-71-51770	6,453.23	6/30/2023
250727	LEEDAVID	Lee David	101-40-21-51500	61.54	6/30/2023
250728	LENOV010	Lenovo Inc (United States)	775-10-71-57800	15.19	6/30/2023
250728	LENOV010	Lenovo Inc (United States)	775-10-71-57800	994.52	6/30/2023
250729	MARRVICT	Johnson Victoria	101-40-21-51500	350.00	6/30/2023
250729	MARRVICT	Johnson Victoria	101-40-21-51500	250.00	6/30/2023
250730	MARTU999	Martusen Samuel	662-60-67-51500	163.86	6/30/2023
250731	MEND010	Boyd Sarah	101-20-07-57800	30.00	6/30/2023
250732	MILLY010	The Mill Yard	661-60-64-55400	95.96	6/30/2023
250733	MOTHE010	Radiologica Inc.	101-10-15-51702	36.00	6/30/2023
250734	ORLAN998	Orland Brian	101-00-00-46338	100.00	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	661-60-64-51100	5,796.91	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-81-51100	46.15	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	119.72	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	95.53	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-81-51100	52.68	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	212-30-11-55400	4,369.47	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	15.86	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-85-51100	10,632.41	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-81-51100	1,422.10	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	666-60-51-51100	26.29	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	662-60-67-51100	31,482.01	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	663-50-91-51100	30.73	6/30/2023
250735	PACIF020	Pacific Gas & Electric Co	101-50-41-51100	6,718.29	6/30/2023
250736	PADRO999	Padron Elena	101-00-00-23070	300.00	6/30/2023
250737	PETRO998	Petroske Angie	101-00-00-46335	150.00	6/30/2023
250737	PETRO998	Petroske Angie	101-00-00-46365	12.50	6/30/2023
250738	RAMOS997	Ramos Madeleine	101-00-00-46335	150.00	6/30/2023
250739	RAYMO010	UBEO West LLC	101-40-21-53300	283.97	6/30/2023
250739	RAYMO010	UBEO West LLC	101-20-07-53210	168.89	6/30/2023
250739	RAYMO010	UBEO West LLC	775-10-71-53300	863.89	6/30/2023
250740	SCHEE998	Scheele Adam	101-00-00-23070	50.00	6/30/2023
250741	TANDE010	Tandem Mobility LLC	232-50-45-51770	18,000.00	6/30/2023
250741	TANDE010	Tandem Mobility LLC	210-50-48-51770	36,000.00	6/30/2023
250741	TANDE010	Tandem Mobility LLC	232-00-00-45001	18,000.00	6/30/2023
250742	TOTAL010	Total Compensation Systems Inc.	101-20-07-51770	2,520.00	6/30/2023
250743	UB*05502	Toney Blake	661-00-00-21000	22.02	6/30/2023
250744	VILLARRE	Villarreal Celeste	101-40-21-51500	272.75	6/30/2023
250745	WAGEW010	Wage Works	101-00-00-22110	125.00	6/30/2023
250747	WESTC997	West Christine	101-00-00-46331	300.00	6/30/2023
250748	ANDRA999	Andrade Jonathan	101-40-21-51500	235.98	7/7/2023
250749	att030	A. T. & T.	775-10-71-51200	66.69	7/7/2023
250750	ATTCALNE	AT&T	101-40-21-51200	96.89	7/7/2023
250750	ATTCALNE	AT&T	775-10-71-51200	684.34	7/7/2023
250751	AULTJ999	Ault Jared	101-40-21-51500	329.63	7/7/2023

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250752	BEACO030	Beacon Athletics LLC	101-50-81-55400	543.06	7/7/2023
250753	BUBENIKC	Bubenik Corbyn	207-50-45-51770	15.00	7/7/2023
250754	CRANDALL	Crandall Chad	207-50-45-51770	15.00	7/7/2023
250755	EUREK040	City Of Eureka	101-10-15-51430	1,927.47	7/7/2023
250756	FREDE997	Frederickson Jason	101-00-00-46335	300.00	7/7/2023
250756	FREDE997	Frederickson Jason	101-00-00-46365	25.00	7/7/2023
250757	GEORGEJA	George Jack	207-50-45-51770	15.00	7/7/2023
250758	GOVIN010	GovInvest Inc	101-20-07-51770	7,797.62	7/7/2023
250759	GRISW010	Griswold Industries	661-60-64-57800	3,559.05	7/7/2023
250760	GROSSMAN	Grossman Mark	207-50-45-51770	15.00	7/7/2023
250761	GROSZ010	Groszmann Heidi	101-40-21-51400	1,040.00	7/7/2023
250762	HASSLER	Hassler Jed	207-50-45-51770	15.00	7/7/2023
250763	HEDIN999	Hedin Roy	662-00-00-46830	3,680.00	7/7/2023
250764	HEMMINGS	Hemmingsen Brian	207-50-45-51770	15.00	7/7/2023
250765	KARTA999	Kartaltepe Cesar	207-50-45-51770	15.00	7/7/2023
250765	KARTA999	Kartaltepe Cesar	207-50-45-51770	140.47	7/7/2023
250766	KRAUS996	Krause Jacinthe	101-00-00-46341	100.00	7/7/2023
250767	KTPRI010	Pence Christopher	101-10-15-54200	458.52	7/7/2023
250767	KTPRI010	Pence Christopher	101-30-11-54200	48.83	7/7/2023
250768	LACKEYSC	Lackey Scott	207-50-45-51770	15.00	7/7/2023
250769	MCDON989	McDonnell Ryan	101-50-85-51500	129.24	7/7/2023
250770	MEREZ999	Merezko Boris	207-50-45-51770	15.00	7/7/2023
250771	ORTEGACH	Ortega Chris	101-40-21-51500	241.92	7/7/2023
250771	ORTEGACH	Ortega Chris	101-00-00-21090	8.08	7/7/2023
250772	PACIF020	Pacific Gas & Electric Co	101-50-81-51100	51.41	7/7/2023
250773	PEREZLOP	Perez Lopez Fernando	207-50-45-51770	15.00	7/7/2023
250774	POTTE005	Potter Sara	101-00-00-46365	12.50	7/7/2023
250774	POTTE005	Potter Sara	101-00-00-46335	100.00	7/7/2023
250775	RAYMO010	UBEO West LLC	775-10-71-53300	863.89	7/7/2023
250775	RAYMO010	UBEO West LLC	101-20-07-53210	168.89	7/7/2023
250775	RAYMO010	UBEO West LLC	101-40-21-53300	283.97	7/7/2023
250776	SHELTONJ	Shelton John	207-50-45-51770	15.00	7/7/2023
250777	SOLOS010	Kees Amber LK	101-40-21-51500	366.68	7/7/2023
250778	STATE015	SWRCB	662-60-67-51600	90.00	7/7/2023
250779	SUNRI010	Sun Ridge Systems Inc.	101-40-21-51400	1,095.00	7/7/2023
250779	SUNRI010	Sun Ridge Systems Inc.	101-40-21-51400	875.00	7/7/2023
250780	USABL010	USA Blue Book	662-60-67-51500	141.42	7/7/2023
250780	USABL010	USA Blue Book	662-60-67-54300	141.42	7/7/2023
250781	VANCE999	Vance Chris	101-50-81-51500	202.10	7/7/2023
250782	WATTS010	Watts Regulator Company	661-60-64-51770	5,496.61	7/7/2023
250783	ANDER989	Anderson Halie	101-00-00-46331	300.00	7/7/2023
250783	ANDER989	Anderson Halie	101-00-00-46365	25.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	101-10-17-52040	509,796.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	662-60-67-52000	98,009.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	663-50-91-52000	5,601.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	101-10-17-52010	88,673.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	664-60-73-52000	11,201.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	661-60-64-52000	103,609.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	666-50-52-52000	5,601.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	661-50-63-52000	117,609.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	771-50-57-52000	148,874.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	666-60-51-52000	11,201.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	205-60-87-52000	11,201.00	7/7/2023
250784	CIRA010	California Intergovernmental Risk Authority	662-50-65-52000	112,010.00	7/7/2023
250785	CUEVA999	Cuevas Gilberto	101-00-00-23070	50.00	7/7/2023
250786	DUGGA999	Duggan Robert	204-40-21-51420	1,998.00	7/7/2023
250787	FLIPP990	Flippin Susan	101-00-00-46335	150.00	7/7/2023
250787	FLIPP990	Flippin Susan	101-00-00-46365	12.50	7/7/2023

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

Check No.	Vendor No.	Vendor Name	GL Account	Amount	Date
250788	ORTEN998	Ortenburger Carolyn	101-00-00-23070	50.00	7/7/2023
250789	REMIF010	R.E.M.I.F.	101-10-17-52040	63,782.00	7/7/2023
250790	ROJAS998	Rojas Ysmael	101-00-00-23070	300.00	7/7/2023
250791	SPRIN030	Springbrook Holding Company LLC	101-20-07-55300	52,791.52	7/7/2023
250792	SUDDE010	Optimum	775-10-71-51210	187.91	7/7/2023
250792	SUDDE010	Optimum	775-10-71-51210	90.00	7/7/2023
250792	SUDDE010	Optimum	775-10-71-51210	136.28	7/7/2023
250793	XIONG999	Xiong le La	101-00-00-23075	123.00	7/7/2023
250793	XIONG999	Xiong le La	101-00-00-23070	500.00	7/7/2023
310904	Payroll	Payroll	Misc	1,004.07	6/16/2023
310905	Payroll	Payroll	Misc	284.23	6/16/2023
310906	Payroll	Payroll	Misc	1,347.40	6/16/2023
310907	Payroll	Payroll	Misc	276.19	6/16/2023
310908	Payroll	Payroll	Misc	1,299.98	6/16/2023
310909	Payroll	Payroll	Misc	593.45	6/16/2023
310910	Payroll	Payroll	Misc	632.97	6/16/2023
310911	Payroll	Payroll	Misc	822.82	6/16/2023
310912	Payroll	Payroll	Misc	1,622.43	6/16/2023
310913	Payroll	Payroll	Misc	301.48	6/16/2023
310914	Payroll	Payroll	Misc	535.78	6/16/2023
310915	Payroll	Payroll	Misc	1,119.03	6/16/2023
310916	Payroll	Payroll	Misc	79.46	6/16/2023
310917	Payroll	Payroll	Misc	54.27	6/16/2023
310918	Payroll	Payroll	Misc	130.30	6/16/2023
310919	Payroll	Payroll	Misc	135.66	6/16/2023
310920	Payroll	Payroll	Misc	397.34	6/16/2023
310921	Payroll	Payroll	Misc	228.50	6/16/2023
310922	Payroll	Payroll	Misc	123.15	6/16/2023
310923	Payroll	Payroll	Misc	115.21	6/16/2023
310924	Payroll	Payroll	Misc	491.76	6/16/2023
310925	Payroll	Payroll	Misc	116.27	6/16/2023
310926	Payroll	Payroll	Misc	1,128.64	6/30/2023
310927	Payroll	Payroll	Misc	1,396.41	6/30/2023
310928	Payroll	Payroll	Misc	359.08	6/30/2023
310929	Payroll	Payroll	Misc	1,370.14	6/30/2023
310930	Payroll	Payroll	Misc	586.72	6/30/2023
310931	Payroll	Payroll	Misc	611.23	6/30/2023
310932	Payroll	Payroll	Misc	1,000.54	6/30/2023
310933	Payroll	Payroll	Misc	1,657.92	6/30/2023
310934	Payroll	Payroll	Misc	391.10	6/30/2023
310935	Payroll	Payroll	Misc	390.84	6/30/2023
310936	Payroll	Payroll	Misc	16.70	6/30/2023
310937	Payroll	Payroll	Misc	1,243.41	6/30/2023
310938	Payroll	Payroll	Misc	729.89	6/30/2023
310939	Payroll	Payroll	Misc	593.45	6/30/2023
310940	Payroll	Payroll	Misc	16.29	6/30/2023
310941	Payroll	Payroll	Misc	325.58	6/30/2023
310942	Payroll	Payroll	Misc	16.70	6/30/2023
310943	Payroll	Payroll	Misc	324.83	6/30/2023
310944	Payroll	Payroll	Misc	188.00	6/30/2023
310945	Payroll	Payroll	Misc	266.17	6/30/2023
310946	Payroll	Payroll	Misc	534.30	6/30/2023
310947	Payroll	Payroll	Misc	793.10	6/30/2023
ACH	PERS010	PERS	Misc	61,888.85	6/15/2023
ACH	PERS010	PERS	Misc	62,461.15	6/30/2023
ACH	PERS020	CalPERS	Misc	174,389.09	6/30/2023
ACH	PAYRR010	Payroll Deductions ACH	Misc	121,274.07	6/15/2023
ACH	PAYR010	Payroll Deductions ACH	Misc	122,764.51	6/30/2023

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)

City of Arcata Bi-Weekly Report on Cash Disbursements 6/10/2023-7/9/2023

<u>Check No.</u>	<u>Vendor No.</u>	<u>Vendor Name</u>	<u>GL Account</u>	<u>Amount</u>	<u>Date</u>
ACH	Payroll	Payroll	Misc	250,522.20	6/16/2023
ACH	Payroll	Payroll	Misc	259,955.51	6/30/2023
			Total	7,885,688.15	

Attachment: A. Cash Disbursements 6/10 to 7/9/2023 (4217 : Disbursements Listing)



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Emily Sinkhorn, Director of Environmental Services

PREPARER: Brigitte Price, Administrative Specialist

DATE: June 14, 2023

TITLE: **Approve a Memorandum of Understanding between Humboldt County and the City of Arcata for a Regional Edible Food Recovery Program Manager Position; and Authorize the City Manager to Execute All Applicable Documents.**

RECOMMENDATION:

It is recommended that the Council approve the Memorandum of Understanding between Humboldt County and the City of Arcata for a Regional Edible Food Recovery Program Manager position and authorize the City Manager to execute all applicable documents.

INTRODUCTION:

The Council received its most recent update on the City's compliance with Senate Bill 1383 (SB 1383) at the May 17, 2023, Council meeting. Edible food recovery is another requirement of SB 1383 and staff have been working regionally with the County of Humboldt and the Cities of Eureka, Fortuna, Blue Lake, Rio Dell, Trinidad, and Ferndale to develop an edible food recovery program. The County of Humboldt has agreed to act as project lead for a regional edible food recovery program professional services agreement to support edible food recovery programming throughout Humboldt County. As part of the regional effort, on January 4, 2023, the City Council authorized the City Manager to sign a letter of funding commitment for the Humboldt County Edible Food Recovery Program.

BACKGROUND:

SB 1383 serves as a statewide effort to reduce emissions of short-lived climate pollutants and sets the following targets: 1) Reduce statewide disposal of organic waste by 50% by January 1, 2020, and by 75% by January 1, 2025 (based on 2014 levels); and 2) Recover at least 20% of currently disposed edible food for human consumption by 2025. To help meet these targets, jurisdictions are required to develop and implement an edible food recovery program. Developing a program at the regional level is a cost-effective way to comply with the State mandate while also ensuring consistent messaging and engagement with the business sector. The City worked with the County of Humboldt, City of Eureka, City of Fortuna, City of Blue Lake, City of Rio Dell, City of Trinidad, and City of Ferndale to develop a request for proposals (RFP) for edible food recovery program management in Humboldt County, which was issued on March 2, 2023. Proposals were due by

March 31, 2023 to Humboldt County Public Works and two proposals were received. Representatives from each of the participating jurisdictions reviewed and scored the proposals and the highest scoring proposal was selected with a total project cost of \$120,000.

DISCUSSION:

This MOU will give the County the authority to act as project lead in the management of the Regional Edible Food Recovery Program Professional Services Agreement, provide communications between the Consultant and the jurisdictions, and negotiate entering into ancillary agreements with all jurisdictions to support edible food recovery programming. Each jurisdiction will provide a cost share for the \$120,000 professional services agreement based on their respective populations. The City of Arcata's cost will be \$16,546. The MOU shall remain in effect until June 11, 2024.

POLICY IMPLICATIONS:

The MOU for an Edible Food Recovery Program Manager position will help the City comply with SB 1383.

BUDGET/FISCAL IMPACT:

The cost is included under Solid Waste Activity 73 in the proposed 2023/24 FY budget, which will be brought to Council on June 21, 2023.

ATTACHMENTS:

Countywide EFRP Manager MOU (PDF)

**Memorandum of Understanding
between the County of Humboldt and the City of Eureka, City of Arcata, City of Fortuna,
City of Blue Lake, City of Rio Dell, City of Trinidad, and City of Ferndale for the
Management of a Regional Edible Food Recovery Program**

This Memorandum of Understanding (“MOU”), entered into this ___ day of _____, 2023, by and between the Humboldt County Public Works Department, hereinafter referred to as “COUNTY,” and the City of Eureka, hereinafter referred to as “EUREKA”, the City of Arcata, hereinafter referred to as “ARCATA”, the City of Blue Lake, hereinafter referred to as “BLUE LAKE”, the City of Fortuna, hereinafter referred to as “FORTUNA”, the City of Ferndale, hereinafter referred to as “FERNDALE”, the City of Rio Dell, hereinafter referred to as “RIO DELL”, and the City of Trinidad, hereinafter referred to as “TRINIDAD”, collectively referred to herein as “PARTNERS,” is made upon the following considerations:

WHEREAS, in September 2016, Governor Edmund Brown Jr. set methane emissions reduction targets for California (SB 1383 Lara, Chapter 395, Statutes of 2016) in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP); and

WHEREAS California has a 2025 statewide goal to redirect to people in need 20% of edible food currently thrown away.

WHEREAS all PARTNERS are required to develop and implement an edible food recovery program as required by CCR 14 Division 7 Chapter 12; and

WHEREAS, PARTNERS find collaboration is mutually beneficial to all parties; and

WHEREAS, this memorandum of understanding will help PARTNERS achieve these goals.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. DEFINITIONS

- A. Consultant/s. As used herein, the term shall refer to the Successful Candidate selected resultant from COUNTY’s Request for Proposals No. DPW2023-001.
- B. County. As used herein, the term “COUNTY” refers to County of Humboldt
- C. Jurisdictions. As used herein, the term “JURISDICTIONS” collectively refers to the Cities of ARCATA, EUREKA, BLUE LAKE, TRINIDAD, FORTUNA, RIO DELL, and FERNDALE.

2. RIGHTS AND RESPONSIBILITIES OF JURISDICTIONS:

JURISDICTIONS agree as follows:

- A. Give the COUNTY the authority to act as project lead in the management of Regional Edible Food Recovery Program Professional Services Agreement, appended as

Attachment A hereto and incorporated by reference, as with the Successful Candidate (hereinafter Consultant/s) that is selected for contract award.

- B. Give the COUNTY the authority to provide communications between the Consultant/s and JURISDICTIONS.
- C. Give the COUNTY the authority to negotiate entering into ancillary agreements with all JURISDICTIONS to support edible food recovery programming.
- D. Fulfill their portion of cost share for professional services provided by the Consultant/s through payments to the COUNTY in the amount agreed upon, based on each JURISDICTIONS’ respective population. The total cost contemplated by this cost share agreement is \$120,000 to be divided proportionately by JURISDICTIONS based on population. It is the responsibility of JURISDICTIONS to ensure their respective cost share amounts are being adhered to and inform COUNTY if they are near the cap of their cost share. Any increase in costs shall not be approved without advance written notice and agreements among PARTNERS and JURISDICTIONS. JURISDICTIONS’ contribution to the COUNTY will be as follows:

Jurisdiction	Jurisdiction Population	Total Cost for Jurisdiction
Eureka	26,278	\$23,403.00
Arcata	18,579	\$16,546.00
Blue Lake	1,233	\$1,098.00
Trinidad	347	\$309.00
Fortuna	12,195	\$10,861.00
Ferndale	1,339	\$1,193.00
Rio Dell	3,325	\$2,961.00
Humboldt Co	71,444	\$63,629.00
Total Pop	134,740	
Cost per person	\$0.89	
Cost of Service	\$120,000	\$120,000

- E. Ensure Timely Payment to COUNTY. COUNTY shall submit monthly invoices to the JURISDICTIONS pursuant to the terms and conditions of this Agreement by the tenth (10th) day of each month. COUNTY shall also submit a final invoice for payment within thirty (30) days following the expiration or termination date of this Agreement. Payment by JURISDICTIONS, pursuant to the terms and conditions of this Agreement, shall be made within thirty (30) days after the receipt of issued invoices. JURISDICTIONS shall send all payments to the County at the following address:

Humboldt County Department of Public Works – Solid Waste Division
 Attention: Thomas K. Mattson, Director of Public Works
 1106 Second Street

Eureka, California 95501

- F. Be responsive to Consultant/s needs including answering communications, calls, and emails; attending meetings; and providing necessary information in a timely manner of no more than three (3) business days.
- G. Take necessary enforcement actions as required by SB1383 and its accompanying regulations upon receipt of enforcement reports from Consultant/s.
- H. Take Responsibility for Payment to Consultant/s. If any JURISDICTIONS are unable to fulfil their cost share, the remaining unpaid amount will be divided among remaining participating JURISDICTIONS based on their populations to cover the outstanding cost owed under the Professional Services Agreement attached as Attachment A hereto.

3. RIGHTS AND RESPONSIBILITIES OF COUNTY:

COUNTY agrees to:

- A. Competitively procure, hold, and manage the Professional Services Agreement with the Consultant/s and retain the ultimate decision-making authority on behalf of JURISDICTIONS in regard to the edible food recovery program. COUNTY shall require that Consultant/s' indemnification responsibilities within the Professional Services Agreement favor the JURISDICTIONS as well as the COUNTY.
- B. Track and facilitate payments made to Consultant/s on a monthly basis, ensuring Consultant/s itemizes all services rendered, and costs and expenses incurred, pursuant to the terms and conditions of the Professional Services Agreement attached as Attachment A hereto as between the Consultant/s and the COUNTY.
- C. Make payment to Consultant/s for services rendered within thirty (30) days after the receipt of approved invoices as set forth in the Professional Services Agreement attached as Attachment A hereto.
- D. Track and facilitate issuance of monthly invoices to JURISDICTIONS for payment of services rendered through this MOU based on receipt of funds received through the cost share proportional contributions in accordance with Provision 2(D).
- E. Lead main communications with Consultant/s on behalf of JURISDICTIONS.
- F. Oversee progress and ensure Consultant/s stays within project scope and timeline, according to the Professional Services Agreement and its scope of services appended as Attachment A hereto.

4. TERM:

This MOU shall begin upon execution of the County’s Professional Services Agreement as dated herein, June 12, 2023 and shall remain in full force for a period of one year, until June 11, 2024, unless sooner terminated as provided herein.

5. TERMINATION:

A. Termination for Cause. JURISDICTIONS may terminate this MOU, upon written notice, in the event the COUNTY materially defaults in performing any obligation under this MOU, or violates any local, state or federal law, regulation or standard applicable to its performance hereunder. JURISDICTIONS must provide COUNTY at least seven (7) days’ notice of intent to terminate stating the alleged material default and allow COUNTY the opportunity to cure the same.

B. Termination without Cause. Any PARTNER may terminate this MOU without cause upon thirty (30) days’ advance written notice which states the effective date of the termination.

C. Compensation upon Termination. In the event this MOU is terminated, COUNTY shall be entitled to payment for uncompensated services provided, pursuant to the terms and conditions set forth herein through and including the effective date of such termination. However, this provision shall not limit or reduce any damages owed to COUNTY due to a breach of this MOU.

6. NOTICES:

Any and all notices required to be given pursuant to the terms and conditions of this MOU shall be in writing and sent via electronic mail or may be served personally to the respective addresses set forth below. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

City of Arcata
Attention: Karen Diemer
Address: 736 F Street
Arcata, CA 95521
Email address: kdiemer@cityofarcata.org

City of Blue Lake
Attention: Amanda Manger
Address: PO Box 458
Blue Lake, CA 95525-0458
Email address: citymanager@bluelake.ca.gov

City of Eureka
Attention: Miles Slatterly
Address: 531 K Street
Eureka, CA 95501

Attachment: Countywide EFRP Manager MOU (4210 : Humboldt County MOU for Regional Edible Food Recovery Program Manager)

Email address: mslattery@eurekaca.gov

City of Ferndale
 Attention: Jay Parrish
 Address: PO Box 1095
 Ferndale CA, 95536
 Email address: citymanager@ci.ferndale.ca.us

City of Fortuna
 Attention: Merritt Perry
 Address: 621 11th Street
 Fortuna, California 95540
 Email address: mperry@ci.fortuna.ca.us

Humboldt County Department of Public Works
 Attention: Thomas K. Mattson
 Address: 1106 Second Street
 Eureka, California 95501
 Email address: tmattson@co.humboldt.ca.us

City of Rio Dell
 Attention: Kyle Knopp
 Address: 675 Wildwood Ave.
 Rio Dell, CA 9562
 Email address: knoppk@cityofriodell.ca.gov

City of Trinidad
 Attention: Eli Naffah
 Address: PO Box 390
 Trinidad, CA 95570
 Email address: citymanager@trinidad.ca.gov

7. COMPLIANCE WITH APPLICABLE LAWS, REGULATIONS AND STANDARDS:

- A. General Legal Requirements. Each party hereto agrees to comply with any and all local, state and federal laws, regulations, policies, procedures and standards, including, without limitation, any and all local, state and federal licensure, certification and accreditation requirements, applicable to its performance hereunder.
- B. Accessibility Requirements. Each party hereto agrees to comply with any and all applicable accessibility requirements set forth in the Americans with Disabilities Act, Section 508 of the Rehabilitation Act of 1973, as amended, California Government Code Section 1135 and any current and future implementing regulations, policies, procedures and standards promulgated thereunder, including, without limitation, the federal accessibility standards set forth in 36 C.F.R. Section 1194.1, all as may be amended from time to time.
- C. Conflict of Interest Requirements. Each party hereto agrees to comply with any and all applicable conflict of interest requirements set forth in the California Political Reform Act

and any current and future implementing regulations, policies, procedures and standards promulgated thereunder, including, without limitation, COUNTY’s Conflict of Interest Code, all as may be amended from time to time.

7. PROVISIONS REQUIRED BY LAW:

This MOU is subject to any additional local, state and federal restrictions, limitations or conditions that may affect the terms, conditions or funding of this MOU. This MOU shall be read and enforced as though all legally required provisions are included herein, and if for any reason any such provision is not included, or is not correctly stated, the parties agree to amend the pertinent section to make such insertion or correction.

8. AMENDMENT:

This MOU may be amended at any time during the term hereof upon the mutual consent of all PARTNERS. No addition to, or alteration of, the terms of this MOU shall be valid unless made in writing and signed by an authorized representative of each PARTNER hereto.

9. DISPUTE RESOLUTION:

Each party hereto agrees to make their best efforts to resolve any and all disputes arising hereunder, or relating hereto, by good faith discussion whenever possible. If any party believes that a breach of this MOU has occurred or is not satisfied that a dispute has been resolved, that party may request to meet and confer with the Humboldt County Administrative Officer and the party’s City Manager.

10. MUTUAL INDEMNIFICATION:

Each party hereto shall hold harmless, defend and indemnify the other parties and their agents, officers, officials, employees and volunteers from and against any and all claims, demands, losses, damages, liabilities and costs of any kind or nature, including, without limitation, attorney’s fees and other costs of litigation, arising out of, or in connection with, the negligent performance of, or failure to comply with, any of the duties and/or obligations contained herein, except such loss or damage which was caused by the sole negligence or willful misconduct of the other parties or their agents, officers, officials, employees or volunteers.

11. RELATIONSHIPS OF PARTIES:

It is understood that this MOU is by and between eight (8) independent entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture or any other similar association.

12. CONFLICTING TERMS OR CONDITIONS:

In the event of any conflict in the terms or conditions set forth in any other agreements in place between the parties hereto and the terms and conditions set forth in this MOU, the terms and conditions set forth herein shall have priority.

13. INTERPRETATION:

This MOU, as well as its individual provisions, shall be deemed to have been prepared equally by all of the parties hereto, and shall not be construed or interpreted more favorably for one (1) party on the basis that the other party prepared it. This MOU shall be construed in accordance with the provisions of the Professional Services Agreement, appended as Attachment A and in the event of any conflict between the terms of this MOU and the terms of the Professional Services Agreement, the terms of the Professional Services Agreement shall control.

14. INDEPENDENT CONSTRUCTION:

The titles of the sections and subsections set forth herein are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of this MOU.

15. FORCE MAJEURE:

No party hereto shall be liable or responsible for delays or failures in performance resulting from events beyond the reasonable control, and without the fault or negligence, of such party. Such events shall include, without limitation, acts of God, strikes, lockouts, riots, acts of war, epidemics, acts of government, fire, power failures, nuclear accidents, earthquakes, unusually severe weather, acts of terrorism or other disasters, whether or not similar to the foregoing.

16. NUCLEAR-FREE HUMBOLDT COUNTY ORDINANCE COMPLIANCE:

By executing this Agreement, each JURISDICTION certifies that it is not a Nuclear Weapons Contractor, in that each JURISDICTION is not knowingly or intentionally engaged in the research, development, production or testing of nuclear warheads, nuclear weapons systems or nuclear weapons components as defined by the Nuclear-Free Humboldt County Ordinance. Each JURISDICTION agrees to notify COUNTY immediately if it becomes a Nuclear Weapons Contractor as defined above. COUNTY may immediately terminate this MOU if it determines that the foregoing certification is false or if a JURISDICTION subsequently becomes a Nuclear Weapons Contractor.

17. ADVERTISING AND MEDIA RELEASE:

Any and all informational material related to this MOU shall receive approval from COUNTY prior to being used as advertising or released to the media, including, without limitation, television, radio, newspapers and internet. JURISDICTIONS shall inform COUNTY of any and all requests for interviews by the media related to this MOU before such interviews take place. COUNTY shall be entitled to have a representative present at any and all interviews concerning the subject matter of this MOU. Any and all notices required by this provision shall be given to Humboldt County Director of Public Works Thomas K. Mattson in accordance with the notice requirements set forth herein.

Attachment: Countywide EFRP Manager MOU (4210 : Humboldt County MOU for Regional Edible Food Recovery Program Manager)

18. SURVIVAL OF PROVISIONS:

The duties and obligations of the parties set forth in Section 5(c) – Compensation upon Termination and Section 10 – Indemnification shall survive the expiration or termination of this Agreement. 19. SEVERABILITY:

If any provision of this MOU, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this MOU.

20. JURISDICTION AND VENUE:

This MOU shall be construed in accordance with the laws of the State of California. Any dispute arising hereunder, or relating hereto, shall be litigated in the State of California and venue shall lie in the County of Humboldt unless transferred by court order pursuant to California Code of Civil Procedure Sections 394 or 395.

21. ENTIRE AGREEMENT:

This MOU contains all of the terms and conditions agreed upon by the parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this MOU shall be deemed to exist or to bind either of the parties hereto. In addition, this MOU shall supersede in their entirety any and all prior agreements, promises, representations, understandings and negotiations of the parties, whether oral or written, concerning the same subject matter. Any and all acts which may have already been consummated pursuant to the terms and conditions of this MOU are hereby ratified.

22. COUNTERPART EXECUTION:

This MOU, and any amendments hereto, may be executed in one (1) or more counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to be one (1) and the same agreement. This MOU, and any amendments hereto, may be signed by manual or electronic signatures in accordance with any and all applicable local, state and federal laws, regulations and standards, and such signatures shall constitute original signatures for all purposes. A signed copy of this MOU, and any amendments hereto, transmitted by email or by other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this MOU and any amendments hereto.

23. AUTHORITY TO EXECUTE:

Each person executing this MOU represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this MOU. Each party represents and warrants to the others that the execution and delivery of this MOU and the performance of such party's obligations hereunder have been duly authorized.

IN WITNESS WHEREOF, the parties have entered into this MOU as of the date first written above.

CITY OF ARCATA:

By: _____
Karen Diemer, City Manager

Dated: _____

CITY OF BLUE LAKE:

By: _____
Amanda Mager, City Manager

Dated: _____

CITY OF EUREKA:

By: _____
Miles Slattery, City Manager

Dated: _____

CITY OF FERNDALE:

By: _____
Jay Parrish, City Manager

Dated: _____

CITY OF FORTUNA:

By: _____
Merritt Perry, City Manager

Dated: _____

CITY OF RIO DELL:

By: _____
Kyle Knopp, City Manager

Dated: _____

CITY OF TRINDAD:

By: _____
Eli Naffah, City Manager

Dated: _____

Attachment: Countywide EFRP Manager MOU (4210 : Humboldt County MOU for Regional Edible Food Recovery Program Manager)

COUNTY OF HUMBOLDT:

BY: _____
Thomas K. Mattson, Public Works Director

Dated: _____

Attachment: Countywide EFRP Manager MOU (4210 : Humboldt County MOU for Regional Edible Food Recovery Program Manager)



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Emily Sinkhorn, Director of Environmental Services

PREPARER: Brigitte Price, Administrative Specialist

DATE: July 12, 2023

TITLE: **Award a Contract in the Amount of \$217,900.00 to SHN for Engineering Design & Construction Management Services for the Arcata Ball Park Improvement Project; Authorize the City Manager to Increase the Contract Amount by up to \$10,895.00 (5 Percent, for a Total of \$228,795.00); and Authorize the City Manager to Execute All Applicable Documents**

RECOMMENDATION:

It is recommended that the Council:

- 1) Award a contract in the amount of \$217,900.00 to SHN for engineering design and construction administration services for the Arcata Ball Park Improvement Project;
- 2) Authorize the City Manager to increase the contract amount by up to \$10,895.00 (5 percent, for a total of \$228,795.00) to allow for any unforeseen contingencies; and
- 3) Authorize the City Manager to execute all applicable documents.

INTRODUCTION:

The City values its partnerships with community-based organizations to enhance public facilities. The City and the Humboldt Crabs baseball organization submitted a proposal to Senator Mike McGuire to secure funding for design and construction of façade, entryway and ADA improvements at the Arcata Ball Park. The Senator was able to secure a state budget allocation for design and construction of the project. A Request for Qualifications & Proposals (RFQ/P) for engineering design and construction management services for the ball park improvement project was released on June 16, 2023, with submissions due July 7, 2023.

BACKGROUND:

Constructed in 1941, the Arcata Ball Park has undergone multiple renovations. The City and the Humboldt Crabs baseball organization have collaborated on many projects to enhance accessibility and enjoyment at the Arcata Ball Park. In 2017, the City led a master planning effort which produced conceptual plans for a full renovation of the ball park. In 2019, the City upgraded the bleachers for safety and accessibility along with some other minor upgrades, and this spring, the City and Crabs collaborated on the installation of a new scoreboard.

Informed by the previous planning process and current identified needs and opportunities at the Ball Park, the City's current focus is to ensure accessibility to the family-friendly grassy seating area in left field and to modernize the entryway with improvements to circulation, sight distance, and identity for the Ball Park façade. To support the proposal to Senator McGuire, the City completed draft schematic drawings at the 30% design level for the entryway, façade, and path of travel. The next phase of the project is to finalize design plans, specifications and cost estimates for these primary improvement components.

DISCUSSION:

The City received three statements of qualifications/proposals from qualified firms that were rated and scored by a three-member panel from the City. All proposals were deemed technically sound. The SHN proposal was rated higher than the other proposals based upon a detailed project understanding, demonstrated technical ability and thorough proposed scope of work.

The Engineering Design & Construction Management contract deliverables will include:

- Preparation of plans and specifications at the 60%, 90% and 100% design levels for path of travel improvements to the left field lawn seating area, façade replacement, and entry plaza re-design.
- Construction administration services to support project construction.

The outcomes from the engineering design work for the Arcata Ball Park Improvement Project will comprise the bulk of the Contract Documents and be incorporated into the bid package that the City will use to bid the project for construction.

The City looks forward to working with the Crabs organization and community members on the design process for the Ball Park improvements. This design contract, if awarded, will help move this process forward with an aim for construction in 2024.

ENVIRONMENTAL REVIEW (CEQA):

Environmental review will be conducted for the Ball Park Improvement Project as the design process commences. It is anticipated that the planned improvements will be categorically exempt from environmental review based on Sections 15301(e) (Additions to existing structures) and 15302 (Replacement of existing structures) of the CEQA Statute & Guidelines handbook.

BUDGET/FISCAL IMPACT:

The contract amount is within the budget allocation for the 2023/24 Fiscal Year and is funded through a state budget allocation to the City. The contract for design services is budgeted under GL 101-50-81-57300.

ATTACHMENTS:

- A. Excerpt from SHN's Proposal & Fee Estimate (PDF)



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
812 W. Wabash Avenue, Eureka, CA 95501-2138

Reference: 023000.064

July 7, 2023

City Manager's Office
Attn: Contracts and Special Projects Manager
736 F Street
Arcata, CA 95521

Via email: dallred@cityofarcata.org

Subject: Arcata Ball Park Engineering Design Services SOQ/P

Dear Selection Team:

Thank you for the opportunity to present our proposal for the design and engineering for the Arcata Ball Park Improvement Project. As a local firm with offices in Eureka and Arcata, we understand and share the love that our community has for our Humboldt Crabs, the Crabgrass Band, the 50-50s, the right field hecklers, and the free hotdogs tossed into the stands at the last game of the season.

SHN has teamed with Dillingham Associates, Landscape Architects, for this project. SHN and Dillingham Associates worked together with the City on the conceptual design of the project for the grant application, providing the City with the information and analyses needed under a very short turn-around time. We plan to be just as responsive and collaborative in the design and construction phases of this project.

If selected, SHN will be the prime consultant and main contact for the City. Dillingham Associates will be a subcontractor to SHN, but in turn will subcontract and manage a number of specialty firms for irrigation, electrical engineering/lighting, and building safety code compliance. SHN will provide civil engineering, geotechnical, survey, project management, and construction administration services.

Because we are local and worked on the grant application, we are already familiar with the project and site, which will allow our team to hit the ground running. SHN and Dillingham Associates are small businesses, and the City can be certain that the staff working on the project are the Principals and other experienced professionals.



City of Arcata
Arcata Ball Park Engineering Design Services SOQ/P
July 7, 2023
Page 2

The attached proposal describes our team's qualifications. In summary, our team demonstrates our qualifications by:

1. completion of similar projects, such as the Arcata High James Worthington Athletic Fields,
2. the individual accomplishments of our key staff, as summarized in their resumes,
3. our references and 44 years in business (SHN incorporated in 1979), and
4. our scope and assumptions that support our understanding of the City's objectives and our professional expertise.

Thank you for considering this proposal. I am the Civil Engineering Principal of SHN and am authorized to represent the firm in correspondence and negotiations. After reviewing, please do not hesitate to contact me if you have questions or would like more information.

Respectfully,

SHN



Jared O'Barr, PE
SHN Civil Engineering Principal

JSO/slw

Enclosure: Proposal





Project Understanding and Approach

Project Understanding and Approach

SHN and Dillingham Associates worked with the City to develop the current concept for the project, so our team is familiar with the project site and we understand the various constraints and opportunities with the site. We also understand that this project is part of a larger vision for future improvements at the ballpark, so our design will have to keep those future improvements in mind as we progress the design.

Based on our knowledge of the site, two of the primary challenges that we anticipate with this project are meeting accessibility requirements within a very tight site and developing a design that stays within the funding limits for the project.

As part of our previous efforts on the project, we identified a few locations where meeting accessibility requirements will require special attention and that will have to be evaluated more thoroughly once the topographic survey is completed. One of the more challenging locations for providing access will be at the entrance to the ballpark (both outside and inside of the entrance gate). Our team will focus our efforts on this area at the early stages of the project to find suitable solutions during the early stages of design.

Construction costs have increased significantly over the past few years, which has made it difficult to complete projects within the construction funding limits. One effective strategy for dealing with potential funding shortages is to establish additive alternatives for the project. This consists of identifying project elements that can be removed from the project if there is not enough budget to construct them, but which can be included in the project if there is adequate budget. Our team will work with the City to determine if this approach is appropriate for this project.

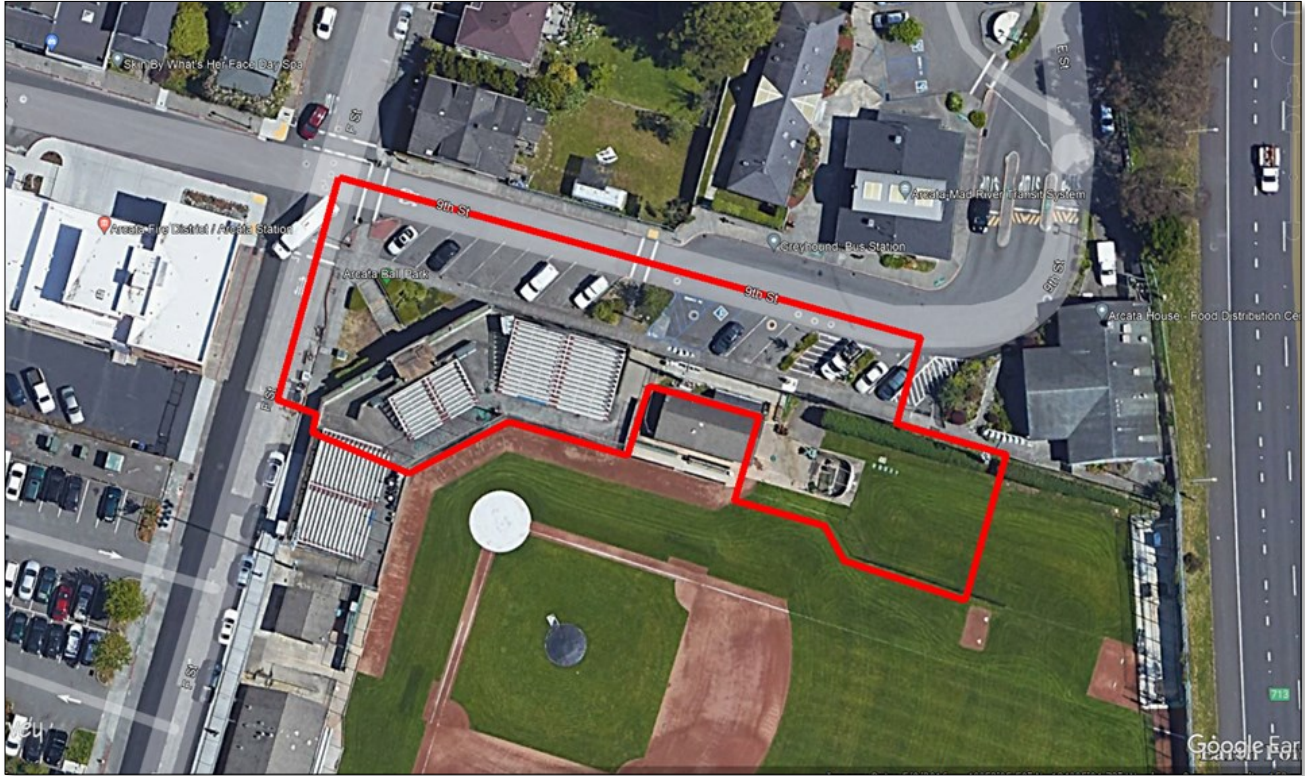
Finally, our team understands that the Arcata Ballpark has a rich history with the local community that needs to be considered as the design for this project progresses. We anticipate working closely with City staff to seek feedback from the site users and key stakeholders, and will use the feedback we receive to help inform design decisions.

SHN Scope of Work

Task 1. Survey

SHN's survey field crew will make 2.5 days of site visits to perform a field topographic survey at the Arcata Ball Park. The field survey will include the southeast corner of F and 9th Streets, from the centerline of 9th Street, then south to the edge of the ballpark and from the centerline of F Street, east to the edge of the public area of the ballpark, also including a small portion the practice area to the east of the ballpark, including drainage features and structures, surface evidence of utilities, existing fences (see the Google image of the survey extents on the following page). This survey does not include property boundary and easements.

The deliverable will be an AutoCAD Civil 3D CAD file (version 2022), compiled at a scale of 1 inch equaling 20 feet, with a contour interval of 1 foot. The existing ground surface will not include existing bleachers. The basis of bearings will be NAD 83, SPC Zone 1 (horizontal) and NGVD 88 (vertical) based on GPS observation. In the event that the sufficient GPS data is unattainable, the basis of bearings will be assumed.



Proposed survey extents for this project (imaging via Google Earth).

Task 2. Geotechnical Investigation

We assume a one-day field investigation to assess site conditions and advance hand-auger borings at two locations (near the proposed sidewalk and near the proposed retaining wall[s], if possible). We'll return the samples to the lab for geotechnical testing and summarize the results of our investigation and lab testing in a focused report or TM with recommendations, a figure with boring locations, and boring logs. We will provide recommendations for the following project elements:

- Retaining wall along sidewalk, assuming that the existing sidewalk will be retained, and the new walkway will be lower. Rt. Wall type and dimensions unknown.
- Facade improvements at park entrance: new archway, facade wall steel structure, new retaining wall. Our recommendations will be to support the design of any footings needed for the facade structures

Task 3. Civil Engineering Design

The civil engineering design effort for the project is expected to include site civil design for the new site improvements and structural design for the new façade replacement. The civil engineering design will include the following tasks (provided on the following page):

Task 3. Civil Engineering Design (continued)

- Civil Engineering Plans
 - Erosion and Sediment Control Plan – Provide the layout and details for erosion control measures for the project.
 - Demolition Plan – Prepare a plan showing the various existing features that will need to be demolished to facilitate the project.
 - Site Layout Plan – Provide an overview of the project site, clearly labeling the site civil features for the project and provide dimensioning and layout information for the proposed site improvements.
 - Grading and Drainage Plan – Provide finish grade information for walkways and surface drainage features.
 - Structural Plans – Provide layout information and structural details for the new entry façade and potential retaining walls.
 - Details Sheets – Provide the details necessary to facilitate construction of the site civil portion of the project.
- Technical Specifications – SHN will prepare technical specifications in CSI format for the civil engineering portion of the project.
- Structural Calculations – SHN will prepare a structural calculations package for the entry façade and retaining walls.
- Meetings & Site Visits – SHN’s design team expects to participate in up to four web-based design coordination meetings and conduct up to two site visits during the design phase of the project.
- Opinion of Probable Construction Costs – SHN will prepare an opinion of probable construction costs for the site civil and structural portions of the project.

Design Phases and Deliverables

The design effort is expected to consist of the following stages:

- 60% Design Phase
 - Deliverables: 60% plans, preliminary opinion of probable construction cost (OPCC)
- 90% Design Phase
 - Deliverables: 90% plans, preliminary technical specifications, structural calculations, preliminary OPCC
- 100% Design Phase
 - Deliverables: Final plans, technical specifications, structural calculations, OPCC

Task 4. Bid Assistance

SHN will attend the pre-bid meeting and will formally respond to questions from potential bidders.



Project Understanding and Approach

Task 5. Construction Administration

For this task, SHN anticipates responding to requests for information and conducting submittal reviews related to the site civil portion of the project. SHN will also participate in up to three web-meetings during construction and we will conduct up to three site visits during construction.

Project Assumptions

- We will advance the hand auger borings in unpaved areas; no core drill will be used, and no borings will be placed in the sidewalk or any asphalt/concrete surfaces.
- Based on the proposed elements, hand borings will be sufficient to support the project design; no geotechnical drilling will be required.
- No substantial changes will be made to the conceptual design that was previously prepared for the grant application; our scope is limited to the elements listed above.
- The design of the project will be completed by 2024 and construction will occur in 2024.
- We assume that the City will prepare agendas and lead any meetings during the bidding and construction phases of the project.

SHN's Exclusions

- Utility design – SHN's scope does not include the design of new utilities for the site.
- Stormwater mitigation analysis or design (low impact development) – SHN assumes that low impact development design is not needed for this project because this project is not expected to create or replace more than 5,000 square feet of impervious surface.
- Retaining wall design for walls greater than 5 feet tall – Retaining walls greater than 5ft tall (measured from top of footing to top of wall) are not expected to be necessary for this project and the design for taller walls is not included in this scope of work.
- Record drawings – SHN's scope does not include the preparation of any record drawings.
- Construction staking.

Dillingham Associates Scope of Work

Task A. Pre-Design

- Project Kick-off Meeting. Discuss Program and Goals; define Budget and refine Scope; define permitting and approval processes and timeline; confirm submission requirements for plans and documents.
- Pre-Design Opportunities. The use of a pre-design phase will greatly benefit the stated goals of the project. As the site topo survey and other investigations are getting underway, there is an opportunity to clarify project goals, stakeholders, codes, and any likely challenges. In 2021, much of the project feasibility was reviewed by the City and our design team for general conformance with spatial and code standards. For this phase, the design team has five key opportunities:
 - to ensure that the proposed improvements will integrate with any long-term goals or improvements for the site, such as future improvements to dugouts, bleachers, and storage facilities;
 - to review how the proposed barrier removals integrate into previous and future removals, and how other stadiums have addressed this unique lawn seating opportunity;
 - to speak directly with the ball club or Building Department to hear preliminary thoughts or concerns about upgrades;
 - to understand the program of the new entry plaza so that actual game day logistics are fully understood;
 - to discuss an appropriate art process for this project, given the project schedule and budget.
- Site Analysis. Review of existing and new site information (e.g. topo survey). Establish existing infrastructure available for electrical and irrigation work.
- Program Determination and Precedent Analysis.
- Barrier Removal strategy:
 - Review considerations for a unique seating location.
 - Our CASp consultant, Dan Larsen, served as a senior plan checker to help develop disabled access for Raley Field, home of the Sacramento River Cats, which has a similar turf seating area, and which also wanted to allow this area to be rented for events. As the stadium grew, the team asked Mr. Larsen to review further proposed changes to allow the development and construction to continue.
- Base Plan development.
- Meetings & Site Visits – Dillingham Associates expects to participate in up to three web-based design coordination meetings and conduct one site visit during the pre-design phase of the project.

Task B. 60% Design Development Documentation

By the beginning of the 60% documents phase, an accurate and current base plan has been prepared for coordination between disciplines, the general intent has been confirmed and refined, and the program has been considered. During this stage, every proposed material will be shown, and approximate quantities will be determined.

Task B. 60% Design Development Documentation (continued)

- Landscape Architecture Plans:
 - Landscape Materials Plans
 - Elevation drawings of entry façade wall
 - Lighting Plan
 - Details sheets as needed
- Art Scope – Develop Art guidelines and Artist selection process.
- Meetings & Site Visits – Dillingham Associates expects to participate in one web-based design coordination meetings for the 60% phase.

Task C. 90% Construction Documents

For the 90% documents phase, most questions have been resolved and design problems solved. The 90% submittal is the opportunity to see all of the project information from all consultants together, to allow a comprehensive review of potential conflicts. This is also the time to determine if and where cost-cutting measures are needed.

- Landscape Architecture Plans:
 - Landscape Materials Plans
 - Plan Enlargements of key areas
 - Section and Elevation drawings of entry façade wall
 - Lighting Plan
 - Irrigation Plan
 - Planting Plan
 - Details sheets for Landscape items and for all subconsultants
- Art Scope – Develop Art guidelines and Artist selection process.
- Technical Specifications – Dillingham Associates and subconsultants will prepare technical specifications in CSI format for the relevant portions of the project.
- Opinion of Probable Construction Costs – Dillingham will prepare an opinion of probable construction costs for the site landscape, electrical, and irrigation portions of the project.
- Meetings & Site Visits – Dillingham Associates expects to participate in one web-based design coordination meetings for the 90% phase.

Task D. 100% Construction Bid Documents

- Revised Plans
- Revised Technical Specifications
- Revised Cost Opinion
- Art Scope – Develop Art guidelines and Artist selection process.
- Meetings & Site Visits – Dillingham Associates expects to participate in one web-based design coordination meetings for the 100% phase.



Project Understanding and Approach

Task E. Bidding Assistance

- To assist the City during the bid process, DA will attend one pre-bid meeting to assist City staff in answering contractor questions, prior to the submittal of bids; prepare technical information or changes to include in addenda being prepared by the City, and respond to requests for information.

Task F. Construction Administration

- Dillingham Associates anticipates responding to requests for information and conducting submittal reviews related to the site landscape, electrical, and irrigation portions of the project.
- Construction Meetings and Site Visits. Dillingham Associates will attend a pre-construction meeting with City staff and the Contractor to review the drawings and specs. Following this meeting, Dillingham Associates will participate in up to three web-meetings during construction and we will conduct up to two site visits during construction.
- Mockups. Dillingham Associates will review the required mockups and field samples as indicated in the Technical Specifications.
- Punchlist. The Dillingham Associates team will develop a draft punch list for the field inspector and contractor's review following a pre-final site visit. Our office will participate in a final site visit to go over the items in the punch list, once the contractor has indicated the list is complete.

Project Assumptions

- The design of the project will be completed by 2024 and construction will occur in 2024.
- Meeting attendance will be by video conference, except as explicitly shown otherwise.

Dillingham Associates' Exclusions

- Submittal to Planning Department, Planning Commission, or City Council is not within scope.
- Graphics for public outreach or public meetings is not within scope.
- CEQA, Environmental, or other regulatory permitting is not within scope.
- LEED, SITES, GreenPoint, and ReScape certifications have not been included.
- Consultant shall provide only Technical Specifications, General Provisions, and General Requirements by Owner or by others.
- Project is subject to review by only those agencies and entities explicitly noted in this proposal.
- Subconsulting fees have not been included in this proposal, including, but not limited to, architecture, environmental permitting, and arborist consulting.
- If significant findings are made regarding the existing site conditions that affect the scope of the landscape architect's work, the contract scope and fee shall be re-negotiated.



Project Manager References

Project Manager References

As requested in the RFQ/P, SHN has included the following references pertaining to SHN’s performance in the capacity of overall project management. In addition to SHN’s project management references, we have included client contact information regarding Dillingham Associates’ project management experience.

We encourage you to discuss our team’s track record for reliability, effectiveness, quality, and adherence to project budgets. Our clients often tell us that we have saved them time, money, and headaches by helping them with their projects in a reliable and professional manner.

Client (SHN)	Northern Humboldt Union High School District
Project	Arcata High Athletic Fields
Contact Name	Roger MacDonald, NHUHSD Superintendent
Phone Number	707-839-6470
Email	rmacdonald@nohum.k12.ca.us

Client (SHN)	Open Door Community Health Centers
Project	Fortuna Open Door Community Health Center
Contact Name	Laura Kadlecik, ODCHC Projects Manager
Phone Number	707-407-5192
Email	lkadlecik@opendoorhealth.com

Client (SHN)	California Trout, Inc. (North Coast Region)
Project	Mad River Estuary Public Access Enhancement
Contact Name	Mary Burke, North Coast Region Program Manager
Phone Number	707-200-6551
Email	mburke@caltrout.org

Client (Dillingham Assoc.)	City of Santa Clara
Project	Raymond Gamma Dog Park
Contact Name	Kaveh Forouhi, Senior Engineer, Public Works Department
Phone Number	408-615-3064
Email	kforouhi@santaclaraca.gov

Client (Dillingham Assoc.)	Sewerage Agency of Southern Marin (SASM) / City of Mill Valley
Project	Camino Alto Pump Station
Contact Name	Tom Levin, Senior Civil Engineer
Phone Number	415-388-2402 (office) 415-300-5241 (mobile)
Email	tlevin@cityofmillvalley.org

Client (Dillingham Assoc.)	City of Oakland
Project	Community-Led Renovation of Tyrone Carney Park
Contact Name	Calvin Hao, Architect / Project Manager, Public Works Dept.
Phone Number	510-238-7395 (office) 510-774-4091 (mobile)
Email	chao@oaklandca.gov

City of Arcata		
Ball Park Improvements Project - Project Fees		
023000.064		
7/7/2023		
Task		Cost
1	Surveying Services (SHN)	\$ 16,000.00
2	Geotechnical Recommendations Report (SHN)	\$ 10,000.00
3	Design	
3a	60% Design Development & Pre Design Coordination	
	Civil Engineering Design (SHN)	\$ 25,000.00
	Landscape Architect Design (DA)	\$ 43,100.00
	Access Specialist (DA Sub)	\$ 4,000.00
	Irrigation Design (DA Sub)	\$ 1,600.00
	Electrical Design (DA sub)	\$ 1,800.00
3b	90% Design Development	
	Civil Engineering Design (SHN)	\$ 21,900.00
	Landscape Architect Design (DA)	\$ 15,400.00
	Electrical Design (DA sub)	\$ 1,800.00
	Irrigation Design (DA Sub)	\$ 1,600.00
	Cost Estimator (DA Sub)	\$ 5,600.00
3c	100% Construction Documents	
	Civil Engineering Design (SHN)	\$ 12,100.00
	Landscape Architect Design (DA)	\$ 12,700.00
	Electrical Design (DA sub)	\$ 3,000.00
	Irrigation Design (DA Sub)	\$ 1,600.00
	Cost Estimator (DA Sub)	\$ 1,200.00
4	Bid Assistance	
	Civil Engineering Bid Assistance (SHN)	\$ 1,400.00
	Landscape Architect Bid Assistance (DA)	\$ 1,100.00
5	Construction Administration	
	Civil Engineering Construction Admin. (SHN)	\$ 10,500.00
	Landscape Architect Construction Admin. (DA)	\$ 22,900.00
	Electrical Construction Admin. (DA Sub)	\$ 2,400.00
	Irrigation Construction Admin. (DA Sub)	\$ 1,200.00
Total Project Fee:		\$ 217,900.00

Attachment: A. Excerpt from SHN's Proposal & Fee Estimate [Revision 1] (4222 : Award Contract to SHN for Ballpark Improvement Project)



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Emily Sinkhorn, Director of Environmental Services

PREPARER: Brigitte Price, Administrative Specialist

DATE: July 12, 2023

TITLE: **Approve the Project Plans and Award a Construction Contract for the Bloomfield Park Improvement Project to Hooven & Co., Inc., in the Amount of \$39,037.00; Authorize the City Engineer to Increase the Contract Amount by up to \$3,903.70, (10 Percent, for a Total Amount Not to Exceed \$42,940.70) to Allow for Any Unforeseen Contingencies; and Authorize the City Manager to Execute All Applicable Documents.**

RECOMMENDATION:

It is recommended that the Council:

- 1) Approve the project plans and award a construction contract for the Bloomfield Park Improvement Project to Hooven & Co., Inc., in the amount of \$39,037.00);
- 2) Authorize the City Engineer to increase the contract amount by up to \$3,903.70, (10 percent, for a total amount not to exceed \$42,940.70) to allow for any unforeseen contingencies; and
- 3) Authorize the City Manager to execute all applicable documents.

INTRODUCTION:

The Bloomfield Park Improvement Project is listed on the City's Capital Improvements Program (CIP) list. This project includes creation of a new play area with play and fitness equipment, accessible picnic table and water fountain. A contractor was sought for the grading and concrete work via an informal bid process. This project was advertised on June 9, 2023, and bids were opened on July 6, 2023.

BACKGROUND:

The Parks Division removed the aged playground equipment at Bloomfield Park in September 2020, due to safety concerns. Community outreach to re-envision Bloomfield Park was delayed during the height of the pandemic; however, the Bloomfield neighborhood continued to utilize the open, grassy space at Bloomfield as a flexible play and community gathering space.

The Environmental Services Department initiated neighborhood outreach to envision improvements at Bloomfield Park in spring 2022, which included a community survey, and in-person visioning meeting at the Park and a discussion at the Parks & Recreation Committee. The in-person visioning meeting was well attended by the neighborhood with about two dozen adults and youth participating.

Attendees were able to comment on their vision for the space, vote for their favorite playground amenities and talk to Environmental Services staff. Key outcomes from the survey and neighborhood meeting was a strong desire to keep the openness of the park and maintain grass for free play while at the same time add some amenities like an accessible picnic table, water fountain and some play or fitness structures.

Environmental Services and Engineering collaborated on the design for park improvements and put the grading and concrete work out to bid. The next stage of improvements will include installation of play/fitness equipment and a wooden border between the play area and open, grassy area of the park. It is anticipated the project will be complete in early fall.

DISCUSSION:

Sealed bids were received until 11:00 a.m. on July 6, 2023. Two (2) sealed bids were received by the deadline:

Sr. No.	Contractor Name	Bid
1	G R Sundberg, Inc.	\$65,920.00
2	Hooven & Co., Inc	\$39,037.00

Please see Attachment A, an itemized bid tabulation sheet, for a summary of bids received.

It is recommended the Council award a contract to the lowest bidder, Hooven & Co., Inc. If a contract is presently awarded, work will commence on or after August 1, 2023, and should be completed within 20 working days after starting.

ENVIRONMENTAL REVIEW (CEQA):

The California Environmental Quality Act (CEQA) determination for the Bloomfield Park Improvement Project is a categorical exemption pursuant to CEQA Guidelines Section 15301, 15302 and 15304. A Notice of Exemption was recorded in February 2023.

BUDGET/FISCAL IMPACT:

The Bloomfield Park Improvement Project is supported through the Open Space, Parks and Trails Special Tax Fund and Recreation Fees for New Construction.

The contract bid amount is within the budget allocation for the 2023/2024 Fiscal Year. This project is budgeted as follows:

Account Number/Agency Responsible	Amount	Account Name
202-50-81-57600	\$22,962	Open Space, Parks & Trails Special Tax Capital Other Improvements
101-50-81-57611	\$20,000	Capital – Neighborhood Parks (Funds from Recreation Fees for New Construction)

If contingency funds are needed, they will be funded out of the same accounts.

ATTACHMENTS:

A. Bid Summary - Bloomfield Park Improvement Project (PDF)

B. Bloomfield Park Plans (PDF)

Bid Summary
Agency: City of Arcata
Project: Bloomfield Park Improvement Project Phase I
Bid Opening Date: Thursday, July 6, 2023 11 a.m.

Item No.	Description	Quantity	Units	GR Sundberg		Hooven & Co Inc	
				Unit Price	Total	Unit Price	Total
1	Mobilization and Demobilization	1	LS	\$1,300.00	\$1,300.00	\$940.00	\$940.00
2	Traffic Control	1	LS	\$2,280.00	\$2,280.00	\$705.00	\$705.00
3	Clearing and Grubbing	1	LS	\$5,900.00	\$5,900.00	\$3,200.00	\$3,200.00
4	Earthwork	1	LS	\$11,000.00	\$11,000.00	\$7,100.00	\$7,100.00
5	Class II Aggregate Base	38	CY	\$300.00	\$11,400.00	\$186.00	\$7,068.00
6	Minor Concrete	520	SF	\$36.00	\$18,720.00	\$22.50	\$11,700.00
7	Washed Drain Rock	1	CY	\$0.00	\$0.00	\$0.00	\$0.00
8	Misc. Demolition and Disposal	1	LS	\$6,200.00	\$6,200.00	\$1,652.00	\$1,652.00
9	Header Board	120	LF	\$41.00	\$4,920.00	\$25.60	\$3,072.00
10	Close & Salvage (E) and Install (N) Fence Opening	1	LS	\$4,200.00	\$4,200.00	\$3,600.00	\$3,600.00
Total Base Bid As Written on Submitted Bid Schedule				\$65,920.00		\$39,037.00	
Actual Total Base Bid (Calculated based on submitted unit price for each item.)				\$65,920.00		\$39,037.00	

GENERAL NOTES

- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE CONTROL OF THE JOB SITE DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, AND THEIR REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND / OR ALLEGED, IN CONJUNCTION WITH THEIR PERFORMANCE ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH THE LATEST CALIFORNIA BUILDING CODE AND LATEST PLUMBING CODE.
- CONTRACTOR COMPLETED PROJECT COMPONENTS REQUIRES A CLASS A GENERAL ENGINEERING CONTRACTORS LICENSE IN THE STATE OF CALIFORNIA.
- A SET OF SIGNED WORKING DRAWINGS AND SPECIFICATIONS SHALL BE KEPT ONSITE AT ALL TIMES ON WHICH ALL CHANGES OR ADJUSTMENTS IN THE WORK ARE RECORDED.
- ANY MATERIAL NOT REUSED ON SITE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE REGULATIONS SUCH AS COUNTY GRADING ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF MATERIALS TAKEN FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPROVED STAGING AREAS WITH THE CITY.
- THE CONTRACTOR SHALL UPON COMPLETION OF THE PROJECT SHALL LEAVE THE PROJECT AREA FREE OF STOCKPILES, DEBRIS, AND UNSUITABLE MATERIAL.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING ROADS, UTILITIES, AND STRUCTURES DURING CONSTRUCTION. ALL DAMAGE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH THE CITY'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
- CONTROL POINTS OF PROPOSED IMPROVEMENTS WILL BE PROVIDED BY THE CITY.
- ALL WORK SHALL CONFORM TO THE LINES, GRADES, AND TYPICAL DETAILS AS SHOWN ON THESE PLANS AND DELINEATIONS ON THE GROUND WITH NO VARIATIONS UNLESS OTHERWISE APPROVED BY THE ENGINEER.

UTILITY NOTES

- THE CONTRACTOR SHALL COORDINATE UTILITY CONSTRUCTION WORK WITH THE OWNER OF SAID UTILITY.
- THE LAYOUT OF PIPING MAY BE ADJUSTED AS REQUIRED TO MEET FIELD CONDITIONS WITH THE APPROVAL OF THE CITY'S REPRESENTATIVE.
- ALL TIE-IN CONNECTIONS TO CITY UTILITIES SHALL BE COORDINATED WITH THE CITY'S REPRESENTATIVE.

GRADING NOTES

- ALL GRADING WORK SHALL FOLLOW THE SLOPES AND GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
- ALL OFFSITE TRACKING OF MATERIAL SHALL BE SHOVELED AND SWEEPED ON A DAILY BASIS.

TRAFFIC CONTROL NOTES

- CONTRACTOR SHALL PROVIDE ACCESS TO ADJACENT RESIDENCES AT ALL TIMES DURING CONSTRUCTION.
- EXISTING MULTI-USE TRAIL SHALL REMAIN OPEN AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR PEDESTRIAN SAFETY OF TRAIL USERS DURING CONSTRUCTION.
- TRAFFIC SAFETY AND CONTROL MEASURES SHALL BE USED AS SET FORTH IN THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), LATEST EDITION.

EROSION AND SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM AND PROVISIONS SET FORTH IN THE FOLLOWING:
 - SECTION 21 "EROSION CONTROL" OF THE CALTRANS STANDARD SPECIFICATIONS, 2018.
 - CALTRANS CONSTRUCTION SITE BMP (BEST MANAGEMENT PRACTICES) FIELD AND TROUBLESHOOTING MANUAL, LATEST EDITION.
 - HYDROSEED ALL EXPOSED DISTURBED AREAS AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO MINIMIZE EROSION AND PREVENT THE MOVEMENT OF SEDIMENT AND / OR HARMFUL MATERIALS OFFSITE.
- THE CONTRACTOR SHALL UTILIZE THE FOLLOWING BMP'S (BEST MANAGEMENT PRACTICES) PER THE CALIFORNIA STORMWATER QUALITY ASSOCIATIONS, CALIFORNIA BMP HANDBOOK, LATEST EDITION, AT A MINIMUM AND AS REQUIRED:

EC-2	PRESERVATION OF EXISTING VEGETATION
EC-4	HYDROSEEDING
SE-1	SILT FENCE
SE-5	FIBER ROLLS
SE-7	STREET SWEEPING AND VACUUMING
NS-2	DEWATERING OPERATIONS
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
WM-1	MATERIALS DELIVERY AND STORAGE
WM-2	MATERIALS USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PROTECTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT

UNDERGROUND FACILITIES NOTE

INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO EXCAVATION IN ANY AREA.

CALL USA: 811 (1-800-227-2600)

ABBREVIATIONS

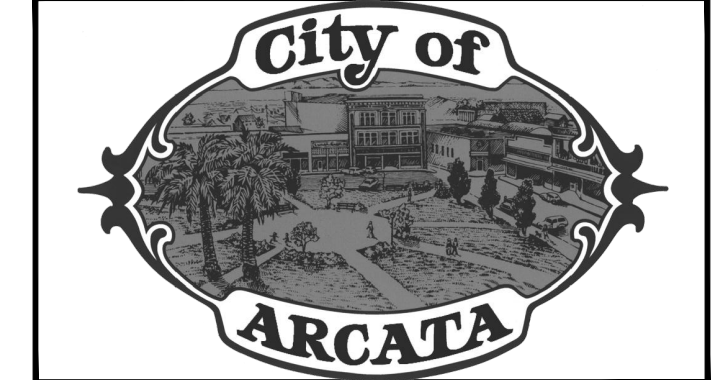
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE PAVING
AGG	AGGREGATE
@	AT
BFP	BACK FLOW PREVENTION DEVICE
BM	MARK
CL	CENTERLINE
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
COR	CORNER
CP	CONTROL POINT
CV	CHECK VALVE
DIA, Ø	DIAMETER
<E>	EXISTING
EA	EACH
EL/ELEV	ELEVATION
E OHD	OVERHEAD ELECTRICAL LINES
FG	FINISH GRADE
FL	FLOW LINE
FT	FOOT OR FEET
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BREAK
GR	GRADE
GRD	GROUND
GV	GATE VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
NIC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PL	PROPERTY LINE
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE PIPE
RW	RIGHT-OF-WAY
SIM	SIMILAR
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WV	WATER VALVE

LEGEND

SS	<E> GRAVITY SEWER LINE
⊙	<E> SEWER MANHOLE
⊙	<P> DRAIN CLEANOUT
○ SSCO	<E> SEWER CLEANOUT
● SDCO	<P> STORM DRAIN CLEANOUT
OHE	<E> OVERHEAD ELECTRICAL
UE	<E> UNDERGROUND ELECTRICAL
	<E> LIGHT POLE
	<E> PULL BOX
	SURVEY CONTROL POINT
	SURVEY MONUMENT
	<E> STREET SIGN
	<P> STREET SIGN
W	<E> WATER MAIN / SERVICE
W-W	<P> WATER MAIN / SERVICE
IR-IR	<P> IRRIGATION MAIN / SERVICE
	<E> WATER METER
	<E> WATER VALVE
	<P> WATER VALVE
	<E> IRRIGATION CONNECTION
QC	<P> IRRIGATION QUICK-COUPLE HOSE CONNECT
	<E> BACK FLOW PREVENTER
* * * * *	<E> FENCE
X-X	<P> FENCE
—	<E> ASPHALT PAVING
///	<P> ASPHALT PAVING
~	<E> VEGETATION LINE
---	BOUNDARY RIGHT OF WAY LINES
- - -	EASEMENTS
- · - · -	DRAINAGE FLOW LINES
← · · · ←	<P> DRAINAGE FLOW LINES
	EXISTING GROUND CONTOURS
	<E> TREE
■■■■■	LIMITS OF DISTURBANCE



No.	Revision/Issue	Date



CONSTRUCTION NOTES, LEGENDS & ABBREVIATIONS	BLOOMFIELD PARK IMPROVEMENT PROJECT
---	-------------------------------------

Project Address
ZEHNDNER AVENUE

Designed By
KUSH RAWAL

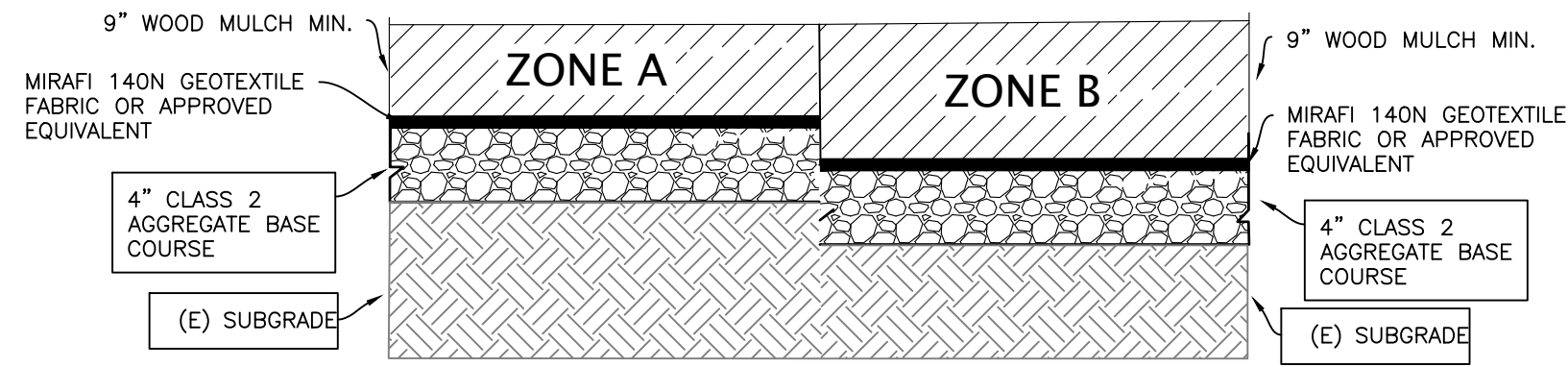
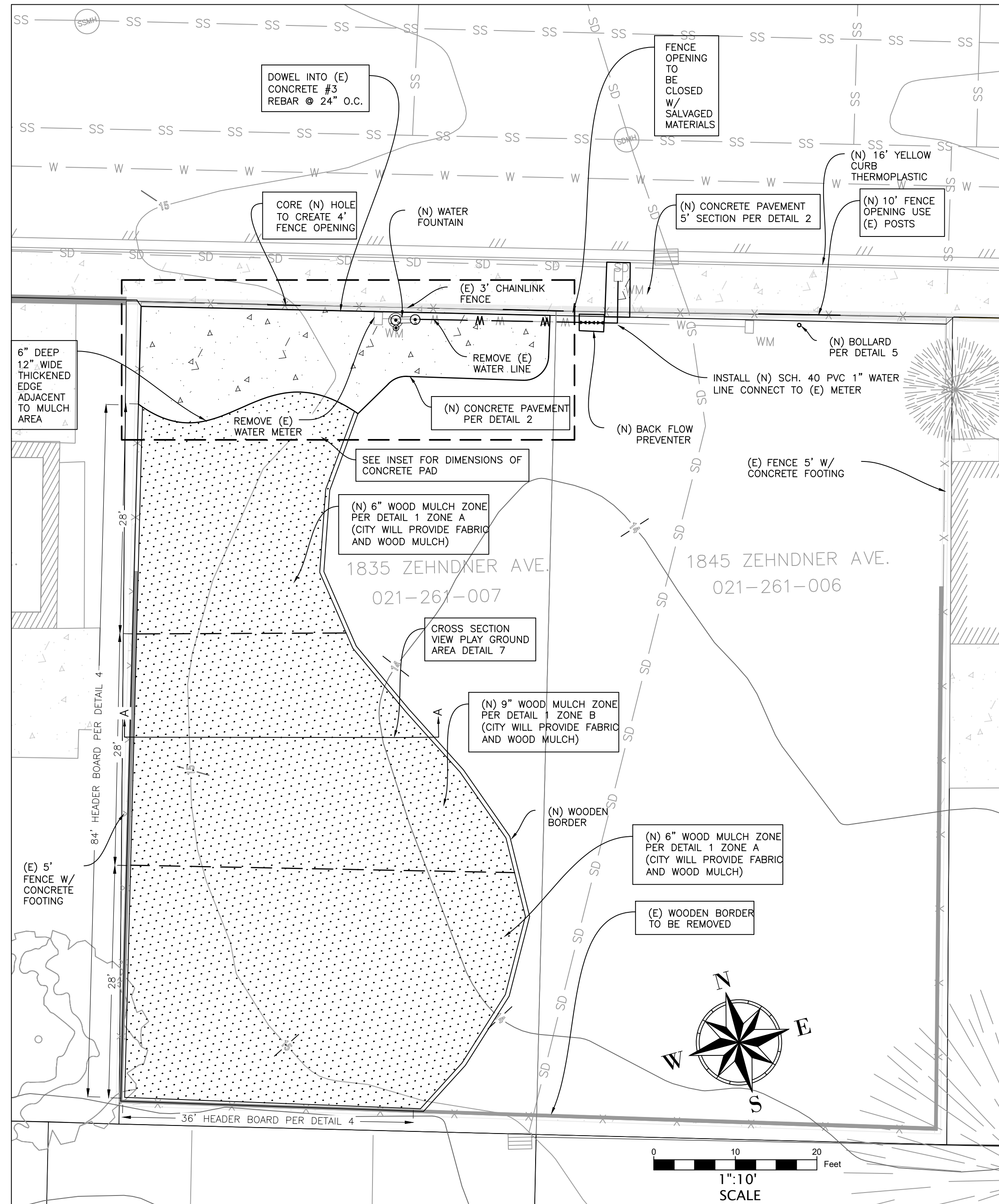
Drawn By
KUSH RAWAL

Checked By
DAVID CAISSE

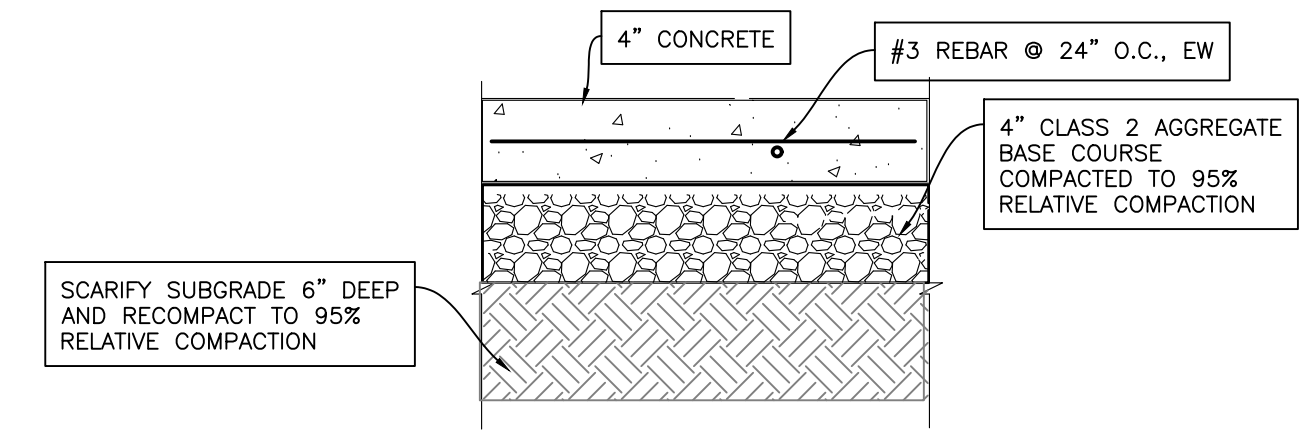
Approved By
N. B. KHATRI, RCE #75248

Date 9/28/2022	Sheet G-002
Scale N/A	
SHEET 2 OF 3 SHEETS	

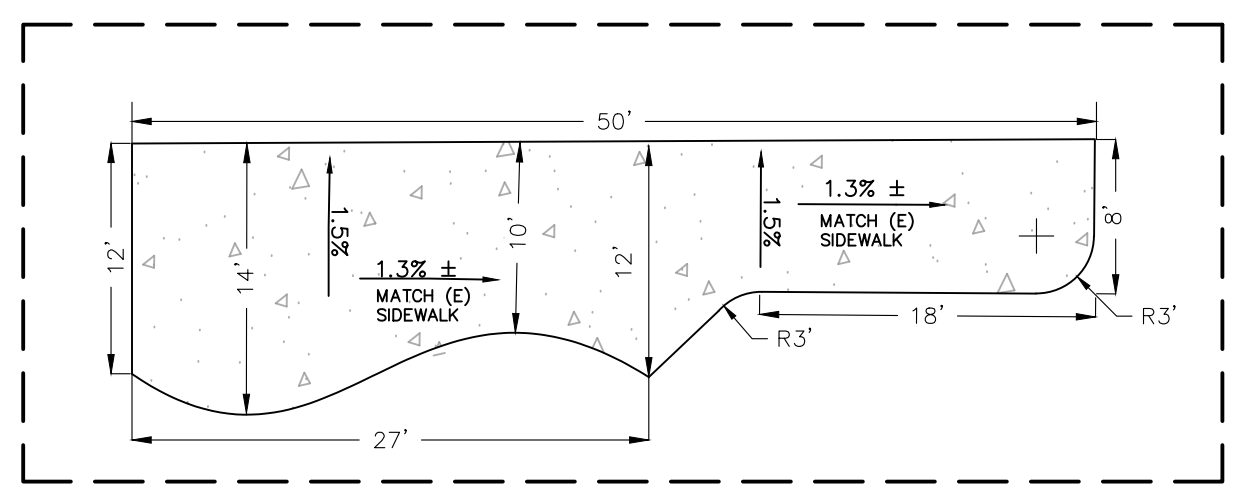
*NOTE:
THIS PROJECT IS A SHARED EFFORT BETWEEN THE CONTRACTOR AND CITY STAFF. THE WORK TO BE DONE BY THE CONTRACTOR IS INDICATED BY A BORDER SURROUNDING THE ANNOTATION. ANNOTATIONS WITHOUT BORDER INDICATE THE WORK WILL BE COMPLETED BY CITY STAFF.



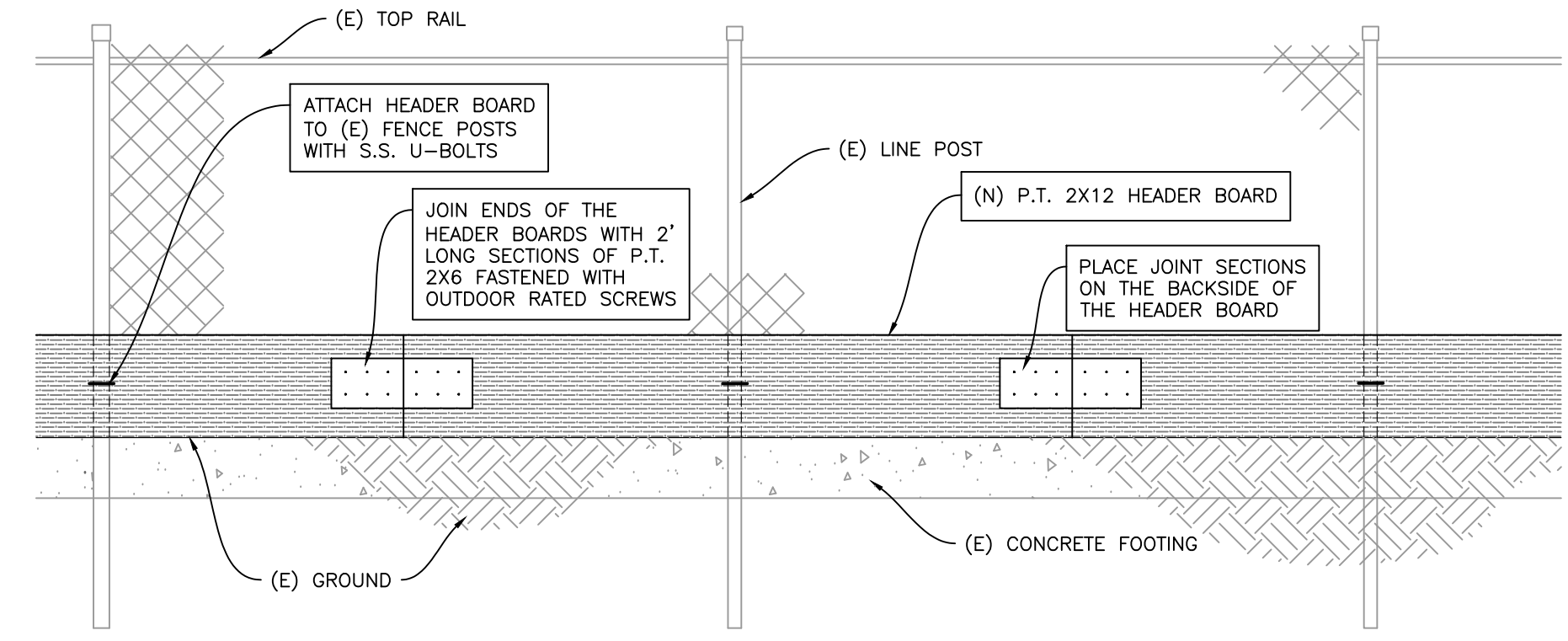
1 TYPICAL MULCH SECTION DETAIL
N.T.S.



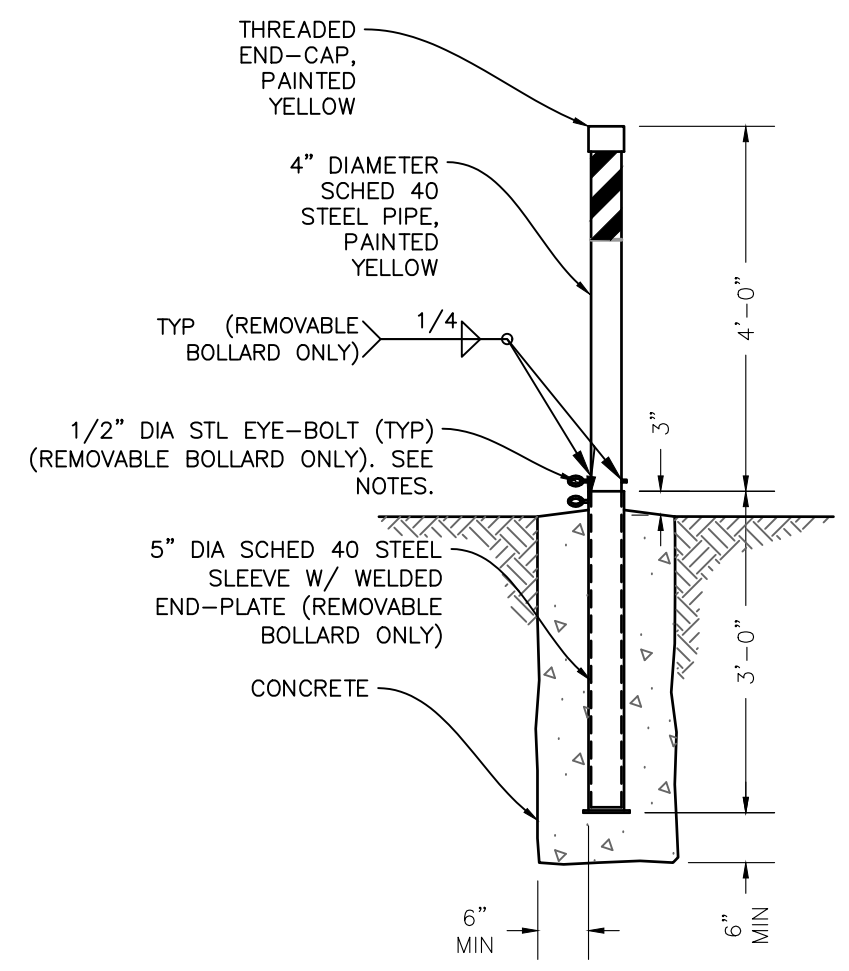
2 TYPICAL CONCRETE PEDESTRIAN PAVING DETAIL
N.T.S.



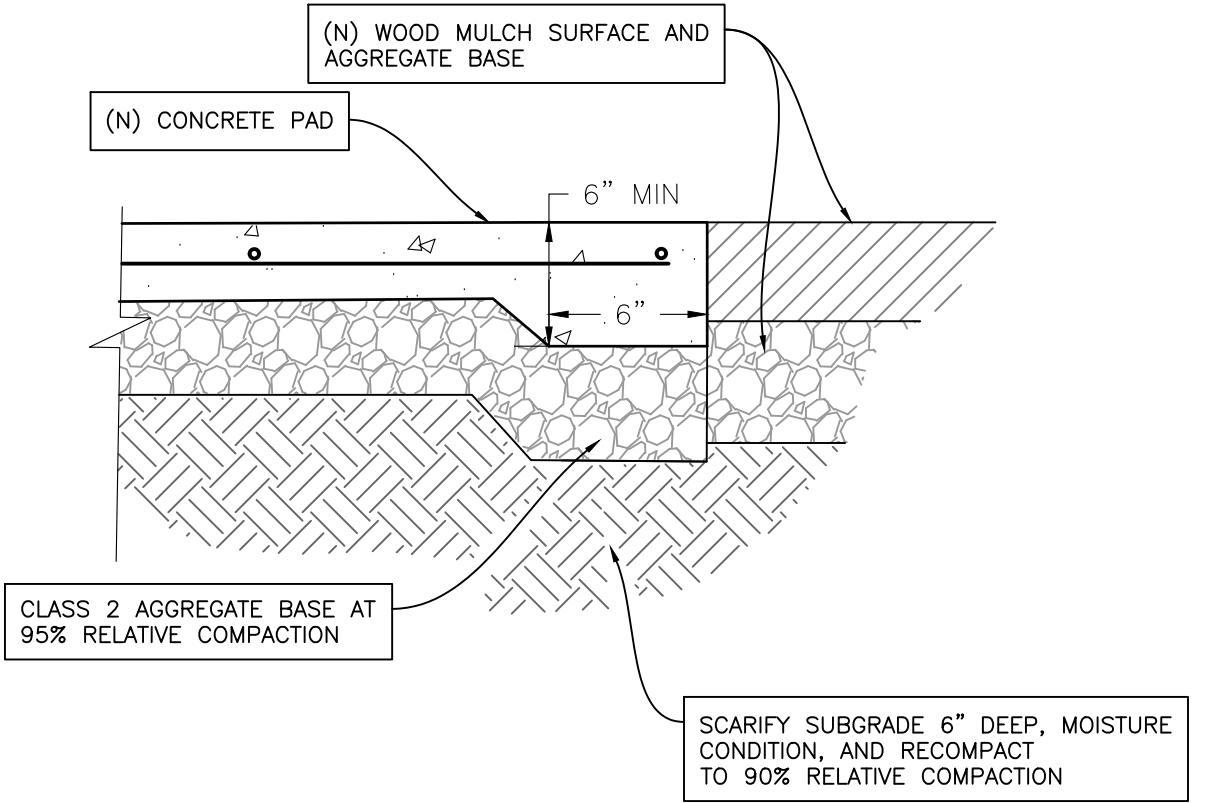
3 CONCRETE PAD DIMENSIONS
1"=10' SCALE



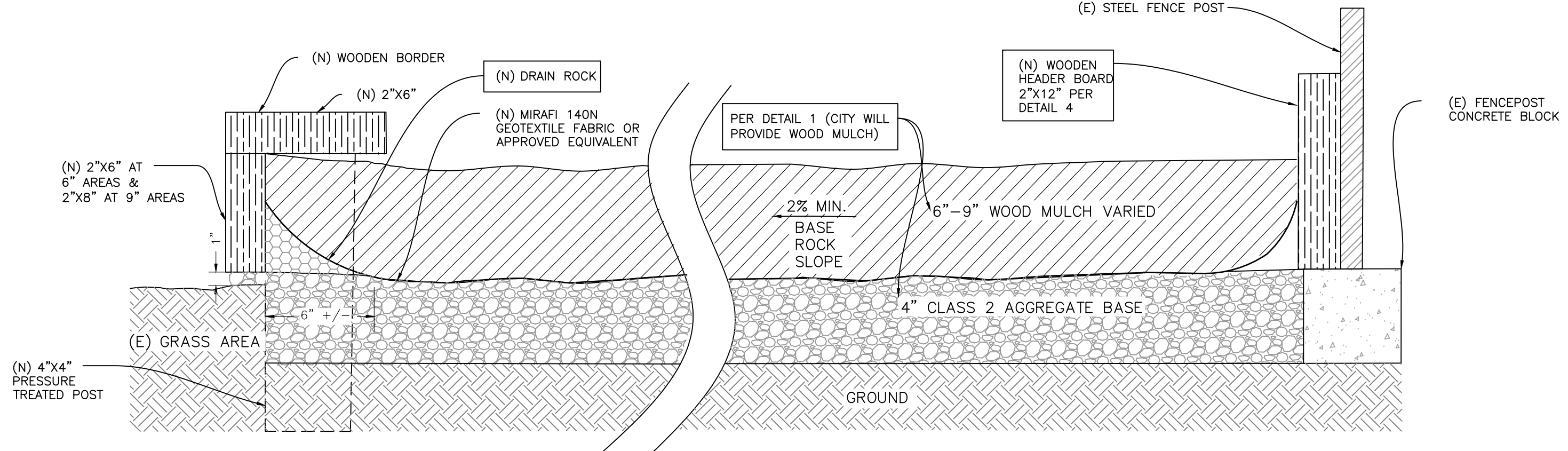
4 TYPICAL HEADER BOARD DETAIL
N.T.S.



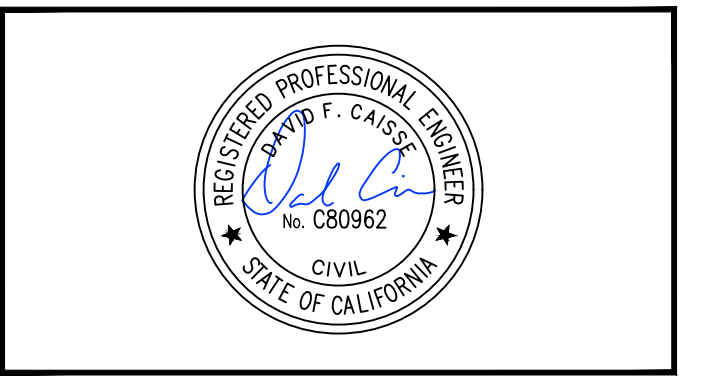
5 BOLLARD DETAIL
N.T.S.



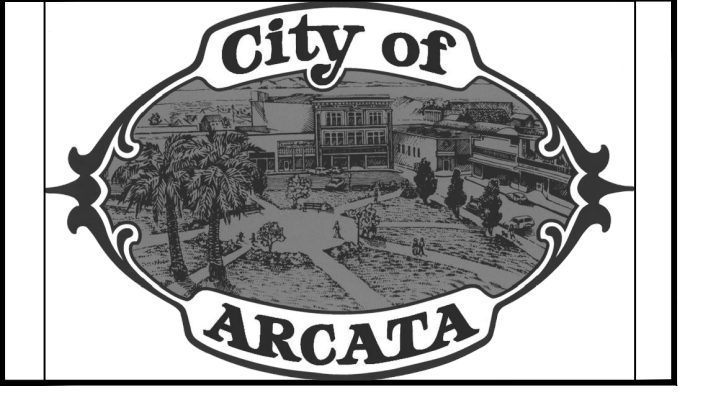
6 THICKENED EDGE DETAIL
N.T.S.



7 PLAYGROUND AREA
N.T.S.



No.	Revision/Issue	Date



SITE PLAN AND DETAILS
 Project Name
BLOOMFIELD PARK IMPROVEMENT PROJECT

Project Address
ZEHNDNER AVENUE

Designed By
KUSH RAWAL

Drawn By
KUSH RAWAL

Checked By
DAVID CAISSE

Approved By
N. B. KHATRI, RCE #75248

Date
9/28/2022

Scale
1" = 10'

Sheet
C-101

SHEET **3** OF **3** SHEETS



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Netra Khatri, City Engineer

PREPARER: Netra Khatri, City Engineer

DATE: July 12, 2023

TITLE: **Amend the Contract in the Amount of \$30,960.73 to GHD, Inc., for Professional Services for the Environmental Documents, Design, Plans, Specifications, and Estimate for the Old Arcata Road Improvements Project; and Authorize the City Manager to Execute All Applicable Documents.**

RECOMMENDATION:

It is recommended that the Council:

- 1) Amend the contract in the amount of \$30,960.73 to GHD, Inc., for professional services for the environmental documents, design, plans, specifications and estimate for the Old Arcata Road Improvements Project; and
- 2) Authorize the City Manager to execute all applicable documents.

INTRODUCTION:

On March 9, 2018, the City solicited a Request for Proposal (RFP) from qualified firms seeking an experienced transportation engineering consultant design team with multi-modal design experience to help prepare Plans, Specifications and Estimate (PS&E) for the Old Arcata Road Improvements project.

Old Arcata Road is a regionally significant arterial route for Arcata and the Bayside community. The road acts as an alternative route and oversized load route for U.S. 101, provides access to important facilities, such as Sunny Brae Middle School, Jacoby Creek School, and the Bayside Post Office, and provides access to unincorporated areas.

Currently, the road experiences motorists travelling at high speeds and provides limited pedestrian/bicyclist facilities. The road condition varies throughout the project area, but a large amount scored “poor” for its Pavement Condition Index (PCI).

This amendment is for the additional field work warranted for soil sampling and groundwater management plan, coordination with North Coast Regional Water Quality Control Board (NCRWQCB) for permitting needs, final design edits, and bidding services.

BACKGROUND:

In early 2016, the City contracted with SHN Consulting Engineers to help prepare a community-driven plan for the Old Arcata Road Improvements project. The consultants participated and assisted City staff in hosting multiple community meetings and presented design alternatives at those meetings. The consultants provided illustrations, plans, and graphics of concepts (photo-simulations) at the public meetings. A preliminary report for the project was completed in late 2016. The consultant presented the report and alternatives at the Transportation Safety Committee on November 15, 2016, and at the City Council on November 16, 2016. A summary of the project alternatives is presented below and detailed alternative analysis and other project-related documents are available at <http://www.cityofarcata.org/720/Old-Arcata-Road-Design-Project>.

On March 9, 2018, the City solicited a Request for Proposal (RFP) from qualified firms seeking an experienced transportation engineering consultant design team with multi-modal design experience to help prepare engineering and environmental documents for the Old Arcata Road Improvements project. The City received only one proposal in response to the RFP. The proposal from GHD, Inc. was reviewed by City staff, was deemed technically sound, and satisfied the funding and City requirements for completion of the work.

In June 2018, the City contracted with GHD to assist the City in preparing engineering and environmental documents for the project. To date GHD has completed most of the tasks in the original contract, this amendment is for the additional tasks not included in the original contract.

Based on the current schedule, we anticipate bidding the project the week of July 17 and starting construction in September 2023.

ENVIRONMENTAL REVIEW (CEQA):

The City staff completed the Environmental Review (CEQA) for the project early this year and filed a Notice of Determination (NOD) on February 17, 2022; State Clearing House Number 2021010176.

BUDGET/FISCAL IMPACT:

The funding for design and bidding of the project are funded by Highway Improvements Program (HIP) in the amount of \$492,029 and from State Transportation Improvement Program (STIP) in the amount of \$150,000. This phase of the project is budgeted as follows:

Old Arcata Improvements \$30,960.73 Account 210-50-45-57600

ATTACHMENTS:

- A. Old Arcata Road Contract Amendment Scope (PDF)



**Amendment
Scope of Services
for
Environmental and Engineering Services**

**Old Arcata Road Improvements
City of Arcata**

June 8, 2023

PROJECT UNDERSTANDING

The Old Arcata Road Improvement Project is intended to provide roadway improvements to Old Arcata Road through the community of Bayside, between the Buttermilk Road Roundabout and Jacoby Creek Road. The project will improve safety for non-motorized and motorized users, increase the use of active modes of transportation, and rehabilitate the failed roadway pavement. The Project will have additional benefits including enhanced and heightened driver awareness of the community, and filling the gap for non-motorized travel between the Jacoby Creek School and Jacoby Creek Road.

Specific improvements are anticipated to include the rehabilitation of roadway pavement, Class 2 bike lanes, improved pedestrian paths, sidewalks, curb ramps, crosswalks, and a roundabout at the Jacoby Creek Road intersection.

GHD previously completed the Project Approval and Environmental Documents (PA&ED) phase of the project and is working with the City to finalize the Plans, Specifications, and Estimate (PS&E) and Right-of-Way Engineering (R/W) phases of the project. This scope of services is for supplemental engineering and environmental support services, and bidding and construction support services beyond what is budgeted in the previous purchase order issued for the project.

SCOPE OF SERVICES

Based on our understanding of the project as described above, GHD has developed the following scope of services for the project.

Task 1 – Supplemental Engineering and Environmental Support Services

A budget amount has been provided for supplemental engineering and environmental support services that will be used on a time and materials basis as requested by the City. This task includes the following engineering and environmental support services, some of which have been previously completed or are in progress:

- Project management, meetings and coordination
- Supplemental soil sampling and testing
- Finalizing the soil and groundwater management plan
- Coordination NCRWQCB related to the 401 Water Quality Certification
- Finalizing the roundabout design check exhibits
- Revisions to the final plans, specifications and estimate



Deliverables:

- *Deliverables identified in the above scope of services will be provided in electronic format.*

Task 2 – Bidding Assistance

A budget amount has been provided for bidding assistance that will be used on a time and materials basis as requested by the City. Bid period services by GHD is limited to the following:

- Responding to technical questions from contractors
- Assisting the City with the preparation of bid addendums
- Attending or participating in one (1) pre-bid meeting/conference
- Assisting the City with the preparation of a bid summary and the review contractor bids

Deliverables:

- *Deliverables identified in the above scope of services will be provided in electronic format.*

GENERAL EXCLUSIONS AND ASSUMPTIONS

This scope of services is based on the tasks described above which are anticipated for the project. The City may need additional services during the process of the project due to increased regulatory issues, unusual public interest, and additional issues identified during the project. This scope does not include anything not specifically described above, although additional services can be provided through a contract amendment.

COMPENSATION

GHD will complete the above scope of services on a time and material basis not to exceed \$30,960.73.



COST PROPOSAL

PROJECT NAME: Old Arcata Road - Supplemental Services
 Date: 6/8/2023

Task	Classification--> Level--> Rate-->	Sr. Engineer/ Scientist/Planner				Project Engineer/ Scientist/ Planner				Staff Engineer/ Scientist/Planner			CAD/GIS/Tech.				Admin. Support			Total GHD Fees	ODC's	Totals		
		IV	III	II	I	IV	III	II	I	III	II	I	IV	III	II	I	III	II	I					
		\$242.28	\$227.60	\$212.92	\$198.23	\$183.55	\$168.86	\$154.18	\$139.50	\$124.81	\$110.13	\$95.45	\$124.81	\$110.13	\$95.45	\$80.76	\$95.45	\$80.76	\$66.08					
Task 1 – Supplemental Engineering and Environmental Support Services																								
Project management, meetings and coordination		4					4											2			\$1,718.02		\$1,718.02	
Soil sampling and testing		4					8											2			\$3,920.60	\$800.00	\$4,720.60	
Finalizing the soil and groundwater management plan		4					4											2			\$4,977.84		\$4,977.84	
Coordination NCRWQCB related to the 401 Water Quality Certification		4					4											2			\$2,819.31		\$2,819.31	
Finalizing the roundabout design check exhibits		2																2			\$5,139.37		\$5,139.37	
Revisions to the final plans, specifications and estimate		4																1			\$1,622.57		\$1,622.57	
Task 1: Total Hours		0	22	0	16	0	12	58	0	0	0	0	0	0	0	0	0	11	0	0				
Task 1: Total Cost		\$0.00	\$5,007.21	\$0.00	\$3,171.72	\$0.00	\$2,026.38	\$8,942.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.90	\$0.00	\$0.00	\$20,197.70	\$800.00	\$20,997.70	
Task 2 – Bidding Assistance																								
Responding to technical questions from contractors		4					4											1			\$3,311.22		\$3,311.22	
Assisting the City with the preparation of bid addendums		5					4											1			\$3,538.82		\$3,538.82	
Attending or participating in one (1) pre-bid meeting/conference		2																1			\$888.38		\$888.38	
Assisting the City with the preparation of a bid summary and the review contractor bids		2					4											1			\$2,224.61		\$2,224.61	
Task 2: Total Hours		0	13	0	8	0	16	0	0	8	0	0	0	0	0	0	0	4	0	0				
Task 2: Total Cost		\$0.00	\$2,958.81	\$0.00	\$1,585.86	\$0.00	\$3,039.57	\$0.00	\$0.00	\$998.51	\$0.00	\$0.00	\$998.51	\$0.00	\$0.00	\$0.00	\$0.00	\$381.78	\$0.00	\$0.00	\$9,963.03	\$0.00	\$9,963.03	
TOTAL HOURS		0	35	0	24	0	30	58	0	8	0	0	8	0	0	0	0	15	0	0				
TOTAL FEES		\$0.00	\$7,966.02	\$0.00	\$4,757.58	\$0.00	\$5,065.95	\$8,942.50	\$0.00	\$998.51	\$0.00	\$0.00	\$998.51	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.68	\$0.00	\$0.00	\$30,160.73	\$800.00	\$30,960.73	

Note: GHD hourly billing rates presented on this Cost Proposal are based on Exhibit 10 H1 prepared for the project.

Attachment: A. Old Arcata Road Contract Amendment Scope (4219 : Amend Old Arcata Road Design and



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: Emily Sinkhorn, Director of Environmental Services

PREPARER: Brigitte Price, Administrative Specialist

DATE: July 12, 2023

TITLE: **Conduct a Public Hearing to Hear Objections or Protests from Landowners Listed on the Report of 2022 Lien Letter Recipients of Delinquent Garbage Account Fees; and Make Revisions or Corrections to the Report as the Council Deems Just; After Which, Adopt Resolution No. 234-02 Confirming the Report of 2022 Delinquent Garbage Account Fees for Lien.**

RECOMMENDATION:

It is recommended that the Council conduct a Public Hearing to hear objections or protests from landowners listed on the report of 2022 Lien Letter Recipients of Delinquent Garbage Account Fees; and make revisions or corrections to the Report as the Council deems just; after which, adopt Resolution No. 234-02 Confirming the Report of 2022 Delinquent Garbage Account Fees for Lien.

INTRODUCTION:

The City of Arcata requires all occupied premises to subscribe to and pay for garbage and recycling services. Tenants may obtain and pay for collection service, however the owner of each parcel is ultimately responsible for payment of such service. Recology Arcata serves as the City's franchise garbage and recycling hauler. The Arcata Municipal Code, Title V—Sanitation and Health, Chapter 3—Solid Waste Management, Section 5430 defines solid waste disposal bills not paid within 60 days after the billing date to be late and deemed delinquent. Section 5430 allows the City to collect payment for delinquent accounts pursuant to the authority granted in Government Code section 38790.1, and in the manner described in Government Code section 25831. Pursuant to this process, the City Council reviews and confirms a report of the delinquent accounts during a public hearing at which time affected property owners may present objections or protests. The Council may revise or correct the report, as it deems appropriate prior to taking action to confirm it. A certified copy of a confirmed report of delinquent accounts is then filed with the County Auditor. Upon recordation of the report, the liens are created and attached to the property.

DISCUSSION:

Consistent with the process the City has done to collect Stormwater Drainage Maintenance Fees, and consistent with state law and the Municipal Code, staff has determined that the most efficient and cost-effective method to collect delinquent garbage and recycling bills is to

consolidate these billings with the County of Humboldt's Secured Property Tax Bill for those parcels which are not tax exempt. Recology Arcata, the City's franchise hauler, and Finance Department staff will continue to bill and seek collection through other methods from those property owners who are tax exempt should any of those entities have delinquent accounts.

Recology sends delinquent account letters to all past-due account holders bimonthly for commercial accounts and monthly for residential accounts and to the respective property owners. In accordance with the City of Arcata Municipal Code, Section 5410 A, delinquent charges for the collection of refuse are the ultimate responsibility of the property owner regardless of who the account holder is, unless the property has changed hands since the delinquency.

The City, through Recology, sent a lien letter to affected delinquent garbage account property owners on June 13, 2023 notifying property owners that unless outstanding payments are made to Recology Arcata, delinquent collection charges will be reported to the City Council for confirmation at a public hearing on July 19, 2023. A generic copy of the lien notice letter is attached.

Recology provided the City with a list of 2022 delinquent garbage accounts on May 12, 2023 as well as an updated list on July 7, 2023 following payment on several accounts. This updated list is attached to Resolution No. 234-02 as the Report of 2022 Delinquent Garbage Accounts for Lien. These are the accounts that will have liens placed on their property if the account is not paid prior to July 21, 2023. Accounts that are paid prior to July 21, 2023 will be removed from the delinquent accounts list to be filed with the County Auditor. The delinquent fees in the confirmed Report constitute special assessments against the respective parcels, which are collected in the same manner as property taxes and subject to the same late fees and sale procedure as for real property taxes.

POLICY IMPLICATIONS:

This process is consistent with the City's Municipal Code Title V—Sanitation and Health, Chapter 3—Solid Waste Management, Section 5430—Rates and Charges.

COMMITTEE/COMMISSION REVIEW:

N/A

ENVIRONMENTAL REVIEW (CEQA):

N/A

BUDGET/FISCAL IMPACT:

The Report of 2022 Delinquent Garbage Accounts totals \$27,885.52. This action is revenue neutral, as the City acts as a pass-through for its franchise hauler.

ATTACHMENTS:

- A. 2022 Final Lien List (PDF)
- B. 2023 Generic Recology Lien Letter Sample (PDF)
- C. Resolution No. 234-02 Delinquent Garbage Account Fees (PDF)

2022 Final Lien List - City of Arcata

Cust Number	Lien Amount	Assessor Parcel #
860478	270.52	020023007000
931436	46.91	020026012000
893867	118.16	020117002000
1025279	111.77	020155006000
1001676	380.56	021234013000
901207	59.65	021235002000
890533	1,031.65	021271002000
907212	124.87	021276011000
863894	647.83	021276018000
922914	425.14	500111021000
1191659	135.28	500171020000
917187	59.08	500282003000
1329051	137.94	503011007000
871194	388.43	503052003000
1235209	1,087.50	503111028000
965616	111.83	503211029000
841437	1,082.21	503223012000
974246	528.76	503321003000
1206465	64.38	503321020000
918359	241.63	503332020000
1232719	375.17	503333011000
1335108	87.88	503342022000
1305796	61.85	503371016000
1325836	206.85	503371039000
1286483	272.33	503401025000
911115	52.24	503423018000
1314053	150.09	503441021000
866624	259.26	503492004000
1247873	398.64	505094010000
1260793	255.61	505094010000
1326180	103.49	505094018000
1343243	43.94	505211013000
1326750	35.79	505282015000
1247980	190.34	505292005000
1338201	73.84	505292005000
1354976	59.08	505325004000
965020	595.24	505325016000
841973	145.13	505331066000
1298082	65.79	505341042000
1024249	118.16	505362034000
1275932	59.08	507024020000
956409	377.65	507091021000
1026244	43.38	507091037000
1313683	59.08	507091037000
898650	455.86	507092008000
1253681	195.88	507092008000
1279918	592.57	507092008000
935932	103.25	507203053000
892968	59.08	507222011000
854489	97.60	507251018000
957597	383.23	507251018000

2022 Final Lien List - City of Arcata

Cust Number	Lien Amount	Assessor Parcel #
1212042	414.02	507251018000
1239367	128.63	507251018000
1254473	324.41	507251018000
1276187	275.14	507251018000
1318906	199.83	507251018000
1332790	65.91	507251018000
1333251	129.98	507251018000
1023985	463.61	507251018000
1006949	7,823.99	507251020000
847806	582.50	507291030000
882753	35.01	507291030000
1196435	427.31	507301059000
1251891	64.43	507301059000
1256452	63.56	507301059000
1260488	107.15	507301059000
1334275	59.88	507301059000
834028	868.51	507301064000
1298223	43.94	507331060000
833830	656.36	507361024000
1332493	56.51	507362030000
920710	631.44	507370030000
927327	141.01	507421012000
927350	428.36	507422028000
1245570	119.49	507423005000
861260	79.33	507424007000
1308410	265.96	507481005000
1209360	27.74	910001820000
986109	44.76	910001832000
1196336	59.08	910002023000
1310366	136.28	910002101000
1314988	76.71	910002107000
955062	53.20	910002141000

Total

27,885.52



736 F Street
Arcata CA 95521

June 12, 2023

City Manager
707-822-5953

Environmental Services
707-822-8184

Police
707-822-2428

Recreation
707-822-7091

Community Development
707-822-5955

Finance
707-822-5951

Engineering
707-825-2128

Transportation
707-822-3775

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Regarding Property Located at: XXXXXXXXXXXXXXXX
Parcel Number: XXXXXXXXXXXX
Account Number: 000100000
Account Name; XXXXXXXXXXXXXXXX
Past Due Amount: **\$999,999.99**

Dear Property Owner:

The City of Arcata requires all occupied premises to subscribe to and pay for garbage and recycling collection service. We have been advised that the garbage and recycling service provided for your property has not been paid even after several notifications by the collection company to the person(s) named on the bills, as well as a minimum of one notification to the owner of record.

In accordance with the City of Arcata Municipal Code, Section 5430 E.1, delinquent charges for the collection of refuse are the ultimate responsibility of the property owner, regardless of who the account holder is, unless the property has changed hands since the delinquency. As provided in the above-mentioned code, delinquent collection charges will be reported to the City Council for confirmation at a public hearing at the City Council meeting on July 19, 2023 at 6pm. Please note that this is a revised date from the original June, 21, 2023 meeting due to a mailing error. The City Council is currently holding in-person hybrid meetings. Up-to-date public participation options will be posted on the meeting agenda and available at: <https://arcataca.iqm2.com/Citizens/default.aspx>. Property owners may utilize those participation options to appear before the Arcata City Council on this date with objections or protests, or to provide other relevant information.

Pursuant to California Government Code Section 25831, the delinquent fees set forth in the report to City Council, as confirmed, shall constitute special assessments against the respective parcels of land and are a lien on the property for the amount of the delinquent fees. A certified copy of the confirmed report will be filed with the county auditor for the amounts of the respective assessments against the respective parcels of land as they appear on the current assessment roll. These provisions are applicable in the case of both owner-occupied and rental properties.

You may avoid this action by making full payments by August 19, 2023 to our franchise hauler, Recology Arcata, P.O. Box 188, Samoa, CA 95564. They may be reached by telephone at 707-442-5711. For questions related to the City's Municipal Code, please contact Arcata's Environmental Services Department at 707-822-8184.

Sincerely,

Emily Benvie

Emily Benvie
Environmental Services Deputy Director
City of Arcata

Attachment: B. 2023 Generic Recology Lien Letter Sample (4223 : Public Hearing on Lien Letters for Delinquent Garbage Accounts)

RESOLUTION NO. 234-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA TO CONFIRM THE REPORT OF 2022 DELINQUENT GARBAGE ACCOUNTS FEES FOR LIEN

WHEREAS, the Arcata Municipal Code specifies that garbage fees not paid within 60 days are delinquent on the first day of the following calendar month; and

WHEREAS, after confirmation of the delinquent amount by the City Council, a delinquent garbage account may be collected in the same manner as property taxes, and subject to the same penalties, procedure and sale in the case of delinquency; and

WHEREAS, the City has generated a report of currently delinquent garbage accounts, and provided written notice to the landowners identified in the report of hearing before the City Council to be held on July 19, 2023, at which time they may present objections or protests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Arcata as follows:

1. After public hearing held July 19, 2023, the Council confirms the Report of 2022 Delinquent Garbage Accounts Fees for Lien, attached hereto and incorporated herein as Attachment A; and

2. The City Manager is directed to file a certified copy of the Report of 2022 Garbage Account Fees for Lien with the County Auditor and take any other action consistent with the Arcata Municipal Code for the collection of delinquent accounts confirmed in said Report.

This resolution shall be effective upon its adoption.

Attachment A: 2022 Delinquent Garbage Accounts and Fees

DATED: _____

ATTEST:

APPROVED:

City Clerk, City of Arcata

Mayor, City of Arcata

Attachment: C. Resolution No. 234-02 Delinquent Garbage Account Fees (4223 : Public Hearing on Lien Letters for Delinquent Garbage

CLERK’S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the Resolution No. 234-02 passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, held on the 19th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

City Clerk, City of Arcata

Attachment: C. Resolution No. 234-02 Delinquent Garbage Account Fees (4223 : Public Hearing on Lien Letters for Delinquent Garbage



STAFF REPORT – CITY COUNCIL MEETING

July 19, 2023

TO: Honorable Mayor and City Council Members

FROM: David Loya, Director of Community Development
Jennifer Dart, Deputy Director of Community Development

PREPARER: Jennifer Dart, Deputy Director of Community Development

DATE: July 12, 2023

TITLE: **Public Hearing for Closeout of Arcata’s Community Development Block Grant (CDBG) 17-CDBG-12017: Accomplishments, Disencumbrance, and Acceptance of Two Planning Only Activity Reports.**

RECOMMENDATION:

It is recommended that the Council:

1. Open a public hearing to consider closeout of the 17-CDBG-12017 grant (“CDBG grant”), including: accomplishments; disencumbrance of funds; acceptance of the analysis and Infill Market Study dated January 8, 2021, and Appendix dated April 27, 2023, reports; and acceptance of the analysis and City of Arcata Housing Element, 6th Cycle report, adopted December 18, 2019.
2. Adopt Resolution No. 234-01 accepting the analysis and Infill Market Study with Appendix report, and the analysis and City of Arcata Housing Element, 6th Cycle report.
3. Direct staff to disencumber unused grant funds, authorize the City Manager to sign the closeout certification, and submit final reports and closeout package to California Housing and Community Development, CDBG Division.

INTRODUCTION:

The purpose of this hearing is to receive public input on accomplishments for each activity of the 17-CDBG-12017 grant, including expenditures and disencumbrance, to accept the analysis and final reports which were funded under a Planning Only activity, and to direct staff to submit the grant closeout package to the State. The City is closing out one grant which comprised four distinct activities:

- City of Arcata Wastewater UV Improvements
- Arcata Gardens Multi-Family Rehabilitation Project
- Planning Only – Infill Market Study and Appendix, and the City of Arcata Housing Element, 6th Cycle

- Economic Development Business Assistance and Microenterprise Programs (supplemental activities)

DISCUSSION:

In 2017, the City was awarded CDBG grant 17-CDBG-12017 which funded three specific projects; staff and project costs under Activity Delivery and General Administration; and Supplemental Program Income Activity for Business Assistance and Microenterprise Loans and Grants. The following chart shows amounts awarded for each grant activity, the amount funded, and the unused amount requiring disencumbrance. The chart also shows grant activities funded with Program Income.

Grant Activities	Amount Awarded	Amount Funded	Unused – To be Disencumbered	Funded with Program Income
Water/Sewer Improvements (03J), for Wastewater Treatment Plant Improvements and UV System	2,990,032	1,543,542	1,446,490	
Activity Delivery – Water/Sewer Improvements (03JD)	299,003	250,749	48,254	
Rehabilitation – Multi-Unit Residential (14B) – Arcata Gardens	1,717,442	1,508,606	208,836	194,982
Activity Delivery – Rehab – Multi-Unit Residential (14H)	50,000	50,000	0	
Planning Only – Community Development – No Activity Delivery (20AC)	93,023	12,888	80,135	80,135
General Administration-All Grant Activities	348,838	259,105	89,733	89,733
Economic Development Supplemental Activities				
Café Phoenix Job Retention (Business Assistance 18A)		91,106	-91,106	
Sistah’s Vegan Microenterprise Grant (Microenterprise 18C)				9,935
Earthly Me Microenterprise Grant (Microenterprise 18C)				3,440
Bodyfree, LLC Microenterprise Grant (Microenterprise 18C)				7,207
Big Blue Café (Business Assistance 18A)				60,000
Combined Activity Delivery for Supplemental Activities funded with Program Income				10,266
	5,498,338 <i>Total Grant</i>	3,715,996 <i>Grant Amount Used</i>	1,782,342 <i>Grant Disencumbrance Amount</i>	455,698 <i>Activities Funded by Program</i>

Accomplishments.

Wastewater Treatment Plant Improvements and UV System. Groundbreaking activities began in in facility's corp yard in December 2022 to convert the existing wastewater treatment plant's chlorine contact basin into ultraviolet light disinfection (UV). While most funding is provided by California's Clean Water State Revolving Fund, CDBG funds were used for equipment purchases. Note that COVID pandemic restrictions and materials supply issues contributed to delay in initiation of construction and the expenditure of CDBG grant funds; as a result, approximately 53% of budgeted funds were used. Approximately 84% of Activity Delivery was used. In addition to equipment, funded work includes demolition, construction of UV system concrete walls and deck, installation of conduit and ductbanks, and UV building piers and foundation. The activity and is on track for completion of this phase by July 31, 2023.

Arcata Gardens Rehabilitation. CDBG funding was used for ADA accessibility upgrades, purchase and installation of a PV electrical system, roof replacement, sewer infrastructure improvements, an ADA accessible outdoor recreation area, new playground equipment, signage, and office and laundry room repair. Funds were also used to fund temporary relocation of some tenant during construction, and for prevailing wage monitoring. All Activity Delivery funds were used. 99% of budgeted funds were used.

Planning Only – Community Development. 89% of awarded funds were used for an Infill Market Study to assist with development of a Strategic Infill Redevelopment Program to promote housing development in Arcata, and a Workforce Housing Financial Feasibility Analysis to assist with redevelopment of obsolete health facilities for housing of Open Door Community Health Center employees.

11% of awarded funds were used in the development of the City of Arcata Housing Element, 6th Cycle, adopted by the City Council on December 18, 2019, and certified by CA Housing and Community Development on January 28, 2020.

Economic Development – Café Phoenix. COVID restrictions financially impacted many business sectors, restaurants, and hotel/motels in particular. In response, the City obtained approval for a Job Retention forgivable loan program, under the supplemental Economic Development Activity. Café Phoenix made a viable plan to navigate the uncertain business conditions using Federal, County, and City funding programs. The result was retention of employees and addition of another part-time employee. The employee retention requirement was met, and the loan was forgiven.

Program Income Funded Activities.

1. Sistah's Vegan Microenterprise Grant for installation of a fire suppression system to the hood in her Foodworks unit, and repairs to damages to their food truck.
2. Earthly Me Microenterprise Grant for business development, including an online presence and strategic marketing.
3. Bodyfree, LLC Microenterprise Grant for business development, including online classes, webinars, downloadable training, website improvements, and marketing.
4. Big Blue Café Economic Development Business Assistance: Job Retention loan for inventory to reopen after fire damage, and to retain employees impacted by COVID restrictions and delays in repairs to fire damage. The employee retention requirement was met, and the loan was forgiven.

CDBG Closeout Requirements.

The City is required to hold a public hearing to discuss grant accomplishments and approve submission of a closeout certification to the State. A new CDBG closeout requirement this year pertains to Planning Only activities: the City Council is required to review and accept each resulting final product by City Resolution.

- A. Infill Market Study with Appendix. The City Council adopted the Infill Market Study (“Study”) dated January 8, 2021, prepared by Applied Development Economics, on February 3, 2021. An Appendix, the Workforce Housing Financial Feasibility Analysis, was prepared and submitted on April 27, 2023. The Infill Market Study with Appendix is found as Exhibit 1 to Attachment A.
- B. City of Arcata Housing Element, 6th Cycle. The City Council adopted the City of Arcata Housing Element, 6th Cycle, which was partially funded by the Planning Only activity, on December 18, 2019. The Housing Element is found as Exhibit 2 to Attachment A.

To meet CDBG requirements for Planning Only Activities, Resolution 234-01 (Attachment A), identifies, accepts, and approves the analysis and final reports.

All grant and Program Income public information relevant to the closeout report are available for review prior to the hearing at the Community Development Department office at City Hall. These materials will also be available at the hearing.

ENVIRONMENTAL REVIEW (CEQA):

Each program or project that was funded under the grant required its own environmental review.

BUDGET/FISCAL IMPACT:

A total of \$455,698 in program income was expended on grant activities prior to the ability to draw down grant funds due to program income rules in place during the grant period. A total of \$1,782,342 of the \$5,498,338 awarded grant (32%) was budgeted but unused, primarily due to the grant expiration and Wastewater Treatment Plant UV System project timeline. This amount will be disencumbered from the budgeted amount of the grant.

ATTACHMENTS:

- A. Resolution No. 234-01 (PDF)

RESOLUTION NO. 234-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA
ACCEPTING AND APPROVING THE INFILL MARKET STUDY PREPARED BY
APPLIED DEVELOPMENT ECONOMICS, AND THE CITY OF ARCATA HOUSING
ELEMENT 6TH CYCLE PREPARED BY PLACEWORKS.**

WHEREAS, the City of Arcata was awarded Community Development Block Grant (CDBG) 17-CDBG-12017 on April 25, 2018, of which \$93,023 was allocated for a Planning Only Community Development Activity for development of a housing strategic plan under the Standard Agreement; and

WHEREAS, the City of Arcata City Council awarded a contract to Applied Development Economics on May 1, 2019 for a total of \$70,000 for development of an Infill Market Study, which award was subsequently increased by the Council to \$82,888 on December 30, 2020 for development of an Appendix with feasible development scenarios, which was fully funded by the 17-CDBG-12017 Planning Only Activity; and

WHEREAS, the City of Arcata City Council awarded a contract to PlaceWorks on June 27, 2019 for a total of \$60,197 for the Sixth Cycle Housing Element Update, of which \$10,674.75 was funded by the 17-CDBG-12017 Planning Only Activity; and

WHEREAS, the City of Arcata used CDBG Program Income and Grant funds which resulted in analysis and an “Infill Market Study” dated January 8, 2021 and a “Workforce Housing Financial Feasibility Analysis” dated Appendix dated April 27, 2023 (Exhibit 1); and

WHEREAS, the City Council adopted the Infill Market Study at its February 3, 2021 meeting; and

WHEREAS, the City of Arcata used CDBG Program Income and Grant funds which resulted in analysis and the “City of Arcata Housing Element 6th Cycle” report (Exhibit 2); and

WHEREAS, the City Council adopted the City of Arcata Housing Element 6th Cycle at its December 18, 2019 meeting by Resolution 190-40; and

WHEREAS, CDBG requires that the City Council provide a “Resolution accepting each/all final product(s)” prior to closeout of the 17-CDBG-12017 grant; and

WHEREAS, the City Council accepts the Workforce Housing Financial Feasibility Analysis dated April 27, 2023 as an Appendix to the Infill Market Study;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARCATA AS FOLLOWS:

1. The analysis and the Infill Market Study dated January 8, 2021 with Appendix dated April 27, 2023, prepared by Applied Development Economics and attached as Exhibit 1, is hereby accepted for CDBG grant 17-CDBG-12017 closeout purposes.
2. The analysis and the City of Arcata Housing Element 6th Cycle, adopted December 18,

2019, prepared in part by PlaceWorks and attached as Exhibit 2, is hereby accepted for CDBG grant 17-CDBG-12017 closeout purposes.

DATED: July 19, 2023

ATTEST:

APPROVED:

City Clerk, City of Arcata

Mayor, City of Arcata

Clerk's Certificate

I hereby certify that the foregoing is a true and correct copy of Resolution No. 234-01, passed and adopted at a regular meeting of the City Council of the City of Arcata, Humboldt County, California held on the 19th day of July, 2023, by the following vote:

AYES:

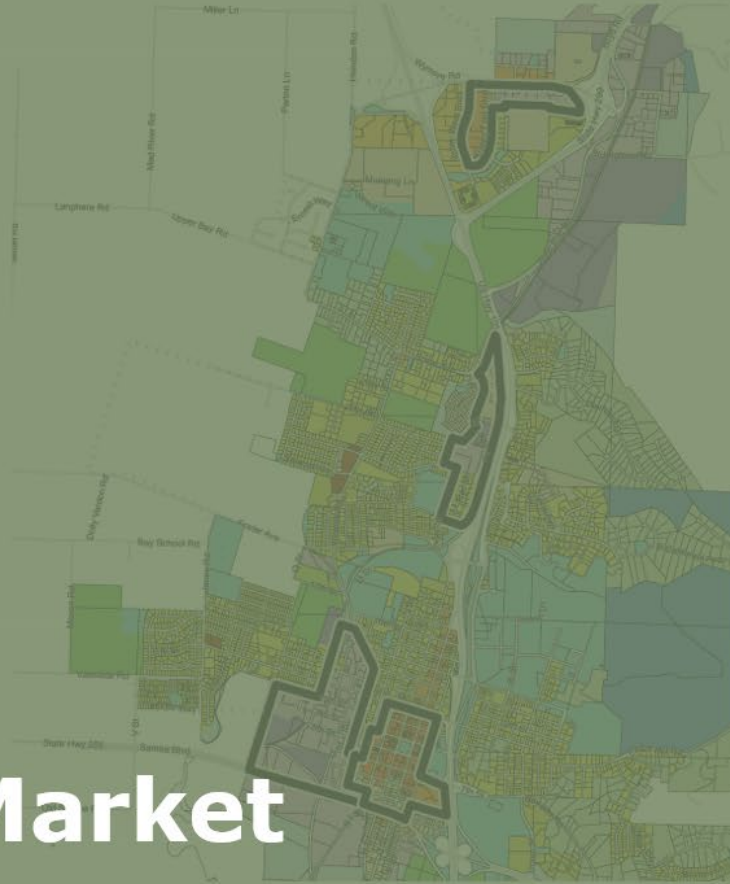
NOES:

ABSENT:

ABSTENTIONS:

City Clerk, City of Arcata

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)



Infill Market Study

January 2021



Prepared for:
City of Arcata

Prepared by:
Applied Development Economics, Inc.
Cynthia Trobitz-Thomas
Equinoss Consulting

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

January 8, 2021

Infill Market Study

Prepared for:

City of Arcata

Prepared by:

Applied Development Economics, Inc.

3527 Mt. Diablo Blvd. #248, Lafayette, CA 94549 ■ 925.934.8712
www.adeusa.com

In Association with:

Cynthia Trobitz-Thomas
Equinoss Consulting



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Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

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Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

SUMMARY

The Infill Market Study is intended to assist the City to develop a Strategic Infill Redevelopment Program, including a Specific Plan and General Plan and Zoning Code amendments to promote housing development in the City. The study includes market and feasibility analysis of various types of potential infill development in Arcata and a fiscal analysis to address service cost efficiencies. The Study also addresses economic development opportunities and evaluates several potential models for mixed use development.

Key findings of the study include the following:

- The City's 2019-2027 Regional Housing Need Allocation (RHNA) of 610 units represents a minimum level of demand for housing in Arcata. There are indications of additional latent housing demand generated by the existing jobs/housing balance as well as anticipated in-migration due to climate change and increasing acceptance of remote work.
- Infill housing can supply more than 1,000 units to meet existing and future demand under existing development standards. However, significant additional units could be obtained with revisions to the density standards in the zoning and flexibility in the parking standards.
- Infill housing can provide housing at all affordability levels but the City will need to rely on tax credit programs and other subsidies to achieve Low and Very Low Income levels. Unsubsidized infill housing will likely mostly be feasible at the Above Moderate Income level, unless density restrictions and parking requirements are changed to support higher building efficiency on the sites.
- There are a number of feasible models for mixed use development on infill sites, allowing the City to increase its housing capacity while also providing business expansion and job growth opportunities.
- Infill development offers a fiscally beneficial option for Arcata compared to greenfield development in annexation areas. Infill development reduces the City's long term costs for infrastructure maintenance and service delivery.

KEY COMMUNITY ENGAGEMENT FINDINGS

The Study process included extensive community and stakeholder outreach to gain widespread input on housing needs and barriers to both development of new housing and access to existing housing, particularly for disadvantaged groups in the community. Given the City's interest in reaching a variety of community members who both currently live inside Arcata's city limits as well as those that do not but would like to, we used a multi-pronged engagement approach that included an online survey, focus groups, community workshops and events, pop up events at HSU and stakeholder interviews. This allowed us to gain insight into people's experiences with housing and provide various opportunities to offer input into the housing plans under development. The community and stakeholder input is integrated into the body of the report in the discussion of housing needs and in the recommendations for City actions and programs.

SURVEY FINDINGS

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

FOCUS GROUP FINDINGS

- In providing housing stock for the most vulnerable and housing insecure people, low-barrier housing is needed with good universal design, and provided in partnerships with service providers.
- People want neighborhood and housing designs that build community cohesion.
- Community members voiced a strong desire for good two-way communication with City staff, and meaningful and authentic involvement in the improvements made to neighborhoods. Many people spoke of a strong desire for having shared power and agency.
- Housing is in short supply; the application process is intimidating for some vulnerable community members and the application fees are a hardship for many.
- Many non-English speakers experience discrimination and racism in finding and maintaining housing in Arcata.
- Many parents with young children expressed concerns about safety for their children when living in multi-family housing and mobile home parks with no amenities.

BARRIERS TO HOUSING CREATION

- Based on our analysis, City fees do not constitute a significant barrier to development. However, City and State requirements, such as energy efficiency and fire protection sprinklers, as well as water quality studies significantly increase costs for design, construction and navigating the compliance approval process for housing. In many cases these required improvements reduce resident or public safety costs during the life of the units, but they also reduce initial affordability.

- There is substantial uncertainty in the Arcata development approval process, both at the staff level and at the review board and decision maker level. For most developers, it is difficult to attract and commit capital for long periods of time when the outcome is uncertain. The City should identify development models for which approvals can be gained rapidly in order to attract greater construction activity.
- The litigation risk associated with Conditional Use Permits (CUPs), particularly for condominium projects, have driven insurance costs up beyond the point of feasibility. This is a major barrier for multi-family ownership housing, which is a market gap in Arcata.
- When doing infill, demolition costs can be high, and sometimes existing infrastructure needs to be improved or expanded to provide sufficient capacity. In certain circumstances these costs can be higher than for greenfield development, creating the need for additional subsidies to make infill housing feasible.

POTENTIAL SOLUTIONS

- Adopt a form-based code that would define the allowable building envelope without limiting the density of units on the site to improve project feasibility and increasing housing production.
- Increase height limits would to increase housing production per site. Keep in mind this may require higher per unit subsidies to keep units affordable.
- Permit larger building envelopes to increase the potential to locate amenities and services in the development and increase access to social services as well as recreational and cultural amenities.
- Reduction of parking requirements has a measurable benefit for project economics, provided consumer acceptance follows pace. Couple reduced parking with free transit passes or other transportation alternatives.
- Use City or other publicly owned land or City investments to write down land costs, particularly if the infill development requires demolition. Use incentives such as tax credits more aggressively to achieve high-density developments.
- Create a fee deferral program to allow developers to defer City fees until just prior to the development being occupied (i.e. the recreation fee for new construction).
- Stakeholders are very supportive of the City's initial proposed concept of developing a master plan with environmental analysis completed upfront to identify the maximum potential of each infill site. This could include creating pre-approved plan sheets for vacant properties with approved uses and requirements to develop the properties with an idea of fees and timeline to get it through the process, thereby develop an inventory of principally permitted properties.

- Stakeholders recommend that Arcata hire a building official and a plan checker to improve the speed and quality of service, rather than rely on outside consultants. The County of Humboldt offers all in house plan-checkers and this simplifies the process. Also, the County utilizes an online portal that facilitates interdepartmental communication.
- Pursue partnerships with more non-profit developers who can apply for State or Federal funds to reduce costs. The Rural Housing Development Corporation builds all over the state but needs incentives.

ARCATA GATEWAY AREA SPECIFIC RECOMMENDATIONS

The Arcata Gateway Area offers a number of unique planning opportunities and the City is anticipating creating a specific plan to guide development in this area. The community engagement conducted for this Study provided some additional considerations of the City as it moves forward with planning for this area.

LAND USE AND CIRCULATION

- While the Arcata Gateway District has a definite focus on the arts and has much of the available industrial property in the City, stakeholders generally agree that housing is a good use in this area. Interest was expressed particularly for artists' live/work housing as well as additional senior housing. Stakeholders believe that mobile home parks and personal storage facilities are not a good fit for this District, although there was some discussion of converting the storage units to live /work units.
- Landlords also report that half of their tenants either walk or bike to work. Having a good pedestrian and bike trail system would be an asset. Also, EV charging spaces would be used if they could be provided.

BARRIERS TO HOUSING CREATION

- Property owners and those seeking to plan for change in the District see the Coastal Commission as a major challenge. Some stakeholders have been petitioning to move the Coastal Zone to a straight line south of 8th St. One concern is that ditches from old logging ponds are categorized as "Environmentally Sensitive Habitat Areas" and then are protected by the coastal zone.
- In terms of circulation, it would be helpful to revisit the truck traffic plan. K St. should give way to O St. for truck traffic (Los Harbors improvements), and O St. should be improved.

POTENTIAL SOLUTIONS

- The City Land Use Code has policies pertaining to live/work development but should review these requirements to improve the feasibility and neighborhood suitability of this type of development.
- Ensure that the desired housing and mixed use building products are principally permitted uses in the appropriate zoning districts.

1. INTRODUCTION

The Infill Market Study (Study) is intended to assist the City of Arcata with the development of its Strategic Infill Redevelopment Program. The purpose of the Program is to align the City's programs and policies with the market need and the available resources in order to address Arcata's housing and economic development needs into the future. The Program will result in amendments to the General Plan, development of new programs to support housing and economic development, adoption of a Specific Area Plan, targeted rezoning, and an Environmental Impact Report to address the Program's environmental impacts.

The Study includes residential and non-residential market research, land use analysis and fiscal impact analysis to identify and evaluate the potential for infill housing development and business development in Arcata. The Study process also included extensive community and stakeholder outreach to gain widespread input on housing needs and barriers to both development of new housing and access to existing housing, particularly for disadvantaged groups in the community. The community engagement process is described in further detail below and the complete discussion of the input received is presented in Appendix A of the Study. The community and stakeholder input is also integrated into the body of the report in the discussion of housing needs and in the recommendations for City actions and programs.

COMMUNITY ENGAGEMENT PROCESS

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

ENGAGEMENT SUMMARY

- **911 people completed an online survey** (in English and Spanish) about housing needs, concerns, affordability.
- Consultants and City employees surveyed at **ten community events** in Arcata, Eureka, and McKinleyville.
- **Four focus groups** were conducted with Latinx families; Creamery District artists, residents, and business owners; housing advocates who work with members of our community who are housing insecure; and low-income seniors.
- We gained insight into **Humboldt State University students' experiences** through a variety of methods including: "Pop-up" event surveying on the quad, one-to-one conversations with students during events, and analyzing qualitative and quantitative data shared with us by HSU's Off-Campus Housing Coordinator.

- **Two community workshops** were held, one in English and the other in Spanish, where City staff shared information about the state and local housing context, current housing plans under development, and gathered input on the tensions that will have to be managed as new housing is developed, as well as how to reach the City's housing goals.
- Held one **"We'll Come to You" Session** with True North Organizing Network.
- The consultants interviewed 17 representatives from the Development, Realtors/Property Managers, Healthcare Providers, "Creamery District" Stakeholders, and Legal communities.

REPORT ORGANIZATION

The Study begins in Chapter 2 with a discussion of the residential housing market and barriers to housing development and access to housing. The third chapter addresses economic development trends and opportunities in Arcata. The fourth chapter provides the detailed analysis of infill development potential in Arcata and analyzes both the private sector financial calculus in developing various infill housing and mixed use products and also the public sector cost/revenue trade-offs between infill and greenfield development. The final chapter presents conclusions and recommendations from the Study. Much of the technical detail from the analyses and the community engagement is provided for reference in the appendices.

2. HOUSING MARKET

In December 2019 the City of Arcata adopted a new Housing Element for the 2019-2027 planning period. That document contains extensive information on future housing demand and needs as well as the socioeconomic characteristics of population segments within the City requiring special housing needs. This chapter provides supplemental housing market information as well as input from both community stakeholders and residential developers regarding community housing needs and the barriers to supplying sufficient numbers and types of housing units to meet the needs over the next ten years (Appendix B provides additional demographic and housing market data).

The analysis indicates that housing demand over the next ten years will be similar to the past five years due to the age demographics of the population and projected job growth. Significantly, however, the younger under 30 head of household age group and the 55+ age group will see the greatest growth. **These age cohorts would have the highest demand for infill multi-family housing in Arcata between 2020 and 2030.**

In addition, analysis of the existing population identifies significant segments of households who over pay for housing and are living in overcrowded conditions. These are both indicators that the housing market is under supplied. This is consistent with the State Housing and Community Development Department's 6th cycle RHNA for the City of Arcata, which identified the following housing needs by income type (Table 1).

Table 1: Arcata Regional Housing Needs Allocation 2019-2027

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

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

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

Based on the analysis in Chapter 4 below, this report concludes that the low and very-low units needs will be met through existing housing units or future subsidized housing projects. However, there is an opportunity to address the moderate and above-moderate housing needs by creating a mix of unit types, a portion of which can be constructed as market rate infill within the identified infill areas in Arcata City limits.

The following section draws from the Appendices of the adopted 6th cycle Housing Element as well as new data created for this Study by ADE. Our independent analysis finds that HCD's projections are on target for the next housing cycle (2019-2027).

2.1 DEMOGRAPHIC TRENDS AND PROJECTIONS

Between 2010 and 2019, Arcata grew 0.5 % per year in population, adding 847 people during that time. The County as a whole grew more slowly, at only 0.1 % per year. Eureka experienced a slight population decline during this period while the other cities and the unincorporated area were stable (Table 2).

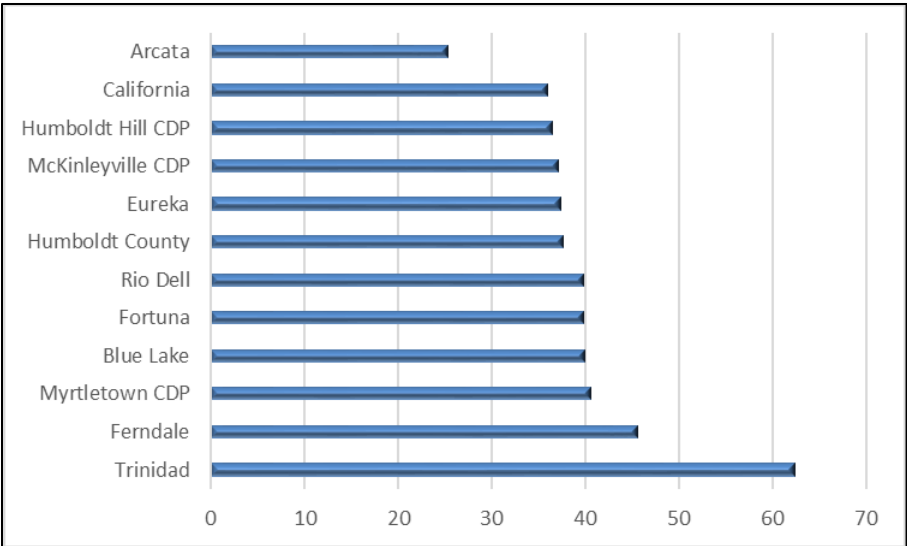
Table 2: Trends in Population: Humboldt County, Arcata and Other Jurisdictions, 2010-2019

Year	Total Humboldt County	Arcata	Eureka	Other Cities	Unincorporated
Annual Growth Rate*	0.1%	0.5%	-0.1%	0.0%	0.0%
Change	710	847	-214	63	14
2019	135,333	18,078	26,977	18,348	71,930
2018	136,084	18,054	27,195	18,455	72,380
2017	136,562	18,118	27,301	18,461	72,682
2016	135,666	17,952	27,170	18,376	72,168
2015	135,435	17,860	27,178	18,346	72,051
2014	135,280	17,815	27,192	18,297	71,976
2013	135,424	17,941	27,147	18,319	72,017
2012	135,795	17,916	27,181	18,333	72,365
2011	135,977	17,867	27,291	18,396	72,423
2010	134,623	17,231	27,191	18,285	71,916

Source: ADE, Inc., based on California DOF E-5 Reports. *Compound Annual Growth Rate (CAGR).

Arcata has the youngest median age of any community in Humboldt County due to the HSU student population (Figure 1 and Table B-1). This affects the type of demand for housing in Arcata.

Figure 1: Median Age by Community in Humboldt County and the State of California



Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B01001 and B01002]; Note: CDP refers to Census Designated Place.

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However, in the general population, the older age groups (“Baby Boomers”) are projected to grow the fastest. The State Department of Finance (DOF) projects Humboldt County to add 3,068 persons between 2020 and 2030, with nearly 2,900 persons in the 55+ age group. The growth of older persons is offset by a decline in the 0-14 age group of about 1,900. The 15-29 age group is projected to add about 2,100 persons while the prime working age group shows a slight decline (Table 3).

Due to the aging of the population and low birth rates, the growth in the County population will be due mainly to net in-migration (Table 4).

Table 3: Humboldt County Population Projections by Age Group, 2020-2030

Age Group	2020	2025	2030	Change	Annual Growth Rate*
0-14	23,384	22,591	21,481	-1,903	-0.5%
15-19	9,894	10,659	10,564	670	0.6%
20-29	20,704	21,279	22,237	1,533	0.7%
30-54	39,744	39,938	39,616	-128	0.0%
55+	44,707	45,831	47,603	2,896	0.6%
Total	138,433	140,298	141,501	3,068	0.2%

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, February 2017
 Note: * Compound annual growth rate (CAGR).

Table 4: Humboldt County Components of Projected Population Change, 2020-2030

Starting data:		Components of Change:			Ending data:	
Date	Population	Births	Deaths	Net migrants	Date	Population
7/1/2020	138,433	1,404	1,378	409	7/1/2021	138,868
7/1/2021	138,868	1,404	1,308	401	7/1/2022	139,365
7/1/2022	139,365	1,345	1,414	396	7/1/2023	139,692
7/1/2023	139,692	1,271	1,386	394	7/1/2024	139,971
7/1/2024	139,971	1,329	1,395	393	7/1/2025	140,298
7/1/2025	140,298	1,339	1,392	390	7/1/2026	140,635
7/1/2026	140,635	1,282	1,375	390	7/1/2027	140,932
7/1/2027	140,932	1,274	1,377	390	7/1/2028	141,219
7/1/2028	141,219	1,218	1,479	390	7/1/2029	141,348
7/1/2029	141,348	1,218	1,455	390	7/1/2030	141,501
7/1/2030	141,501	1,297	1,549	390	7/1/2031	141,639
2020-2030 Change		14,381	15,508	4,333		2,771

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, February 2017

Translating these projections to the City of Arcata, we expect Arcata to grow at a 0.6 % annual rate between 2020 and 2030, compared to 0.2 % per year for the county. Some of this growth would be to recover HSU enrollments, which have dropped in 2019-20. Although Arcata’s population growth will be

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more concentrated in the younger age groups it will also experience an aging in its population, leading to the need for more senior housing (Table 5).

Table 5: Projected Arcata Population Growth and Related Housing Demand

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

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

The projected population growth for Arcata over the ten years would generate demand for 593 new dwelling units as shown in Table 5. On an annual basis, this is slightly below the current eight year Regional Housing Needs Allocation (RHNA) of 610 units between 2019 and 2027 (Table 5). It should be noted that while this projection accounts for current enrollment declines at HSU (about 1,000 students between 2018 and 2019),¹ it does not account for latent demand from students who might prefer to live in Arcata but for the higher costs of housing there.²

It also does not account for latent housing demand from existing households who overpay for housing currently or who are experiencing overcrowding or homelessness. Moreover, the estimate does not consider changes to immigration patterns related to climate change, the pandemic, and advances in and acceptance of remote working. These factors are discussed in more detail in the Summary of Housing Needs section further below.

Arcata has a lower median household income than other communities in the County, at \$30,866 compared to \$43,718 for the county as a whole (see Figure 2 and Table B-4). While much of this is likely due to the student population, householders 35 years and older are estimated to have median incomes of about \$40,000, still below the county overall average. This factor may help explain the fact that Arcata has a higher proportion of multifamily housing than either Eureka or the County as a whole (Figure 3 and Table B-6). It also has a higher proportion of renter households, at 63%

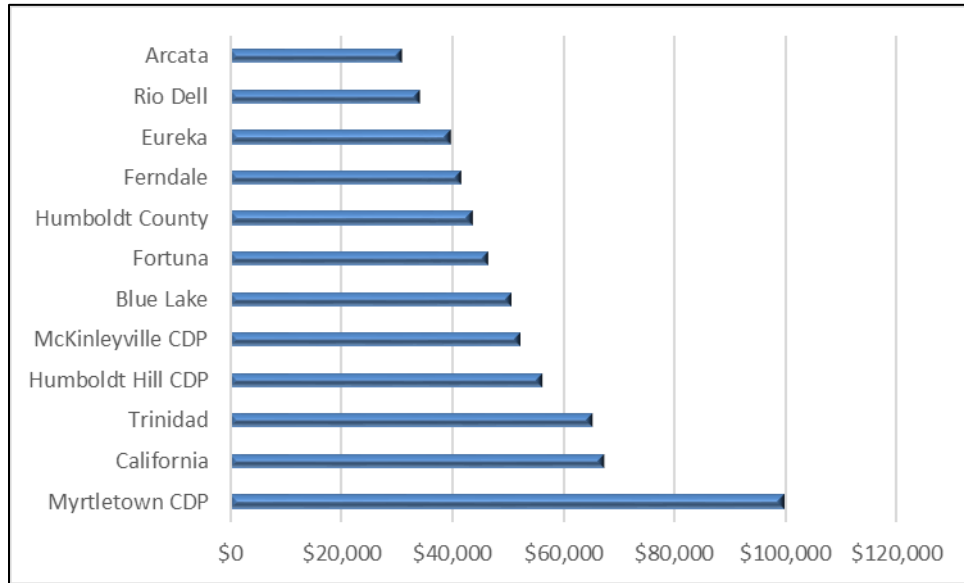
¹ "HSU Enrollment is Down by Over 1,000 Students and Expected to Keep Falling for Years" by Freddy Brewster. Lost Coast Outpost. September 24, 2019.

² HSU, Student Housing Master Plan Briefing Document. June 2017.

compared to 43.5% for Humboldt County. In Arcata, 96.3% of households whose head is 35 years or less old are renters, while only 28.8% of households in the 55+ year group are renters (Table B-5).

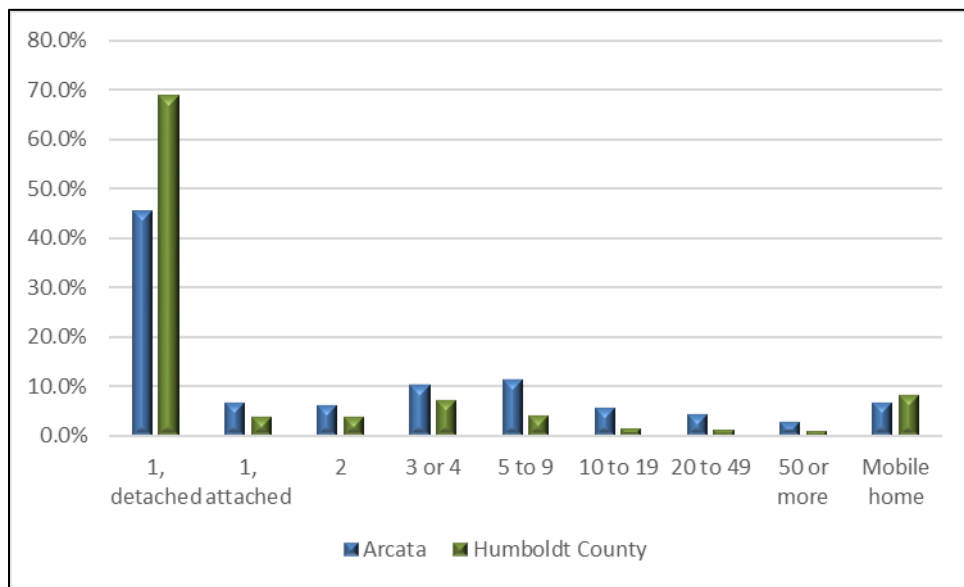
The relatively low incomes and the high rate of renter households are related and signify the need for more affordable home ownership opportunities in Arcata to better balance housing opportunities.

Figure 2: Median Household Income for California and Communities in Humboldt County



Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B19001, B19013, and B19080]

Figure 3: Unit Types in Arcata and Humboldt County



Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B19001, B19013, and B19080]

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Despite the fact that Arcata’s median income is lower than other areas of the County, the median home price is higher than the county average and all the other communities except Ferndale and Trinidad (Table 6). Arcata rent levels are also higher than the County average and a number of the other communities including Eureka and McKinleyville among others.

Table 6: Median Home Value and Contract Rent, Arcata and Comparison Areas, 2013-2017 Average

Jurisdiction	Median Value	Median Contract Rent
California	\$443,400	\$1,227
Humboldt County	\$285,800	\$815
Arcata	\$335,400	\$866
Eureka	\$229,650	\$759
Blue Lake	\$277,600	\$956
Ferndale	\$368,800	\$911
Fortuna	\$251,800	\$788
Rio Dell	\$191,600	\$635
Trinidad	\$512,100	\$1,333
McKinleyville CDP	\$286,200	\$851
Myrtle town CDP	\$270,600	\$1,040
Humboldt Hill CDP	\$238,600	\$855

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017

ADDITIONAL HOUSING DEMAND FROM IN-COMMUTERS

The RHNA projections address the baseline projected growth in population related to demographic characteristics and past migration trends. However, it is likely there is latent housing demand from with Humboldt County due to the mismatch between jobs and housing in Arcata. Data reported in Chapter 3 indicate that Arcata has about 11,500 jobs but a labor force of 8,400. This means that there are potentially 3,100 workers in Arcata who may want to live in the City to reduce their commute. In reality, the Census reports that in 2018 75% of the workers in Arcata commute in from elsewhere, as people’s live/work decisions are more complex than commute alone. However, the fact that there are insufficient housing opportunities for the employed workforce means that there is likely added pressure on the housing market.

The census provides some general income data for commuters, as shown in Table 7. The Census provides the estimates of in-commuters for the monthly wage level categories shown in the left hand column of the Table. ADE has estimated what annual household incomes correspond to the monthly categories, based on the income distribution for all households in Humboldt County. The resulting income levels range from Very Low Income to Above Moderate Income thresholds in the RHNA affordability levels. These worker groups represent additional market segments that would likely seek housing in Arcata if it were available at affordable prices.

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Table 7: Estimated Incomes of Workers Commuting Into Arcata, 2018

Monthly Earnings	Workers	Percent	Estimated Annual Household Income
\$1,250 or Less	2,424	29.1%	\$15,900
\$1,251 to \$3,333	3,043	36.6%	\$27,000
More than \$3,333	2,853	34.3%	\$87,100

Source: ADE, Inc., based on Longitudinal Employer-Household Dynamics, 2018.

SPECIAL NEEDS: PERSONS WITH DISABILITIES AND VETERANS

In terms of groups who may have special housing needs, the census reports on persons with disabilities and veteran status. Approximately 16.7 % of county residents (non-institutionalized) and 12.0 % of Arcata residents have disabilities, compared to 10.6 % for the state (Table B-2). Arcata has a lower percentage of veterans than the county or the state, at about 4.7 %, but a relatively high proportion of disabled persons in Arcata are veterans (Table B-3).

- Using the countywide Census Public Use Microdata Series (PUMS), we have compiled data on a number of market segments important to future housing needs in Arcata. In this section, we report on characteristics of households whose head is less than 30 years old and those that are 55+. These demographic segments would have higher demand for multi-family infill housing.

 - Among renting households whose head is under 30 years of age, 35% are overcrowded (more than 1 person per room) and 48% pay more than 30% of their income for housing (Table B-10). While these are countywide statistics, the young renter households are disproportionately represented in Arcata. In addition to the projected growth in households discussed above, these groups represent existing demand for more housing that can lower costs and alleviate overcrowding.
 - As noted above, households in the 55+ years old category have a much higher rate of homeownership, but 22.6% of homeowners in this age group pay more than 30% of their income for housing (Table B-12). Thirty-eight percent of households in this group have a person with a disability and 25.3% are veterans (Tables B-13).
 - Among renter households in the 55+ age group, 17.9 % are overcrowded, and 40.4% pay more than 30% of income for rent (Table B-14). Over half of renter households 55+ years old have disabilities (Table B-15).

2.2 ARCATA HOUSING NEEDS AND BARRIERS

The housing market analysis above identifies some of the numerical requirements for housing production over the next 8-10 years as well as some of the demographic and economic characteristics that affect housing demand. Through the community and stakeholder outreach for the project we have gained much more detail on the housing needs of the community and the barriers preventing

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

residents from accessing adequate housing, including barriers to producing more housing in the community.

As can be expected, there is a wide range of opinions regarding the current and future of Arcata's housing needs. Renters and housing advocates expressed concern that housing is limited and too expensive. Legal professionals fear that the shortage will result in renter discrimination. Healthcare providers view housing availability and quality an issue when attracting healthcare professionals to the area. Developers are concerned about the cost of developing affordable housing with the State and City requirements. Rental property owners/managers are concerned about the "glut" in the rental market and construction cost ("residential construction not penciling out"). Neighborhoods, such as the "Creamery District", want a livable, walkable community with a focus of "Artist Live-Work" spaces.

HOUSING NEEDS

STUDENT HOUSING

The City Housing Element reports that in 2018, HSU had 7,774 student enrolled, with approximately 1,984 living on campus and the remaining 5,830 living in nearby communities. It has been reported that current enrollments are down about 1,200 students, due to a number of factors. HSU anticipates enrollments will increase again gradually, but this has created some concern among student apartment owners and managers that this may increase vacancies and reduce the investment in new construction, and maintenance and upgrade of existing units. In addition, there have been several new student housing projects built with another recently receiving approval. On a positive note, the lower HSU enrollments and additional student housing may create a window to address the larger concern that HSU recruits out of state students to increase diversification but does not provide sufficient on campus housing. An HSU study of student housing demand in 2017 concluded that more than 800 new beds were needed at that time.

As would be expected, the newer housing projects oriented to students tend to charge higher rents. The perception of property managers interviewed for this Study is that rent money is not an issue for most student tenants, as all renters have cosigners and parents are typically from other areas of California and familiar with California rents. However, an HSU student survey reports that 21% of students experience housing insecurity and 10.9% of CSU students statewide experience homelessness during the academic year.

Despite perceptions about housing affordability, the availability of housing is a big issue for all students. Students are applying to live in the new units despite the higher rents but are packing in more students per unit, with occupancy limits not being enforced. In addition, the higher rents charged to students may affect the broader rental market.

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

- There is not enough development,

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

When rental owners were asked about working with HSU on student housing needs, they responded saying "HSU does not have a good access point for communication." Property owners/managers advertise available units on Craig's List, google ads, on-site banners and in the Mad River Union and seldom coordinate with HSU on student housing needs.

However, to address the student housing issue, HSU established an Off-Campus Housing Coordinator (Coordinator) position in 2018. The Coordinator's responsibilities include: (1) helping current students transition from the on-campus to off-campus housing market, (2) working with students and community members to develop connections and advocate for the housing needs of students, and (3) work with property managers and landlords to create greater access to housing for students.

To tackle the housing challenges for students and create a stronger connection with landlords and students, the "Educated Landlord Tenant Program" was developed.³ According to recent reports, "...HSU is also developing an innovative new housing education program designed to ease housing barriers for students and build a stronger connection between Humboldt County landlords and student tenants... HSU's new Educated Landlord and Tenant Program (ELTP.)"

Under the ELTP, HSU students and landlords will take facilitated courses several times a month. With an emphasis on equity, courses will cover a range of topics such as how to be a good landlord and tenant, implicit bias, indigenous perspectives, emotional and service animals, and personal finance.

"The Educated Landlord and Tenant Program is a town-and-gown project that includes over 14 departments on campus, the City of Arcata and several collaborators who are coming together with hopes of relieving pressure on a complex issue that intersects with racial inequity, poverty, and other social challenges."

That collaboration was evident in a November 2019 town hall meeting. The forum, geared toward landlords and property managers, gave participants a chance to discuss students' housing concerns and share their own perspectives and ideas. The intention of the meeting was not to point fingers— it was to build stronger relationships. "The fact landlords participated was huge," said the Coordinator. "That tells us there's a need for open communication on both sides and that landlords are willing to listen to us."

³ Magazine of Humboldt State, Fall 2019 article:
www2.humboldt.edu/magazine/fall2019/helpingstudentsfindahome.html

Community education is another key to the local housing shortage. HSU and College of the Redwoods hosted a community housing summit last year (2018) to build awareness and empathy, and to support existing programs and services. Equity Arcata, an effort of the University, City of Arcata, and local businesses to address equity and inclusion issues, is a hub for local stakeholders to prioritize affordable housing....”

AFFORDABLE HOUSING

For purposes of this discussion, affordable housing refers to below market rate housing serving primarily Low- and Very Low-Income households, although the RHNA also include affordability categories for Moderate and Above Moderate income households. Representatives from the local affordable housing and advocacy groups were engaged in focus groups to obtain more insight on affordable housing gaps. They generally agreed housing is in short supply in Humboldt County due to availability and affordability.

There are currently over 300 people on the Coordinated Entry and Homeless Management System (HMIS) in Humboldt County, which gets people into rapid re-housing. However, rapid re-housing is not a failsafe solution.⁴

The following data regarding affordable housing in Arcata was received through focus groups with affordable housing providers and advocacy groups:

- It’s estimated that there are about 400 people living on the streets or in shelters in Arcata. (The January 2020 Point in Time survey identified 1,400 homeless in Humboldt County).
- Of the total number of people served by the organizations, it is estimated that about 200 people that are currently housed (and are being served by the organizations) are in units that are not affordable, given their income (defined as “rent burdened”).
- The roughly 400 people currently unhoused and 200 people living in housing that is above their means would all qualify for affordable housing.
- Providers just gave back \$60,000 in unused rental assistance because they could not find units for people.
- There is a two-year waiting list for affordable housing.
- There are 40 youth on the shelter list.
- Some advocates noted a trend where more people who are currently unhoused are migrating to Arcata. They attribute this to more aggressive policing that is happening in neighboring communities like Eureka and Garberville.
- Unlike in years past where many people experiencing homelessness were from elsewhere in the country, advocates noted a trend that the people they are serving are from Humboldt; they are “not just passing through.”

⁴ “Coordinated entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs. Rapid Re-housing is designed to get people back into housing when they become homeless, it does not help homeless get into housing. Rapid re-housing is only one form of assistance people can access through Coordinated Entry.” - Federal Housing and Urban Development Department.

According to property managers, rental rates are lower in Valley East and West areas than in downtown Arcata. The property owners/managers want to keep good tenants and do not cater to students (no partying allowed). However, in this area, according to the group, rentals can be difficult for low income households to access because tenants are required to have good credit, a two-year job history and have an income that is at least three times the monthly rent. Good credit is required regardless of having a cosigner, which is also a barrier for many low income renters.

MARKET RATE HOUSING

In focus groups with developers, property managers and major employers, a shortage quality housing for HSU faculty, medical providers and retirees was identified as an opportunity for developers. It has been difficult for the community to retain both professors and medical professionals, some of which may be related to lack of housing options. Doctors, in particular, want new housing rather than old. In general, there is high demand for two-bedroom, one bath units with an ocean view. The strength of the demand for housing in Arcata is reinforced by the fact that older homes are getting their asking price even if it is probably 20% too high and high end homes are selling for 20% more than average homes. Retirees are seen as a good market as well as first time homebuyers.

Lack of healthcare providers is of major concern for the North Coast. Discussions with United Indian Health Services and Mad River Hospital focused on their frustrations, needs and recommendations on how to attract and retain more medical professionals to the area. Some of the recommendations are not housing related, such as a programs to help pay off student loans, assistance to help spouses of new employees also find employment, and ways to make new hires feel more included in the community. However, many of the issues are housing related, as indicated below.

- New employees typically want to rent before purchasing a home.
- More people are renting instead of buying.
- The young hires want to live in downtown Arcata, whereas older professionals generally move to Blue Lake or McKinleyville.
- UIHS has a loan repayment program for student loans, which is attractive to new professionals.
- Temporary housing is needed, since it can take months to find a home to buy.
- It is difficult to get a rental before moving here—landlords want to see the tenant in person before renting to them.
- Households that have pet dogs have a hard time renting.
- The hospital has several houses for traveling health care professionals, such as nurses and doctors.
- The home purchase price physicians could afford is between \$300,000 and \$500,000, while non-doctors can afford between \$200,000 and \$300,000.

SUMMARY OF HOUSING NEEDS

The housing market data and the qualitative input from housing industry and community stakeholders provide a profile of the need for new housing production in Arcata. The 610 units required under the RHNA program is but a starting point to address baseline population projections. There are indications

that there is substantial latent demand that would exceed existing projections if the housing market could provide more suitable options.

- Between 2010 and 2019, Arcata added 944 new jobs but only 415 new housing units. Arcata has about 1.1 worker per household, so the increase in housing stock only accommodated about half the increase in workers in the City during this time. In reality, the US Census indicates that about half of the new housing is occupied by workers commuting out of Arcata to work, further exacerbating the mismatch between workforce and housing.⁵ Data presented later in this report suggests that the City has a surplus of 3,000 jobs over employed workers. This disparity adds pressure to the existing housing stock, which increases housing prices and leads to overcrowding.
- The survey conducted as part of the community outreach for this Study, in conjunction with the Housing Element Update, found that more than half of the survey respondents not already living in Arcata would like to move there but are deterred by housing cost and availability.
- HSU has identified the need for more than 800 additional beds of student housing due to inadequacies in the existing housing market.
- There are at least 400 unhoused persons in Arcata and 1,400 countywide who need housing.
- In terms of new trends, the effects of climate change on increasing fire danger in inland areas may motivate households to relocate to wetter coastal regions such as Humboldt County. Also, the pandemic has accelerated trends toward remote work and motivated many workers to consider relocating out of the metropolitan areas. The baseline population and household projections do not account for increased in-migration due to these factors.
- In the survey, 300 households (50% of respondents) indicate they pay more than 30% of their income for housing and about 200 households say they pay 50% of their income for housing. Related to these high costs, the Housing Element identifies 172 households experiencing overcrowding and about 300 of the survey respondents indicated that their current home is too small. There is latent demand for larger, but more affordable units, and accelerating the pace of growth in housing would help meet this demand.
- The housing market in Arcata is heavily skewed toward rental housing, compared to the county and the state averages. This results from a variety of factors including the City's income distribution, age distribution, and student population, but there is a clear need to provide more affordable home ownership opportunities. If new ownership housing were built, it would help to free up existing housing for more affordable rental opportunities.

Given all of these factors, the true demand for housing in Arcata is likely several times higher than the RHNA allocation. In the discussion above, the private market developers and property managers

⁵ Jobs data from Table ___ below; housing growth from DOF E-5 reports; labor force from American Community Survey 2013-2017; commute data from Longitudinal Employer-Household Dynamics (OnTheMap) by US Census and Bureau of Labor Statistics, 2010-2018.

identified strong demand for two bedroom houses and identified retirees and first time homebuyers as strong market segments. These observations are very consistent with the demographic analysis and the survey results.

About two-thirds of the survey respondents said they wanted a two bedroom unit or larger and one-third wanted a one bedroom or studio unit. A majority of survey respondents would prefer single family homes, but there was fairly wide and evenly distributed acceptance of multi-family units as a second choice, in the form of apartments, ADUs, mixed use apartments and duplexes and triplexes (Table 8). As demonstrated in Chapter 4 of this report, infill housing can potentially provide all of these types of units and is particularly well suited to provide more affordable ownership housing opportunities. However, the next section of the report describes the barriers that must be overcome to achieve the housing potential in Arcata.

Table 8: Kinds Of Housing Survey Participants Would Accept If They Could Not Afford Their Top Choices.

Housing Type	Participants
Apartment	39%
Mother in law unit	31%
Mix-use apartment	31%
Single-family home	29%
Duplex/Triplex	28%
Tiny house village	27%
Co-housing	24%
Room in house with roommates	23%
Single room	15%
Senior housing	13%
College dorms	9%
Campground	7%

Source: Equinos Consulting

BARRIERS

BARRIERS TO UPGRADING EXISTING HOUSING

Property managers indicate that rentals are older and in need of repair but to make non-cosmetic repairs, permits are needed, and this process puts landlords under scrutiny to repair other code violations. The improvements trigger upgrades which do not pencil out, which discourages owners from improving property.

Landlords incur additional management costs incurred due to the unsheltered population. Examples include securing trashcans in locked, enclosed areas, maintaining a fire lanes clear from illegal parking, installing slats under stairwells to keep people from sleeping there, etc. There is a concern among landlords that homelessness and crime are deterring investment in property maintenance and new construction.

BARRIERS TO AFFORDABLE HOUSING

The need for affordable (very-low, low income) rental housing in Arcata is apparent from the community and housing advocate input discussed under Housing Needs above. Developers see the need, but the largest issue is development cost. Government subsidies, especially tax-credits can

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

provide the financial “sweet spot.” New construction is just not penciling out for low income housing without public subsidy.

Generating equity through the use of Low Income Housing Tax Credit Programs for affordable housing development can vastly improve financial feasibility, but require very specialized expertise in handling the paperwork and the competitive process. Some developers specialize in this, but also non-profit groups can be good partner to manage the process, with the private sector doing the construction.

One downside is that government subsidies trigger prevailing wage requirements, which significantly increases the final per unit cost. Compliance with prevailing wage laws and the risk associated with reporting the compliance is the responsibility of the developer.

There is a concern that the City of Arcata Planning Commission does not understand the process for housing projects when public subsidies or other affordable housing funding is involved. The project design and approval process has to be consistent with the law and also with funding requirements.

City policies limit housing production. A 4-story affordable housing project could have been built as a 5-7 story building with the right density bonus, but currently those incentives are not in place.

OVERALL HOUSING PRODUCTION BARRIERS

The cost to build in California has been and continues to be high. The permitting process can, in some cases, take years, which can further add to the cost of development. The new energy efficiency, ADA, environmental, labor shortage, and safety requirements add additional costs on top of holding costs. Health Insurance and Liability Insurance costs have risen. The lack of construction workers is also an issue. All these factors contribute to a situation where “...builders are gambling millions of dollars for a 5% profit margin at best, and many are no longer interested”.

City Process and Fees

- Extensive Conditional Use Permits (CUPs) increase costs and insurance has become very expensive due to litigation risk around CUPs (\$50-75,000 per door for insurance on a condo which is upfront money). Some developers assert that the condominium market is dead until insurance companies can be reassured with regards to CUPs.
- The City’s impervious pavement fee, required above 2,500 sq. ft., is very expensive, which makes developers want to eliminate parking although that comes with the hassle of fielding calls from disgruntled tenants.
- A subdivision typically takes 3-4 years from the time of purchase to be developed. The holding costs increase the resulting home prices and rents to consumers.
- Lack of code enforcement means that legal developers have to compete with outlaws who build without permits or do not lawfully employ their contractors
- Arcata is a challenging community to be a developer. Available sites are limited due to community interest in protecting fields and forest.
- Too often plan checking occurs only after the units are built, rather than on the front end, leading to units that are already built being held up on occupancy because of the building department.
- Due to lack of staffing, the City employs outside consultants, some as far away as Sacramento, so the City building inspector has become just a person to check that all consultant paperwork is in.

- Developers experience a wide variation in City staff interpretation of adopted ordinance, leading to decisions based on personal preference.

State Policy

- ADA requirements for ground floor units are onerous and often appear counterproductive.
- Government is protecting residents so well, the development costs become so high it is difficult for people to afford to pay rent. Regulations are killing development.
- Developers believe that the state's analysis of affordable housing costs does not reflect all of the costs developers face.
- Hard if not impossible to keep affordable rents with all of the regulations.

Energy Efficiency

- State and local energy efficiency requirements increase construction costs and home prices even if they improve homeowner and renter operating costs. Solar panels are but costly in a remote area like Humboldt County, where it costs \$15-20,000 to put in a solar panel system, compared to the State Energy Commission estimate of \$9,500 statewide. Home Energy Rating System (HERS) consultants are required to verify energy efficiency and their fees are higher because there is no one local to do this.
- Quality insulation inspection was recently added alongside the requirement to use spray-on insulation.
- Requirements to go from gas to electric increase costs from a \$1,000 heating system to a \$3,500 heating system.
- Energy audits take massive amounts of paperwork, as well as water quality studies.

Insurance and Labor Benefits

- Health insurance has more than doubled since 2009 and added to the cost of construction labor, as much as \$20,000 per house built.
- Liability insurance is \$14,000/year when house is in construction and \$400-500 when out of construction. When liability is bought in bulk over many houses it is 2% of gross income.

Other

- PG&E is a year out on appointments to get utility hook ups.
- The sprinkler requirement for new construction adds additional cost. Single family and duplex home prices cannot always bear this cost.
- Costs are high. Economies of scale only work to a certain degree—a plumber, for example, charges per fixture, so building more stories doesn't necessarily make things more doable. Plus, it takes more contractor time on the upper floors because of safety issues.
- Developers and landlords are concerned that rent control will limit availability of capital for investment in construction and maintenance of apartments.
- Rent and home values are not keeping up with construction costs, and the mentality of home buyers is that they can buy the house up the street for less.
- No longer such thing as instant equity when purchasing a new home. The same thing true in rental market: investor/builders are going to be more sensitive and want positive cash flow from the start
- Hard to find construction workers—builders are lucky to get one bid per subcontractor. There is an acute shortage of all trades workers.
- The difficult development process means that builders are gambling millions of dollars for a 5% profit margin at best, and many are no longer interested.

BARRIERS TO ACCESSING EXISTING HOUSING

Housing availability is the major barrier to accessing existing housing, followed by affordability. Discrimination is a particular issue in Arcata and if there is not enough housing stock landlords can easily discriminate. According to Legal Services of Northern California (LSNC), who see over 800 people from Humboldt, Del Norte and Trinity Counties per year, "In Arcata, most calls come from students, a fair number of which are around rental discrimination and most calls are about a denial of housing." In addition, LSNC offered the following:

- LSNC has been asked several times to do tests of discrimination but this is costly and complex.
- Studies conducted by the CSU system indicate that 10% of CSU students statewide have been homeless at some point in their college career. Informal surveys by local newspapers in Humboldt County suggest the number may be as high as 20% for HSU students.
- Illegal discrimination is a particular issue in Arcata, mostly racial discrimination.
- LSNC will intervene with affirmative lawsuits on particularly problematic landlords.
- LSNC does not see many code enforcement evictions in Arcata. Sometimes renters are evicted for asserting their rights.
- There has been a huge increase in senior evictions because the landlords want to increase rents and seniors can't afford these rents.
- There is an affordability issue for the units that are available. Renters need three times the rent and it is legal to ask for a credit report to qualify for consideration. Difficult to accomplish both.
- Section 8 means guaranteed payments to landlord but the requirements for building standards take much of the housing stock off the Section 8 market. There is also a perception that it is more difficult to get "fair market" rent on vouchers and the quality of the tenant is questionable. Tenant pays 30% of whatever their income is. Under new state legislation, it is illegal not to rent to Section 8 voucher holders.

2.3 RECENT STATE HOUSING LEGISLATION

As California's housing supply and homelessness crisis continues, the State Legislature has for the past several years passed numerous pieces of housing legislation in each legislative session, including more than 30 individual pieces of housing legislation enacted into law in 2019. Some of these new laws directly addressed issues raised by the community and stakeholder summarized above. The law firm of Holland & Knight has published a summary of the new legislation, which is summarized in Appendix C of this report, grouped into following categories⁶:

- **Tenant Protections.** A statewide rent control measure that will take effect in 2020, among other tenant protection measures.
- **Streamlining, Increasing Density and Reducing Barriers to Production.** Sen. Nancy Skinner's "Housing Crisis Act" creates important new vesting rights for housing developments,

⁶ Holland and Knight, "California's 2020 Housing Laws: What You Need to Know." December 2019.

and the Legislature has also enacted important new reforms to the Density Bonus Law and clarifications to SB 35's Streamlined Ministerial Approval Process.

- **Accessory Dwelling Units and "Triplexes."** A groundbreaking package of new laws that some are calling "the end of single-family zoning" will create new incentives and streamlined processes to build ADUs and triplexes.
- **Surplus Land Availability / Planning and Impact Fee Data.** New laws significantly expand Surplus Lands Act requirements for local agencies in an effort to achieve more affordable housing on surplus publicly owned properties.
- **CEQA and Housing.** The major transit stop definition was broadened to make more projects eligible for streamlining and a handful of limited California Environmental Quality Act (CEQA) exemptions were created for specific homelessness projects.
- **Funding.** Gov. Gavin Newsom vetoed a bill that would have created an "Affordable Housing and Community Development Investment Program" that would have revived redevelopment, but he signed a number of smaller funding bills, including laws that will create new regional finance agencies in the Bay Area and the San Gabriel Valley. Appendix C also contains a summary of available housing financing program.

With regard to infill housing, some of these new laws help to streamline project processing, increase allowable densities, and make more sites available for housing. The legislature is moving toward a "by right" model for housing that complies with local zoning and planning rules.

3. ECONOMIC DEVELOPMENT

It is important for the City to consider opportunities for economic development along with its efforts to improve the housing supply. Well-paying jobs create household income that helps to support the residential market and reduce the public subsidies needed for low income housing. In addition, combining residential and non-residential development in mixed use projects creates great opportunities for a more vibrant living and working environment in which residents can work close to their homes. As discussed further in the next chapter, many potential infill housing sites are on property currently zoned for industrial or commercial uses. It is critical to ensure that as these properties redevelop, the City preserves adequate opportunities for job creation to support its workforce.

As shown in Table 9, the top twenty employers in Arcata account for about 4,000 jobs, or 35% of total jobs in the City. Humboldt State University is the largest employer, followed by Sun Valley Group and Mad River Community Hospital.

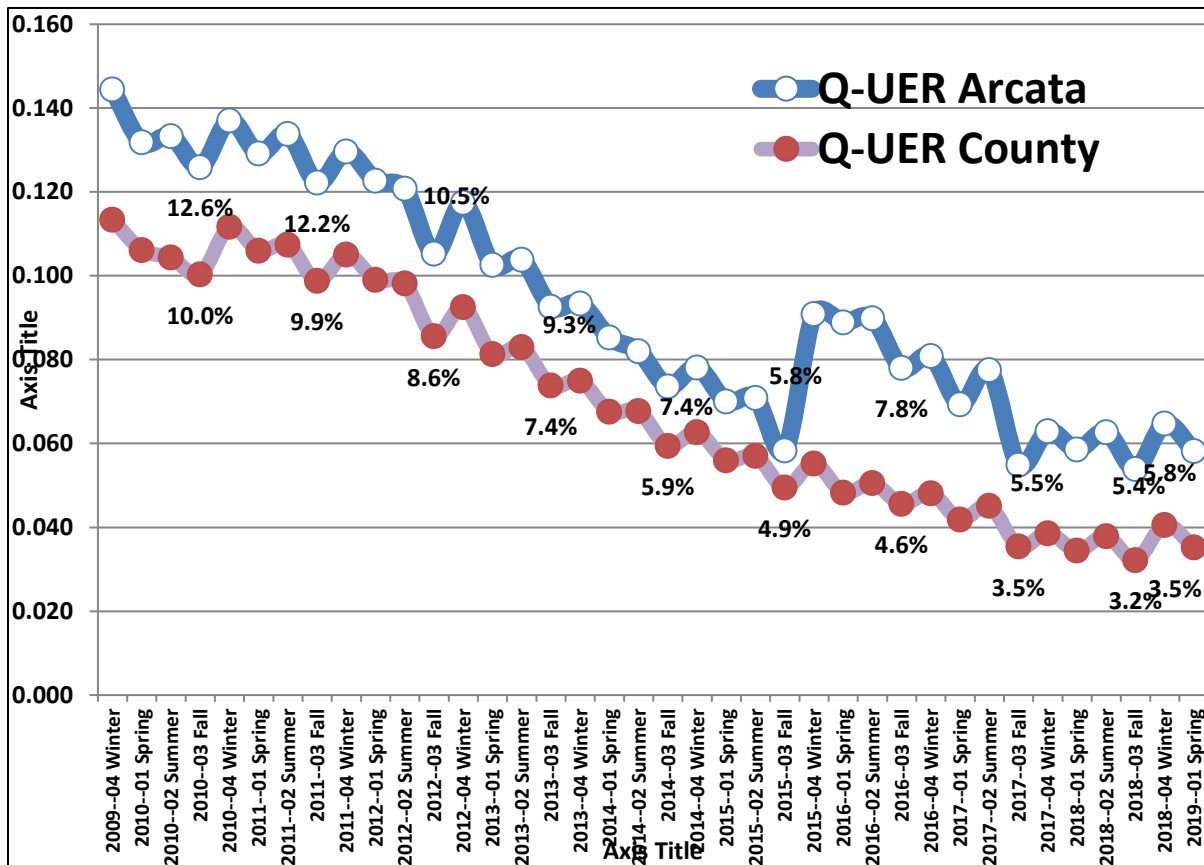
Table 9: Top Twenty Employers in Arcata, 2021

Company Name	Neighborhood	Industry	Jobs
Public Sector			1,719
Humboldt State University	HSU/Northtown	University	1,106
City of Arcata	Downtown-Uniontown	City	120
Center Arts At Humboldt State	HSU/Northtown	Museums	100
Pacific Union School	Westwood-Vassaide	Elementary & Secondary Schools	100
Arcata High School	Arcata Heights-Northtown	Elementary & Secondary Schools	93
Arcata Community Pool	Arcata Heights-Northtown	Fitness & Recreational Sports Centers	70
Redwood Science Lab	HSU/Northtown	University	65
US Post Office	Downtown-Uniontown	Postal Service	65
Private Sector			1,952
Sun Valley Group	N/A	Nursery & Tree Production	500
Mad River Community Hospital	Westwood-Vassaide	General Medical & Surgical Hospitals	456
Bettendorf Trucking	West End Rd.	Specialized Freight	280
North Coast Co-Op-Arcata	Downtown-Uniontown	General Line Grocery Merchant Wholesalers	200
Arcata Forest Products	Aldergrove	Lumber, Plywood, Millwork/Wood Panel	130
Danco Property Management	Aldergrove	Offices Of Real Estate Agents & Brokers	130
Healthsport	Downtown-Uniontown	Fitness & Recreational Sports Centers	130
North Country Clinic	Westwood-Vassaide	Ambulatory Surgical & Emergency Ctrs	126
O & M Industries	Aldergrove	Fabricated Structural Metal Manufacturing	100
Good Collective	Downtown-Uniontown	Jewelry, Watch, Precious Stone/Metal	90
Open Door Community Health Center	Arcata Heights-Northtown	Ambulatory Surgical & Emergency Ctrs	75
Cypress Grove	Grandview/Windsong	Cheese Manufacturing	70
Safeway	Downtown-Uniontown	Supermarket	65

Source: InfoUSA.

Looking at trends over the past ten years, jobs grew more rapidly than population despite job losses in 2011 and 2012 due to the recession. Arcata added jobs at a rate of 1.0% annually between 2010 and 2019 while the county had a 1.1 % job rate during this period (Tables 10 and 11). Arcata’s unemployment rate has generally stayed a couple percentage points above the County rate, except in late 2015 when it shot up above 9% while the County remained below 6% (Figure 4). Job growth is projected to slow down during the next ten years, achieving a rate of 0.7 % annually in Arcata and 0.8 % annually countywide.

Figure 4: Unemployment Rate for Arcata and Humboldt County, 2009-2019



Source: CA EDD.

The City of Arcata updated its Economic Development Strategic Plan in 2009 and identified four Industry Targets of Opportunity:

- Diversified Health Care
- Management and Innovation Services
- Specialty Ag. Food & Beverage
- Niche Manufacturing

These targets were selected because in 2007 they represented industries with high concentrations of jobs compared to the County and they pay relatively high wages. More recent jobs trends for these

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 10: City of Arcata Job Trends: 2001-2019 and Projected to 2028

Job Sector	Actual		Estimated			Projected		
	2001	2010	2019	2010-2019	Annual Percent (CAGR)	2028	2019-2028	Annual Percent (CAGR)
Agriculture	148	113	137	25	2.2%	136	-1	-0.1%
Construction	291	350	506	156	4.2%	590	84	1.7%
Manufacturing	1,750	898	804	-95	-1.2%	781	-23	-0.3%
Wholesale	302	256	244	-12	-0.5%	256	12	0.6%
Retail	1,685	1,573	1,608	35	0.2%	1,650	41	0.3%
Transportation	277	170	160	-9	-0.6%	116	-44	-3.5%
Warehousing	59	55	58	3	0.5%	54	-4	-0.7%
Information	34	42	26	-16	-5.2%	13	-12	-6.9%
Finance and Insurance	186	134	124	-10	-0.9%	126	2	0.2%
Real Estate	115	100	99	-1	-0.1%	101	2	0.2%
Professional and Scientific	397	434	402	-32	-0.8%	415	14	0.4%
Mgt. of Companies	306	147	85	-62	-5.9%	51	-34	-5.5%
Administrative Support	181	129	158	29	2.3%	201	43	2.7%
Waste Remediation	7	8	16	8	8.5%	22	6	3.5%
Education	2,106	1,922	1,968	46	0.3%	2,039	71	0.4%
Health	1,105	1,036	1,788	753	6.3%	2,301	513	2.8%
Arts, Entertainment and Recreation	116	151	144	-8	-0.6%	131	-12	-1.0%
Lodging	168	156	164	8	0.5%	161	-3	-0.2%
Eating and Drinking Places	1,222	1,180	1,357	177	1.6%	1,385	28	0.2%
Other Services	607	584	456	-128	-2.7%	470	13	0.3%
Federal	64	78	63	-15	-2.4%	62	-1	-0.3%
State	174	138	199	62	4.2%	232	33	1.7%
Local	690	897	911	14	0.2%	934	23	0.3%
Misc.	4	51	68	18	3.4%	96	27	3.8%
Total	11,995	10,602	11,546	944	1.0%	12,323	777	0.7%

Source: EMSI

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 11: Humboldt County Jobs Trends: 2001-2019 and Projected to 2028

Job Sector	Actual		Estimated			Projected		
	2001	2010	2019	2010-2019	Annual Percent (CAGR)	2028	2028-2019	Annual Percent (CAGR)
Agriculture	1,427	1,138	1,201	63	0.6%	1,092	-108	-1.0%
Mining	15	24	8	-16	-11.6%	6	-2	-3.5%
Utilities	279	357	241	-116	-4.3%	190	-51	-2.6%
Construction	1,767	1,738	2,093	355	2.1%	2,352	259	1.3%
Manufacturing	4,649	2,140	2,020	-120	-0.6%	1,767	-253	-1.5%
Wholesale	957	970	1,011	41	0.5%	1,100	89	0.9%
Retail	7,476	6,922	7,265	343	0.5%	7,395	130	0.2%
Transportation	753	603	690	87	1.5%	678	-13	-0.2%
Warehousing	517	561	450	-111	-2.4%	416	-34	-0.9%
Information	748	600	366	-234	-5.4%	266	-99	-3.5%
Finance and Insurance	1,352	1,068	1,113	45	0.5%	1,268	155	1.5%
Real Estate	643	577	654	78	1.4%	737	83	1.3%
Professional and Scientific	1,379	1,457	1,539	82	0.6%	1,721	181	1.2%
Mgt. of Companies	594	285	165	-120	-5.9%	99	-66	-5.5%
Administrative Support	1,330	925	1,258	333	3.5%	1,544	286	2.3%
Waste Remediation	201	229	278	49	2.2%	293	16	0.6%
Education	6,027	5,457	5,941	484	0.9%	6,231	290	0.5%
Health	5,998	6,158	9,314	3,156	4.7%	11,431	2,118	2.3%
Arts, Entertainment and Recreation	491	605	595	-10	-0.2%	605	10	0.2%
Lodging	904	833	884	51	0.7%	885	1	0.0%
Eating and Drinking Places	3,807	3,741	4,274	533	1.5%	4,388	114	0.3%
Other Services	2,569	2,657	1,941	-716	-3.4%	2,056	115	0.6%
Federal	505	614	496	-119	-2.4%	484	-12	-0.3%
State	1,050	829	1,201	372	4.2%	1,397	196	1.7%
Local	4,163	5,412	5,494	82	0.2%	5,633	139	0.3%
Misc.	22	198	267	69	3.4%	376	108	3.9%
Total	49,623	46,097	50,758	4,661	1.1%	54,409	3,651	0.8%

Source: EMSI

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

industries show a less beneficial pattern, however, except for health care (Table 12). Health care produced most of the job growth in Arcata since 2010 and is projected to continue with strong job gains over the next ten years, led by outpatient care, services for the elderly and vocational rehab. The other industry target groups have declined in jobs and are not projected to rebound in the near future. However, within these industry groups, certain business sectors do have potential, which are highlighted in Table 12 (the full list of industries within each Target of Opportunity may be found in Appendix D). It is clear from the Table that the cannabis industry is not captured in the official jobs data. However, growth in value added cannabis products manufacturing is having a noticeable effect on the market for industrial building space. This is discussed in more detail below.

Table 12: Targets of Opportunity/ Leading Industries

NAICS	Industry Description	Job Change	
		2010-2019	2019-2028
	Diversified Health Care	753	513
621498	All Other Outpatient Care Centers	128	121
624120	Services for the Elderly and Persons with Disabilities	460	246
624310	Vocational Rehabilitation Services	159	80
	Management and Innovation Services	-62	-2
541330	Engineering Services	25	22
541611	Administrative/General Management Consulting	11	7
541620	Environmental Consulting Services	7	7
541990	All Other Professional, Scientific, and Technical Services	14	7
561110	Office Administrative Services	30	17
	Specialty Ag, Food and Beverage	-6	-24
311812	Commercial Bakeries	14	-3
311941	Mayonnaise, Dressing, and Other Prepared Sauces	4	7
311991	Perishable Prepared Food Manufacturing	4	6
312120	Breweries	6	2
	Niche Manufacturing	-64	1
315210	Cut and Sew Apparel Contractors	15	6
326111	Plastics Bag and Pouch Manufacturing	169	75
334220	Radio, TV Broadcasting and Wireless Commun. Equip.	27	14
337211	Wood Office Furniture Manufacturing	24	14
339910	Jewelry and Silverware Manufacturing	44	8
339992	Musical Instrument Manufacturing	10	2

DIVERSIFIED HEALTH CARE

The substantial projected growth of jobs in healthcare is an industrywide trend due to the increase in the senior age population and trends toward increased outpatient and residential care facilities. Additional training for health care professions was identified as a strong need in the stakeholder input

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

for this study. There is a need a post graduate nurse program and it would be helpful if College of the Redwoods could expand its nursing program. Mad River Hospital indicated that its 20-year plan includes developing a health care college campus adjacent to the hospital. They anticipate that a major challenge will be to get the teachers, however, as most teaching level nurses find ready employment at St. Joseph hospital and Arcata housing prices are not conducive to teaching salaries.

MANAGEMENT AND INNOVATION SERVICES

Within Management and Innovation Services, industries with positive growth in Arcata include a variety of consulting disciplines as well as office administrative services. The growth in professional and technical services and administrative support jobs is even more pronounced for Humboldt County as a whole, with administrative support growing at the same 2.3% annual rate as healthcare, and professional and technical services with a higher than average growth rate of 1.2% per year. In addition, finance and insurance is projected to grow 1.5% per year in the county as a whole. These are all business sectors that pay higher than average salaries and Arcata could attract a larger share of these jobs if newly developed office space were available.

Comparing the types of jobs in the City and the occupations and industries of the resident workers, there are more Arcata residents employed in professional services firms than there are jobs in those businesses in Arcata (see Appendix Table D-2). Therefore, constructing more office space would also help create job opportunities for workers already living in Arcata.

From a real estate perspective, there is more office space than the market needs currently but most space has no parking and is not ADA compliant. Some brokers report that medical and paramedical professions are looking for space, but it must be ADA compliant. Aside from some demand for medical office space, most brokers say government agencies represent the only office market demand currently. However, as discussed above, this may change according to the job projections for Arcata and Humboldt County. In the Arcata Gateway District, property owners said they would welcome additional professional office space as it would increase foot traffic and support local retail and restaurant businesses.

SPECIALTY AG, FOOD & BEVERAGE

The Specialty Ag, Food & Beverage sector has shown little growth in the past decade and only a few specific business sectors, such as bakeries, breweries and some prepared food items are projected to have any job growth in the near future. This sector, should include cannabis, but it is not showing up in the official data, nor does it show up in Diversified Manufacturing in terms of botanicals and medicinal products. While value added cannabis is doing well based on industrial real estate metrics, the growers are not. Statewide legalization has had effects on the market price of cannabis, resulting in a reduction of income for local growers. As one consequence, restaurants and retail are under stress with less disposable income in the market.

NICHE MANUFACTURING

As shown in Table 11, there are some job growth opportunities in manufacturing, although EMSI projects that these jobs gains will be offset by declines in sawmill jobs (see Appendix Table D-1).

However, as noted above, EMSI is not projecting growth in manufactured cannabis products, which is anticipated locally to be significant.

Stakeholders interviewed for this study indicated that industrial space is extremely tight currently because of the expansion of cannabis related businesses. The City has established the Cannabis Innovation Zone in the industrial park on Aldergrove and non-cannabis businesses are being priced out of that area to some extent. Industrial lease rates have tripled from what they were in Arcata and doubled in Eureka. Pricing of industrial space in the Arcata Gateway has gone up and the non-cannabis market is not able to keep up with these rental rates. Industrial warehousing is a very good investment under these conditions. However, outside area clients look at Humboldt Bay Area as one block and will go to the most favorable location. A lot of industrial clients look at it from a supply line—wherever it is easier to get their trucks on and off the road. Fortuna or Aldergrove are considered the best, with areas west of Downtown Arcata, including the Arcata Gateway viewed as having poorer access.

Some of the interviewees did not see much demand for craft business space (small scale manufacturing and sales). However, property owners in the Arcata Gateway felt that crafts businesses would be a good fit there.

CONSTRUCTION TRADES AS ANOTHER POTENTIAL TARGET OF OPPORTUNITY

The stakeholder input around housing issues also highlights the lack of skilled workers in construction trades. The job projections show 1.7% annual growth in construction jobs in Arcata and 1.3% countywide, but the availability of additional training and apprenticeship programs would help to accelerate that growth. Additional construction trades training could occur at College of the Redwoods, as well as through career technical education (CTE) at the high schools. With Arcata's strong interest in energy efficient development, programs specializing in training for energy systems design and installation could help reduce costs for local contractors as well as open up the local workforce to statewide job opportunities.

4. INFILL HOUSING POTENTIAL

4.1 INTRODUCTION

City staff has conducted a review of vacant sites in Arcata, as well as those that are currently underutilized and may be considered for future housing or mixed use development. The resulting inventory of potential infill sites includes 110 parcels covering nearly 73 acres. The parcels include a variety of sizes from single family lots to larger industrial properties with multiple acres per parcel. ADE has calculated the total residential development potential from these sites to range from 548 to 1,116 units, based on existing zoning in most cases. This wide range in development potential is due in part to the fact that Arcata zoning districts offer a range of allowable densities (e.g. the Residential High Density Zone allows densities ranging from 15.01 to 32 dwelling units per acre). The consultants also prepared feasibility studies of five development prototypes to serve as a basis for evaluating the key market characteristics of infill development in Arcata and the impact of zoning standards on the feasibility of the developments.

In addition, ADE formulated two alternative development scenarios of 1,000 units each for infill development and also for greenfield development. We have calculated the fiscal impacts of the two scenarios to compare and contrast the impact on City services of promoting infill development vs. lower density greenfield development on the periphery of the existing developed edge of the City.

4.2 INFILL DEVELOPMENT POTENTIAL

The potential infill development capacity shown in Table 13 is based on the inventory of property data provided by the City. For this calculation, we have used residential density ranges from the existing zoning in most cases. For non-residential zones, we have used allowable residential densities for the Commercial General and Industrial Limited zones. However, some of the parcels currently have other commercial and industrial zoning that does not permit housing. The Public Facility zone does not appear to allow housing, but we have assumed those parcels would be rezoned to Residential High Density (RHD). We have also assumed the allowable density in the Planned Mixed Use zone is similar to RHD. However, we have reduced the high end density by one-third to account for ground floor commercial.

Within the limitations described above, the identified infill parcels would have a potential development capacity of 548 to 1,116 units. As discussed further below, the City current RHNA requirement is 610 units for the period from 2019 to 2027. Since January 2019, 58 units have been granted building permits and count toward this RHNA requirement, leaving the need for 552 additional units. The Housing Element indicates that vacant residential land in 2019 is not sufficient to meet this goal and additional land will need to be zoned. As shown in Table 13, underutilized land and other potentially redeveloped parcels could meet the RHNA need through infill development, provided it proves feasible to develop the infill sites at sufficient density. The feasibility analysis below evaluates this potential and provides the basis for recommended zoning changes that would improve the ability of the housing market to produce the needed level of housing in Arcata.

Table 13: Inventory of Potential Infill Lots and Dwelling Unit Counts Under Existing Zoning

Summary of Infill Potential	Lot Size (sq. ft.)	Lot Size (acres)			
Vacant Lots	591,923	13.59			
Underutilized Lots	275,726	6.33			
Potential Redevelop Lots	2,307,270	52.97			
TOTAL INFILL POTENTIAL	3,174,919	72.89	1.22%	of total land in Arcata	
		Projected Density (DU/AC)		Units	
Breakdown of Vacant Lots		Low	High	Low	High
Residential Very Low & Low Density	322,626	2.00	7.25	15	54
Residential-Medium Density	6,054	7.25	15.00	1	2
Residential-High Density	39,297	15.01	32.00	14	29
Industrial	140,803	7.25	15.00	23	48
Commercial	3,658	7.25	15.00	1	1
Public Facility	79,486	7.25	15.00	13	27
Planned Mixed Use	0	15.01	21.00	0	0
Total Vacant Lots	591,923			67	164
Breakdown of Underutilized Lots					
Residential Very Low & Low Density	101,288	2.00	7.25	5	17
Residential-Medium Density	0	7.25	15.00	0	0
Residential-High Density	69,445	15.01	32.00	24	51
Industrial	7,370	7.25	15.00	1	3
Commercial	57,110	7.25	15.00	10	20
Public Facility	17,222	7.25	15.00	3	6
Planned Mixed Use	23,291	15.01	21.00	8	11
Total Underutilized Lots	275,726			50	107
Subtotal Vacant and Underutilized	867,649			117	269
Breakdown of Redevelop Lots					
Residential Very Low & Low Density	9,157	2.00	7.25	0	2
Residential-Medium Density	14,451	7.25	15.00	2	5
Residential-High Density	66,844	15.01	32.00	23	49
Industrial	1,627,509	7.25	15.00	271	560
Commercial	385,698	7.25	15.00	64	133
Public Facility	0	7.25	15.00	0	0
Planned Mixed Use	203,612	15.01	21.00	70	98
Total Redevelop Lots	2,307,270			431	847
Total All Infill	3,174,919			548	1,116

Source: ADE, Inc., based on property data provided by the City of Arcata.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

4.3 DEVELOPMENT FEASIBILITY ANALYSIS

ADE has evaluated several potential types of infill housing to determine the market feasibility of the development and whether City development standards and requirements are conducive to stimulate more infill housing. We considered several factors in selecting the prototypes for the analysis:

- The largest parcel in the infill land inventory is 12 acres and several parcels fall in the range of three to four acres. However, we did not choose these for analysis because larger parcels generally offer more options and flexibility in design and ways to mitigate environmental impacts. The greater difficulty with infill development is achieving density on smaller parcels where fewer efficiencies of scale are available. The largest parcel we selected for analysis is 1.58 acres, zoned RHD.
- Much of the development potential in the Infill Land Inventory is on parcels that have non-residential zoning and some recent housing developments in Arcata have occurred on property previously occupied by business uses. In addition, one of the concerns of the study is to identify economic development opportunities to ensure that job loss is minimized in the process of supporting housing development. Therefore, we have included mixed use prototypes showing the potential to mix housing with commercial, office and industrial uses.
- One of the best practices in residential design is developing “missing middle” densities (duplexes, triplexes and fourplexes) in single family neighborhoods. These projects can be designed to mimic single family home design and can provide substantial increases in density while maintaining single family compatible design standards. One of our prototypes evaluates this type of project in Arcata.

Each of the projects described below could be developed in Arcata, either in the downtown or in the Arcata Gateway District. However, the projects are intended in this analysis to be illustrative and do not reflect proposals on any specific sites.

- A. High Density residential on a relatively large site of 1.58 acres, or 68,825 sq. ft.
- B. Industrial mixed use on approximately one acre site. This would be “horizontal” mixed use with a craft business occupying one building of about 18,000 sq. ft. and the balance of the site developed in 15-30 townhomes or apartments.
- C. Mixed Use Office: Ground floor office with 1-3 stories of residential on a 27,000 sq. ft. lot.
- D. Mixed Use Commercial on a 6,410 sq. ft. site. This project would combine two existing surface parking lots into high density residential with ground floor commercial.
- E. Medium Density: Tri-plex on a 6,054 sq. ft. single family lot.

Each project prototype begins with a building scenario based on existing City zoning standards. The analysis then proposes changes to City standards that would improve the project feasibility and increase the affordability of the residential units. Detailed assumptions used in this analysis are provided in Appendix E. Table 14 shows the construction costs for the various residential building types used in the analysis. These costs are all wood frame construction. In some iterations in the preliminary analysis, we tested the feasibility of steel frame construction for the four story buildings, but

the increased cost does not appear feasible for unsubsidized housing in the Arcata market. However, there are efficiencies of scale for the multi-family buildings, and high density buildings have lower average costs. The townhomes and triplexes, though, are more similar to single family construction and have lower costs than the apartments. These costs are derived from information provided by local builders, supplemented with data from RS Means cost manuals.

Table 14: Building Construction Costs for Infill Housing Types

Building Type	Cost per sq. ft.
Two-Story Multi-Family	\$198.53
Three Story Multi-Family	\$186.09
Four-story Multi-Family	\$185.06
Townhome	\$182.23
Tri-plex	\$181.30

Source: ADE, Inc.

FEASIBILITY ASSUMPTIONS

The construction costs shown in Table 14 include overhead and profit for the building contractors (10% general requirements, 5% overhead, 10% profit). The feasibility assumptions also include a separate developer fee of 10% and a 10% return on total project cost. The finished value of the project is calculated by dividing the net operating income (annual rent revenue less maintenance and operating costs) by a 6% capitalization rate.⁷ In investment terms, the rental projects create a stream of revenue for the building owner and the capitalization rate calculates how much an investor would be willing to pay for that income stream. In cases where the residential units would be offered for sale, the equivalent sales price is used in the value calculation.

The analysis uses a static pro forma approach and does not estimate financing costs over time. The assumption is that if a project achieves a 10% return on total project costs, after builder and developer profits and overhead, then it provides a workable margin to factor in financing and normal insurance costs over time. It would require a much more detailed type of pro forma analysis to estimate actual financing costs for each project.

EVALUATING THE AFFORDABILITY OF FEASIBLE PROJECT TYPES

The analysis uses a consistent set of dwelling unit characteristics and rent/price levels to test each development prototype. The unit sizes are adapted from recently proposed multi-family projects in Arcata plus a review of currently available rentals on Loopnet. In terms of rental levels or housing price, the focus of the analysis is to determine the project characteristics that would achieve the best results in terms of the RHNA affordability levels as shown in Table 15. Low income is 80% of the Area Median Income (AMI), which for Humboldt County is \$64,800 in 2019. Moderate income levels are 120% of the AMI. Above Moderate levels are essentially market rates for above average income households and ADE has estimated the income and rent levels for this category based on the detailed

⁷ This rate was derived by comparing rent levels and corresponding sales prices of residential properties in Arcata.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

income distribution for Arcata from the 2013-2017 ACS. The housing market analysis in Chapter 2 estimated that more than 2,800 workers commute into Arcata with household incomes averaging \$87,100 per year. This market segment would be served by the Above Moderate rents and sales prices shown in Table 15.

Table 15: Arcata RHNA Units, Rent and Income Levels by Household Size, 2019-2027

	Very Low	Low	Moderate	Above Moderate	Total
Arcata RHNA	142	95	111	262	610
	23.3%	15.6%	18.2%	43.0%	100.0%
Income					Average
1-Person	\$22,700	\$36,300	\$54,450	\$58,494	\$45,969
2-Person	\$25,950	\$41,500	\$62,200	\$66,850	\$52,535
3-Person	\$29,200	\$46,700	\$70,000	\$75,206	\$59,110
4-Person	\$32,400	\$51,850	\$77,750	\$83,563	\$65,656
5-Person	\$35,000	\$56,000	\$83,950	\$90,248	\$70,907
Rent					Average
1-Person	\$565	\$908	\$1,361	\$1,462	\$1,149
2-Person	\$649	\$1,038	\$1,555	\$1,671	\$1,314
3-Person	\$730	\$1,168	\$1,750	\$1,880	\$1,478
4-Person	\$810	\$1,296	\$1,944	\$2,089	\$1,641
5-Person	\$875	\$1,400	\$2,099	\$2,256	\$1,773
Sales Price					Average
1-Person	\$90,918	\$151,191	\$231,629	\$251,654	\$194,947
2-Person	\$105,321	\$174,237	\$265,976	\$287,569	\$223,565
3-Person	\$119,725	\$197,282	\$300,544	\$323,804	\$252,360
4-Person	\$133,907	\$220,106	\$334,891	\$359,524	\$280,808
5-Person	\$145,430	\$238,498	\$362,368	\$388,275	\$303,704

Source: ADE, Inc.; City of Arcata Draft Housing Element, December 2019

In addition to evaluating the feasible rent levels for the infill units, for one bedroom units and larger we have calculated the sales price that would correspond to the feasible rent level in each project. Infill housing could provide opportunities for home ownership as well as rental units. An analysis of 114 home sales in Arcata in 2018 and 2019 indicates that the sales price per sq. ft. ranged from \$114 to over \$800, with the median at \$250 per sq. ft. The feasible prices for the prototypes range from \$244 to \$388 per sq. ft.

For each prototype, we summarize in Table 16 what rent levels or sales prices could be achieved and therefore what segments of the RHNA housing need could be met. **An important conclusion of the analysis is that while existing City development standards are conducive to feasible infill development, the number of units could be increased and the affordability of the units could**

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

be improved by removing density restrictions and allowing more flexibility in parking requirements.

Table 16: Summary of Affordability for Infill Development Prototypes

Units	Unit Size	Unit Type	Rent	Affordability Category	Sales Price	Affordability Category	Sales Price Per sq. ft.
1. Residential High Density Zoning							
10	400	sq. ft.	studios	\$1,555	Above Mod 1 person		
15	600	sq. ft.	1 bdrm	\$1,777	Above Mod 1 person	\$233,036	Mod 2 person \$388.39
20	835	sq. ft.	2 bdrms	\$2,000	Above Mod 4 person	\$262,239	Mod 2 person \$314.06
5	950	sq. ft.	3 bdrms	\$2,221	Above Mod 5 person	\$291,210	Mod 2 person \$306.54
50	689	sq. ft.	Average				
1.1 Residential High Density Zoning with no density limit							
5	400	sq. ft.	studios	\$1,535	Mod 2 person		
5	600	sq. ft.	1 bdrm	\$1,750	Mod 3 person	\$231,717	Mod 2 person \$386.19
35	835	sq. ft.	2 bdrms	\$1,943	Mod 4 person	\$257,276	Mod 2 person \$308.11
35	950	sq. ft.	3 bdrms	\$2,083	Mod 5 person	\$275,856	Mod 3 person \$290.37
80	843	sq. ft.	Average				
1.2 Residential High Density Zoning with no density limit and one-third parking requirement							
22	400	sq. ft.	studios	\$1,337	Mod 1 person		
30	600	sq. ft.	1 bdrm	\$1,528	Mod 2 person	\$200,216	Mod 1 person \$333.69
41	900	sq. ft.	2 bdrms	\$1,720	Mod 3 person	\$225,306	Low 5 person \$250.34
35	1,025	sq. ft.	3 bdrms	\$1,910	Mod 4 person	\$250,197	Mod 2 person \$244.09
128	778	sq. ft.	Average				
1.3 Residential High Density Zoning with no density limit, 45 ft. height limit and one-third parking requirement							
29	400	sq. ft.	studios	\$1,294	Mod 1 person		
58	600	sq. ft.	1 bdrm	\$1,479	Mod 2 person	\$192,372	Mod 1 person \$320.62
55	835	sq. ft.	2 bdrms	\$1,664	Mod 3 person	\$216,479	Low 4 person \$259.26
36	950	sq. ft.	3 bdrms	\$1,848	Mod 4 person	\$240,395	Low 5 person \$253.05
178	711	sq. ft.	Average				
2. Industrial Mixed Use @ Industrial Limited Density							
7	825	sq. ft.	2 bdrms	\$2,151	Above RHNA	\$296,297	Mod 3 person \$359.15
8	925	sq. ft.	3 bdrms	\$2,403	Above RHNA	\$334,806	Mod 4 person \$361.95
15	878	sq. ft.	Average				
2.1 Industrial Mixed Use with no density restriction							
12	825	sq. ft.	2 bdrms	\$1,944	Mod 4 person	\$265,976	Mod 2 person \$322.40
12	925	sq. ft.	3 bdrms	\$2,218	Above Mod 5 person	\$307,342	Mod 4 person \$332.26
24	878	sq. ft.	Average				
2.2 Industrial Mixed Use with no density restriction and reduced parking							
14	825	sq. ft.	2 bdrms	\$1,880	Mod 4 person	\$259,859	Mod 2 person \$314.98
15	925	sq. ft.	3 bdrms	\$2,147	Above Mod 5 person	\$293,631	Mod 3 person \$317.44
29	877	sq. ft.	Average				

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Units	Unit Size		Unit Type	Rent	Affordability Category	Sales Price	Affordability Category	Sales Price Per sq. ft.
3.Commercial Mixed Use								
3	400	sq. ft.	studios	\$1,191	Mod 1 person			
6	600	sq. ft.	1 bdrm	\$1,361	Mod 1 person	\$199,809	Mod 1 person	\$333.01
6	835	sq. ft.	2 bdrms	\$1,532	Mod 2 person	\$224,847	Mod 1 person	\$269.28
3	950	sq. ft.	3 bdrms	\$1,701	Mod 3 person	\$249,688	Mod 4 person	\$262.83
18	703	sq. ft.	Average					
3.1 Commercial Mixed Use, No parking								
4	400	sq. ft.	studios	\$1,209	Mod 1 person			
7	600	sq. ft.	1 bdrm	\$1,382	Mod 1 person	\$204,340	Mod 1 person	\$340.57
7	835	sq. ft.	2 bdrms	\$1,555	Mod 2 person	\$229,947	Mod 1 person	\$275.39
4	950	sq. ft.	3 bdrms	\$1,727	Mod 3 person	\$255,351	Mod 4 person	\$268.79
22	703	sq. ft.	Average					
4.Office Mixed Use @ Commercial General Density								
9	925	sq. ft.	2 bdrms	\$1,981	Mod 4 person	\$353,894	Mod 4 person	\$382.59
4.1 Office Mixed Use with no density restriction and reduced parking								
7	400	sq. ft.	studios	\$1,172	Mod 1 person			
8	600	sq. ft.	1 bdrm	\$1,340	Mod 1 person	\$221,681	Mod 1 person	\$369.47
7	835	sq. ft.	2 bdrms	\$1,508	Mod 2 person	\$249,461	Mod 2 person	\$298.76
8	1,130	sq. ft.	3 bdrms	\$1,674	Mod 3 person	\$277,021	Mod 3 person	\$245.15
30	750	sq. ft.	Average					
5.Tri-plex on single family lot								
3	986	sq. ft.	2 bdrms	\$2,143	Above Mod 5 person	\$311,001	Mod 4 person	\$315.42

Source: ADE, Inc.

HIGH DENSITY RESIDENTIAL – 1.58 ACRE SITE

The Residential High Density (RH) zone allows a range of 15.01 to 32 dwelling units per acre, which would result in a maximum of 50 dwelling units on this site. It also specifies a maximum site coverage of 70% and a height limit of 35 ft. Combined with building set back requirements, minimum landscaping (10%) and parking (min. one space /unit), these development standards define a building envelope of 116,500 sq. ft. if the minimum parking is provided in surface spaces.⁸ The effective site coverage for this design is about 56%, due to onsite circulation driveways in addition to the parking. A higher site coverage of 67% could be achieved if the building features tuck-under parking, in which case the gross building sq. ft. would be 129,500. The full 70% site coverage could be achieved with podium parking, but this would substantially raise the cost of construction for the building.

More importantly, the unit density standard limits the size of the building that is needed. Assuming an 90% building efficiency, the average unit size for the two buildings described above would range from

⁸ We did not evaluate projects with structured or podium parking. While this would increase the achievable building space, podium parking can cost up to \$30,000 per space compared to less than \$2,000 for a surface space. None of the development prototypes we evaluated could support this level of cost without significant subsidies.

2,041 to 2,338 sq. ft. Apartment unit sizes in the market range on average from 400 sq. ft. studios to 950 sq. ft. three bedroom units (larger units exist but new construction tends to offer smaller units). As discussed further below, we estimate the building envelope allowed by the zoning could support 60 percent more units than the density would allow, even with the additional parking that would be needed.

For the high density residential option, we evaluate four scenarios: 1) the maximum 50 units allowed under the RHD zone, 2) an 80 unit option which fits within the height limits and building envelope allowed in the RHD zone; 3) a 128 unit option with a reduced parking requirement of 1/3 space per unit; and 4) an option for a four story building (45 ft. height limit) that would permit another 30 units for 178 total.

Scenario 1: 50 Units

In this example, the building would provide a range of unit types from studios to three bedrooms with a gross average unit size of 689 sq. ft. and a gross building size of 38,278 feet, about 30% of the theoretical total allowed under the zoning standards. We envision this as a two story building with surface parking. The total building cost is estimated at about \$7.6 million, including contractor's and architecture fees as well as basic appliances in each kitchen. In addition, the site would require minor demolition as well as \$215,800 in site work to install utilities. Paving and landscaping would cost about \$160,000 more and the land cost is estimated at \$963,547, or \$14.00 per sq. ft. These costs subtotal to \$9.0 million. City fees are estimated at about \$414,000, or 4.6% of the costs and the developer's fee (10%) brings the total project cost to \$10.5 million.

As shown in Table 16, the feasible rents for this project would all be at the Above Moderate Income level. If the units were offered for sale, the sale prices would be at the Moderate Income level, an improvement over the affordability of the rents.

Scenario 1.1: 80 Units

This project would be a three story building with the fully allowed gross sq. ft. of 124,327. The unit mix modeled in this example would yield an average unit size of 708 sq. ft. The construction cost is estimated to be slightly lower per sq. ft. than the smaller building due to efficiencies of scale with similar wood frame construction. Other site development costs and land cost would be similar to Scenario 1. The total cost of the project would be \$17.8 million.

The additional units achieved in this scenario would allow for rents at the Moderate affordability level, about 1.3% to 6.2% lower than Scenario 1. The sales prices would also be slightly lower, but not enough to change the affordability level if the units are offered for sale.

Scenario 1.2: 128 units

If the parking requirement were reduced to 1/3 space per unit, the additional building space would allow for 48 more units. Rent reductions in this example would be more dramatic, ranging from 8.3%

to 12.9%. While the rent levels would still be at the Moderate level, smaller households would be able to access these units at affordable rates.

Scenario 1.3: 178 Units

If the height limit under the zoning were increased to 45 ft., a fourth floor could be added to the building and we estimate the total building sq. ft. would be 140,600. The building could support a total of 178 units, with an average size of 711 sq. ft. We anticipate this building could use wood framing, rather than steel construction, but it would need elevators which increases the per sq. ft. cost slightly. This building would feature tuck under parking and an interior courtyard. The total project cost would be \$31.7 million. Rents could be reduced 3.2% across the board compared to Scenario 1.2 but would still remain in the Moderate range.

INDUSTRIAL MIXED USE – 1.04 ACRE SITE

More than half of the potential infill parcel acreage in Arcata is zoned for industrial use, most of it in the Industrial Limited zone that allows up to 15 dwelling units per acre. Industrial space is in demand in Arcata, due in part to recent expansion of the cannabis industry. Arcata has designated the industrial area on Aldergrove as a cannabis innovation zone and limited cannabis businesses to that area. However, that may mean that other types of industrial businesses will need to find space in other industrial areas of the City, particularly west of Downtown. In addition, some recent and planned residential projects have displaced businesses that will need to find alternate locations. In this example we examine a horizontal mixed use project on a 1.04 acre Industrial Limited (IL) site.

The IL zone allows a 1.5 Floor Area Ratio (FAR) and also specifies setbacks, landscaping and parking requirements. We also estimate that 6,000 sq. ft. would be needed for internal circulation on the site. Our example would devote 35% of the site to an industrial building of 15,642 sq. ft. With the 1.5 FAR, there should be the potential for an additional 51,400 sq. ft. of living space. However with a maximum density of 15 dwelling units per acre, this would result in an average unit size of 3,426. In order to comply with the unit maximum, we have included 15 two and three bedroom two story townhouse type units, which would occupy 13,330 sq. ft. with a footprint of 7,406 including tuck under parking.

Based on input from local developers, we estimate the construction cost of the residential space would be \$182.23 per sq. ft. The industrial space is estimated to cost \$157.84 per sq. ft. The total cost for the vertical construction would be \$5.1 million. In addition, we estimate costs of \$320,850 for sitework including demolition, utilities and sidewalks, landscaping costs of \$33,832, and land cost of \$625,682. City fees add \$171,000 and with a 10% developer fee the total cost is just over \$7 million.

As a rental project, the required rents to achieve feasibility would be higher than the Above Moderate RHNA levels. However, to get the same return, a developer could sell the two and three-bedroom townhomes at an average price of \$296,300 and \$334,800, respectively, to meet an affordability range consistent with the Moderate Income levels for three and four person households. These prices appear to be consistent with market prices for single family homes, which in 2018 was about \$309,000 for a 1,425 sq. ft. home. The aggregate sales value of the 15 homes would be about \$4 million at these prices.

Based on limited market data, we estimate the industrial space could be leased monthly for \$1.00/ sq. ft. triple net (tenant would pay utilities and other operating costs). This would generate nearly \$184,000 annually in gross income and create a valuation of just over \$3 million, or \$196 per sq. ft. for the industrial space.

Scenario 2.1: Industrial Mixed Use – No Density Restriction – 24 Units

In the interest of exploring ways to maximize housing production, we also consider a project with 24 units rather than 15. The IL zone makes the building height subject to review authority; however, we have evaluated a maximum three story residential building to maintain similar building costs as in Scenario 1. In this three story design, the residential building would have 23,300 sq. ft. plus tuck under parking. The industrial building would remain the same as in Scenario 1. The total cost of this project would be \$9.0 million. In addition to gaining more units, this option could support rents 8-10% lower than Scenario 2.0, which would be affordable for households at the Moderate and Above Moderate income level.

Scenario 2.2: Industrial Mixed Use, No Density Restriction (24 Units) and Reduced Residential Parking

Reducing the residential parking requirements to 1/3 space per unit would free up building space for another five units and achieve a 3.2% average rent reduction. This is not enough to change the affordability categories of the units, however.

RETAIL MIXED USE – 6,410 SQ. FT. SITE

One opportunity for Arcata is to convert some of its surface parking downtown to housing or more intensive mixed use development. This example explores the option of converting an existing parking lot on a 6,410 sq. ft. site in the Downtown, zoned Central Commercial (CC). The zoning allows 100% site coverage, a 45 ft. height limit and no maximum residential density.

The project we have evaluated would have ground floor commercial with three stories of residential supporting 18 units. The ground floor commercial would be 2,770 sq. ft. and there would be five surface parking spaces for the residential and no commercial parking. The parking standard provides for .33 spaces per residential units above 6 units and allows a 25% reduction for multi-tenant buildings.

The building would be wood frame construction with an elevator. It is a corner lot and we have assumed the project would redo the sidewalks on two sides. Parking would be located off the side street and the alley on the third side. The zoning specifies 10% landscaping, which we have placed on the main street front of the building. This is the only proposed setback, which results in an overall site coverage of 90%. The total project cost is \$3.7 million, including \$163,000 in City fees (4.4%).

The project would offer a full range of unit sizes from studios to three bedroom units. The rent levels or sales prices would be affordable for households in the Moderate Income range. The retail lease rate is estimated to be \$1.10 per sq. ft. triple net.

Scenario 2.1: No Parking, 22 Units

Given the small size of this site, it is unlikely that a five story building would be within scale for Downtown Arcata. However if the parking requirements were eliminated, it would allow for four more units and a larger commercial space to be included in the building. This would increase the total project cost to \$5.0 million, and unit rents would be 1.5% higher, but still within the Moderate Income range. The advantage of this option is the additional units that would be gained.

OFFICE MIXED USE - 0.62 ACRE SITE

While demand for industrial space is currently strong in Arcata, the longer term projections for the City and the County suggest that demand for office space should increase in the future. Much of the office demand is for medical office space but growth is also projected of other professional technical and business services that occupy office space. This example analyses a 26,942 sq. ft. site zoned Commercial General, which allows up to 15 residential units per acre and a 2.0 FAR. With these standards, and considering the required setbacks, parking, landscaping and height limit of 35 ft., we estimate this site could support two stories of office space, totaling 22,585 sq. ft. and a third story with nine two bedroom residential units of 925 sq. ft. each.

The residential construction cost would be similar to the industrial mixed use project described above, at \$182.23 per sq. ft. and the office space is estimated to cost \$173.91 per sq. ft. The land cost is estimated at \$377,192 and the total project cost is estimated at \$6.2 million.

The feasible rents for this project design would accommodate four person households in the Moderate Income affordability range.

Scenario 4.2: No Density Restriction (30 Units), Reduced Parking Requirement

With no unit density restriction and a reduced parking requirement, the project could support 30 units in the Moderate Income affordability range (Scenario 4.2 in Table 16 above). Although the RHNA income range is similar to the nine unit project, the rent levels are significantly lower within the Moderate range, so this prototype would be more affordable than the project under existing development standards.

INFILL ON SINGLE FAMILY LOTS

There are a number of vacant single family lots in Arcata. The Residential Low Density Zone allows at 50% FAR and a 35 ft. height limit. This example evaluates the feasibility of developing a triplex on a 5,900 sq. ft. lot. The FAR would allow nearly 3,000 sq. ft. of building space, which would be subdivided into three two-bedroom units of 986 sq. ft. each. The project would include three parking spaces and nearly 600 sq. ft. of landscaped area.

The building could be designed to look similar to single family units in the neighborhood, but the construction cost would be higher than typical single family costs, at \$181.30 per sq. ft. The total cost, including City fees and land is estimated at \$797,300.

The feasible rent levels for two-bedroom units would need to be about \$2,143 per month. This would be affordable for a family of five at the Above Moderate affordability level. Alternatively, the units could be sold as condos for about \$311,000, which would be affordable for a four person household at the Moderate Income level.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

5. FISCAL ANALYSIS

From a cost efficiency standpoint for City government, promoting infill development would help reduce the demand for development of greenfield sites on the City periphery where no infrastructure currently exists. This section presents a fiscal impact analysis that demonstrates the cost/revenue trade-offs between mixed use, higher density infill and a single family subdivisions.

5.1 APPROACH TO THE ANALYSIS

One area that could be annexed for greenfield development is on the west side of town between Foster Ave. on the south and 27th St. on the north. If the current discontinuation of Foster Ave. were connected and the street grid built out, the City estimates that about 358 acres could be developed with 2,600 housing units. However, this area has no sewer service currently. For this analysis, we have assumed 1,000 single family homes would be built in a portion of this area, roughly equivalent the potential for infill development in the Downtown and K-street/Creamery District areas. The average assessed value for the 1,425 sq. ft. homes is estimated at \$322,000 and the average household size is 2.54 persons. While the overall household size in Arcata is 2.22 persons (down from 2.25 in 2013-2017 ACS), census data indicates that larger units have larger households, as would be expected (Table 17). This 1,000 unit subdivision would house 2,540 persons.

Table 17: Total Population by Units in Structure

Unit Types	Pop	Occupied Units	Household Size
Total	16,224	7,311	2.22
1, detached or attached	9,341	3,679	2.54
2 to 4	2,819	1,206	2.34
5 or more	2,973	1,906	1.56
Mobile Home	1,091	520	2.1

Source: ADE, Inc., based on ACS 2014-2018 Table B20533.

For the equivalent 1,000 unit infill scenario, we have combined the infill potential shown in Table 13 above with the housing and mixed use development prototype analysis discussed above to derive the mix of units and non-residential development shown in Table 18. In compiling this scenario, we have assumed that vacant and underutilized lots would develop before parcels that are already fully developed with non-residential uses but have been identified as potential housing sites. In order to meet the 1,000 unit potential, we have programmed 52% of the developed industrial sites identified as having a potential better use. Of these parcels, we have allocated half to new industrial uses and half to office mixed use. In addition, sites zoned Commercial General, Public Facility, and Planned Mixed Use have been allocated to office mixed use in the scenario.

For residential zones, we have created three development types. In the Infill Inventory, there are a number of parcels greater than 10,000 sq. ft. zoned as Residential Very Low or Low Density. We have assumed these parcels would be subdivided and rezoned to Residential Medium Density and developed at 7.25 dwelling units per acre. This would result in 58 single family units on 8 acres. In addition, there are 19 vacant single family lots of about 6,000 sq. ft. each. We have assumed these would be developed with triplexes. Finally, there are about four acres of residential parcels zoned Residential High Density. We have assumed these would develop at 32 dwelling units per acre, producing 129 units.

This scenario represents one option for developing infill units in Arcata and reflects slightly different assumptions than those used to calculate the infill development capacity in Table 13, based on findings from the feasibility analysis above. Clearly other scenarios are possible under the zoning and market parameters in Arcata, and could be evaluated using the fiscal model described below.

Table 18: Infill Development Scenario

Development Type	Density	Notes	Units/ Sq. Ft	Acres
Commercial Central Zone				
Retail	45% Lot coverage		58,884	3.0
Residential	64 dwelling units per acre	6 stories over commercial	192	
Industrial Mixed Use				
Industrial	40% Lot coverage	vacant/underutilized/52% reuse (half)	229,181	13.2
Residential	15 dwelling units per acre	2 story multi-family	197	
Office Mixed Use				
Office	35% Lot coverage	CG + Pub Fac.+ Planned MU+52% reuse Industrial (half)	372,401	24.4
Residential	15 dwelling units per acre	2 story multi-family	366	
Residential				
Medium Density SF	7.25 dwelling units per acre	Single Family	58	8.0
Small Scale Multi-Family	3 DU per 6,000 sq. ft. lot	Triplexes	57	2.6
High Density	32 dwelling units per acre	5+ dwelling units/Bldg. 4 story multi-family	129	4.0
Total			1,000	55.2

Source: ADE, Inc.

Since a lot of the infill units are smaller and higher density product types, they would typically have lower household sizes, as shown in Table 17 above. We estimated the 1,000 infill units would support a population of 2,100 people. In addition, the non-residential space would support 1,081 jobs. The assessed values, household sizes and job densities for the land uses are shown in Table 19.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 19: Socioeconomic Characteristics of Infill Scenario: Units by Type of Unit, Population, Employees and Assessed Value

RESIDENTIAL	Units	Population per Unit	Total Population	Assessed Value Per Unit	Total Assessed Value
Single Family	58	2.54	147	\$322,000	\$18,676,000
Small Scale Multi-Fam	57	2.34	133	\$298,700	\$17,025,900
Medium Density MU	563	2.34	1,317	\$225,600	\$127,012,800
High Density	130	1.56	203	\$170,000	\$22,100,000
High Density MU	192	1.56	300	\$195,700	\$37,574,400
Total Residential	1,000		2,100		222,389,100
NON-RESIDENTIAL	Sq. Ft.	Sq. Ft./Emp	Total Employees	Assessed Value Per Sq. Ft.	Total Assessed Value
Retail	58,884	550	107	\$240	\$14,132,160
Office	372,401	500	745	\$423	\$157,525,623
Light Industrial	229,181	1,000	229	\$365	\$83,651,065

Source: ADE, Inc.

5.2 CITY OF ARCATA FISCAL IMPACTS

The fiscal analysis estimates the annual revenues the development would generate for City government and the cost required to provide services to the new units and population, as well as the non-residential uses. (Impacts for the Arcata Fire Protection District are discussed further below). The fundamental difference between infill development and greenfield development is that the infill development would use existing infrastructure such as streets, water and sewer lines and storm drain facilities. The greenfield development would need to build this infrastructure new. While the City would require the developers to install the new infrastructure, the City would be required to maintain and operate the facilities once the development is complete. This would result in a greater increase to the City’s total maintenance expenditures than would operating existing infrastructure at higher capacity as in the infill scenario.

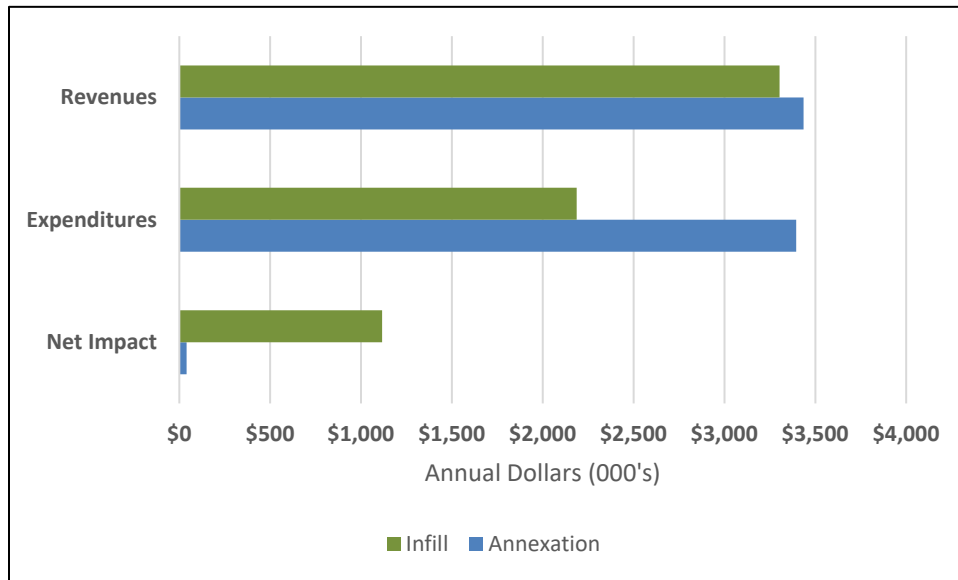
The infill scenario is estimated to generate about \$3.3 million in total revenues for the City per year, including General Fund tax revenues annual fees for recreation programs and service charges for water and wastewater and other City utilities (see Table F-7 in the Appendix). The cost of services to serve the infill development is estimated at just under \$2.2 million per year, generating a fiscal surplus of about \$1.1 million per year. The infill residential units would generate nearly half of this net revenue, or \$466,700, and the non-residential uses in the scenario would generate the balance.

In contrast, the greenfield development scenario would generate \$3.43 million per year (right hand column of Table F-7), but would require an estimated \$3.39 million in municipal expenditures, creating a small fiscal surplus of \$39,000 per year (Figure 5). The detailed methodology for these calculations is described in Appendix D, but the primary difference in the cost estimates is that for streets, and water, sewer, storm drainage infrastructure in the streets, the costs for the greenfield scenario reflect the added cost of maintaining new facilities for the subdivision (based on the existing average costs

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

the City spends for maintenance and operation of those facilities). For the infill scenario, the costs for those portions of the infrastructure reflect the annual increase in City maintenance costs for existing facilities.⁹ In addition, the higher population supported by the single family development in the greenfield scenario also increases demand for other types of City services such as recreation, police protection and others.

Figure 5: Annual Fiscal Impact of Infill and Annexation Scenarios at Full Buildout



Source: ADE, inc.

5.3 ARCATA FIRE PROTECTION DISTRICT (AFPD)

The AFPD provide fire protection services to Arcata, McKinleyville and surrounding unincorporated areas. The District is funded from four primary sources:

- 50% from the ad valorem (property tax)
- 40% from the District’s voter-approved initiatives.
 - 1997 special tax.
 - 2006 benefit assessment.
- 8% from other governmental funds.
- 2% from charges for services

⁹ This is based on the Engineering News Record (ENR) annual cost index, which tracks the escalation of building construction costs annually.

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The District operates with minimal staffing and has struggled to maintain its existing stations and equipment. A new voter initiative, Measure F, recently passed that would replace and increase the 1997 voter approved measure and extend it for another ten years.

Given the location of existing fire stations in the District, Fire Chief Justin McDonald indicates that the two development scenarios evaluated in this Study would not have significantly different impacts on Fire District services.¹⁰ Under the assumptions of this analysis, the greenfield subdivision would have a larger population, which would increase medical emergency calls compared to the infill scenario, assuming a similar age mix for the population. However, the senior citizen population generates significantly more medical emergency calls than the younger segments of the population. If seniors were concentrated in the greenfield subdivision, this could have a significant impact on the District since the potential annexation area currently requires no medical response efforts from the District. However, the more likely scenario is that the seniors would be concentrated in the infill units closer to downtown, in which case existing fire station personnel would be more able to respond since the developed parts of the City are already actively served by the District. The volume of additional calls for service may necessitate adding more medical response personnel and vehicles; however, both scenarios would generate more property tax and special assessment revenue for the District to help cover these costs.

Another consideration is building height and whether additional ladder trucks would be needed. Chief McDonald indicates that current District equipment can handle the heights of buildings that have been built in Arcata to date (4-5 stories), but if buildings start to reach 75 feet in height, then a new ladder truck would be needed. The cost for such a truck would start at \$1 million, plus additional equipment and the personnel needed to operate it.

From a revenue standpoint, the residential units in the greenfield scenario would generate more property taxes and special assessments than the infill residential units. However, the non-residential component of the infill scenario would increase overall revenues above the greenfield scenario. Chief McDonald indicates that if future growth requires new equipment such as a ladder truck or additional medial response vehicles and personnel, the District may have to consider establishing a development impact fee.

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¹⁰ Chief Justin McDonald, Arcata Fire Protection District, personal communication, October 2019.

6. RECOMMENDATIONS

6.1 CONCLUSIONS

The City RHNA requirements established by the State HCD and the projections prepared independently for this Study indicate that the City will need to construct about 600 dwelling units by 2027. Based on the current jobs/housing balance in the City, it is likely the latent demand for housing in Arcata is much greater than the RHNA projections. In addition, based on our outreach to date, there is substantial evidence from the community that low income households, college students, ethnic minorities and other disadvantaged groups have significant difficulty accessing adequate, affordable housing in Arcata.

Our analysis shows that the 600 units can be provided as infill within the identified infill areas under current City zoning provisions. Our analysis further shows that a mix of high-density subsidized apartments and lower-density, mixed-use market rate unit types can be utilized to meet the City's RHNA. Meeting the City's RHNA will be more feasible if zoning standards are updated to remove density restrictions and reduce parking requirements.

The fiscal analysis presented in Section 4 documents the potential cost savings for the City in encouraging infill development rather than greenfield subdivisions on the periphery of town where services do not currently exist. Construction of infill development to meet housing needs could result in savings of more than \$1 million per year. In addition, infill development provides greater opportunities for mixed use development and higher densities, which can improve the efficiency of the transit and circulation systems as well as other utilities. The recommendations below suggest that the City may need to make some investments in its planning and building review process in order to stimulate accelerated infill housing development with its associated fiscal and other benefits.

6.2 RECOMMENDATIONS

The following sections provide a summary of the housing market gaps and barriers to increasing housing production, as well as recommendations on how the City can proceed to create incentives for development of infill housing, with a particular focus on future planning for the Arcata Gateway Plan and other areas. Appendix C also summarizes potential financing sources and mechanisms that can help finance housing development.

MARKET SUMMARY

- The RHNA projection indicates that nearly 40% of the housing need in Arcata is for Low and Very Low Income units. Our analysis of infill development prototypes suggests that this market segment will need to be addressed through the use of low income tax credits and other sources of affordable housing subsidies.
- Survey results conducted for this Study as well as input from developers and property managers indicate that at least two-thirds of the housing demand is for two bedroom units or larger. The infill feasibility analysis indicates that larger units can be integrated into a range of

building types including 3-4 four story multi-family developments as well as townhouses and triplexes.

- There is a gap in home ownership opportunities in Arcata. The nexus of market demand for larger units and more ownership opportunities against the need for more affordability highlights the opportunity for infill housing to provide ownership housing in multi-family product types.
- Arcata needs more transitional housing and group homes (these are legally allowed anywhere as long as they house six or fewer people). Infill housing can serve this need but would need subsidies.

BARRIERS TO HOUSING CREATION

- Based on our analysis, City fees do not constitute a significant barrier to development. However, City and State requirements, such as energy efficiency and fire protection sprinklers, as well as water quality studies significantly increase costs for design, construction and navigating the compliance approval process for housing. In many cases these required improvements reduce resident or public safety costs during the life of the units, but they also reduce initial affordability.
- There is substantial uncertainty in the Arcata development approval process, both at the staff level and at the review board and decision maker level. For most developers, it is difficult to attract and commit capital for long periods of time when the outcome is uncertain. The City should identify development models for which approvals can be gained rapidly in order to attract greater construction activity.
- The litigation risk associated with Conditional Use Permits (CUPs), particularly for condominium projects, have driven insurance costs up beyond the point of feasibility. This is a major barrier for multi-family ownership housing, which is a market gap in Arcata.
- When doing infill, demolition costs can be high, and sometimes existing infrastructure needs to be improved or expanded to provide sufficient capacity. In certain circumstances these costs can be higher than for greenfield development, creating the need for additional subsidies to make infill housing feasible.

POTENTIAL SOLUTIONS

- Adopt a form-based code that would define the allowable building envelope without limiting the density of units on the site to improve project feasibility and increasing housing production.
- Increase height limits would to increase housing production per site. Keep in mind this may require higher per unit subsidies to keep units affordable.

- Permit larger building envelopes to increase the potential to locate amenities and services in the development and increase access to social services as well as recreational and cultural amenities.
- Reduction of parking requirements has a measurable benefit for project economics, provided consumer acceptance follows pace. Couple reduced parking with free transit passes or other transportation alternatives.
- Use City or other publicly owned land or City investments to write down land costs, particularly if the infill development requires demolition. Use incentives such as tax credits more aggressively to achieve high-density developments.
- Create a fee deferral program to allow developers to defer City fees until just prior to the development being occupied (i.e. the recreation fee for new construction).
- Stakeholders are very supportive of the City's initial proposed concept of developing a master plan with environmental analysis completed upfront to identify the maximum potential of each infill site. This could include creating pre-approved plan sheets for vacant properties with approved uses and requirements to develop the properties with an idea of fees and timeline to get it through the process, thereby develop an inventory of principally permitted properties.
- Stakeholders recommend that Arcata hire a building official and a plan checker to improve the speed and quality of service, rather than rely on outside consultants. The County of Humboldt offers all in house plan-checkers and this simplifies the process. Also, the County utilizes an online portal that facilitates interdepartmental communication. Another example of this may be found in Santa Rosa. After the 2017 devastating fire, Santa Rosa hired a contractor to develop an online permitting system to accelerate the process of rebuilding. The portal is capable of searching for permits, scheduling inspections, looking up general property information, and applying for permits. The streamlined permit process can aid in building housing units quicker. <https://wwwsrcity.org/275/Online-Permitting-System>
- Pursue partnerships with more non-profit developers who can apply for CDBG, HOME, State, Federal funds to reduce costs. The Rural Housing Development Corporation builds all over the state but needs incentives. As described on pp.73-74 of the Appendix to the Housing Element, the City monitors when loans on HUD units are expiring. State law requires first right of refusal for cities to get a non-profit involved.

6.3 ARCATA GATEWAY AREA RECOMMENDATIONS

The Arcata Gateway Area offers a number of unique planning opportunities and the City is anticipating creating a specific plan to guide development in this area. The community engagement conducted for this Study provided some additional considerations of the City as it moves forward with planning for this area.

DEMOGRAPHICS AND NEEDS

- While the Arcata Gateway District has a definite focus on the arts and has much of the available industrial property in the City, stakeholders generally agree that housing is a good use in this area. Interest was expressed particularly for artists' live/work housing as well as additional senior housing. Stakeholders believe that mobile home parks and personal storage facilities are not a good fit for this District, although there was some discussion of converted the storage unit to live /work units.
- Landlords also report that half of their tenants either walk or bike to work. Having a good pedestrian and bike trail system would be an asset. Also, EV charging spaces would be used if they could be provided.

BARRIERS TO HOUSING CREATION

- Property owners and those seeking to plan for change in the District see the Coastal Commission as a major challenge. Some stakeholders have been petitioning to move the Coastal Zone to a straight line south of 8th St. One concern is that ditches from old logging ponds are categorized as "Environmentally Sensitive Habitat Areas" and then are protected by the coastal zone.
- In terms of circulation, it would be helpful to revisit the truck traffic plan. K St. should give way to O St. for truck traffic (Los Harbors improvements), and O St. should be improved.

POTENTIAL SOLUTIONS

- The City Land Use Code has policies pertaining to live/work development but should review these requirements to improve the feasibility and neighborhood suitability of this type of development.
- Ensure that the desired housing and mixed use building products are principally permitted uses in the appropriate zoning districts.

ADDITIONAL STAKEHOLDER RECOMMENDATIONS

The extensive outreach conducted for the Study generated numerous ideas for improving the availability and affordability of housing in Arcata. Further research would be needed to determine which of these ideas are feasible and appropriate for Arcata. They are listed here for the City's consideration as it moves forward with future planning efforts.

- Pre-Application Review and Technical Assistance: communities can offer a pre-application review and technical assistance to eliminate red tape can make them more attractive to developers.
- Accessory dwelling units (ADUs) could be a very important source of additional housing and the City should find ways to augment state legislation to remove impediments to building ADUs.

- Relaxing requirements for homeless housing, because it is currently a Catch-22 with affordable housing and the cost of meeting standards.
- Research whether the vacation housing market is having a measurable effect on housing availability and affordability in Arcata. Numerous communities throughout California have regulated this industry and also strengthened licensing to ensure that the appropriate fees and tax revenues accrue to the City.
- Consider providing small grants to LSNC, through the Housing Advocacy Group, to do fair housing workshops for tenants and landlords called "Know your Rights."
- Ensure that local enforcement is adequate for the state adopted legislation, effective January 1, 2020, to prohibit discrimination against section 8 tenants.
- Adopt an ordinance for a percent of affordable units in market-rate housing
- Consider adopting linkage fees on new commercial development to give to a non-profit to build housing

ARCATA GATEWAY DISTRICT STAKEHOLDER RECOMMENDATIONS

- There are streams running through parcels in this area. It would be great if those could be opened up to public access and made part of the trail system; however, this is not something that private landowners can take on alone, because insurance is too onerous. If the City were to improve creek and own the contamination at the car wash/transmission sites, these areas could be put to much better use.
- Stakeholders would like to have better signage for the area. Signage is particularly challenging for businesses, and this seems to have been an area of difficulty with the City. The Creamery District gateway entrance has been implemented: Jolly Giant Creek art bulb outs are completed and sculpture of indigenous fish and species and sidewalk art showing path of creek are planned.
- Arts are very important to the District and there is work being done on a strategic arts plan to promote creative place-making. One idea would be to have the Transactions and Use tax cycled back into the arts; funds could be used to get matching funds from the state and federal governments. Another idea is to fund stipends for artists in the area.
- Playhouse Arts is the "local arts agency for the City of Arcata" and is petitioning to continue for another five years. There is interest in doing work in kinesthetic arts, design, eco art (combination of ecological restoration with art), aging artist support and promoting discussions around aging. Stakeholders also suggested attracting glass artisans to the Arcata Gateway District.
- Stakeholders indicate that communication needs to be better between businesses in the Arcata Gateway District and the City of Arcata. It would be helpful to have a monthly report

from the City on what is going on in the Arcata Gateway District, delivered to businesses and residents in the area. In the past, projects that were proposed were not implemented in the way stakeholders in the District anticipated.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

7. REPORT PREPARATION

7.1 CLIENT

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 Maricela Wexler – event surveying and focus groups
 Isadora Sharon, California Center for Rural Policy - survey tabulation

7.3 PERSONS CONSULTED

The Study process included extensive outreach to community members and stakeholders in the housing community, as summarized below.

- **911 people completed an online survey** (in English and Spanish) about housing needs, concerns, affordability.
- Consultants and City employees surveyed at **ten community events** in Arcata, Eureka, and McKinleyville.
- **Four focus groups** were conducted with Latinx families (12 participants); Creamery District artists, residents, and business owners (27 participants); low-income seniors (interviews and well as survey responses); housing advocates who work with members of our community who are housing insecure (8 participants representing the following organizations:
 - Redwood Community Action Agency
 - Arcata House Partnership
 - Redwood Coast Regional Center
 - Housing Humboldt

- Affordable Homeless Housing Alternatives)
- We gained insight into **Humboldt State University students’ experiences** through a variety of methods including: “Pop-up” event surveying on the quad, one-to-one conversations with students during events, and analyzing qualitative and quantitative data shared with us by HSU’s Off-Campus Housing Coordinator.
- **Two community workshops** were held, one in English and the other in Spanish, where City staff shared information about the state and local housing context, current housing plans under development, and gathered input on the tensions that will have to managed as new housing is developed, as well as how to reach the City’s housing goals.
- Held one **“We’ll Come to You” Session** with True North Organizing Network.
- The consultants interviewed 17 representatives from the Development, Realtors/Property Managers, Healthcare Providers, “Creamery District” Stakeholders, and Legal communities, listed below.

Developers

- Tony Lucchesi, Pacific Builders
- Chris Dart, DANCO
- Kurt Kramer, Kramer Investment Corporation
- Jim Furtado, JLF Construction
- Mark Rynearson, Bella Vista Realty
- Audrey & Melissa Bode, Bode Construction
- Steve Strombeck, Strombeck Construction

Realtors/Property Managers

- Mark Burchett, Benchmark Realty
- Linda Disiere, Disiere & Associates
- David Wells & Alissa Hall, Wells Real Estate

“Creamery District” Stakeholders

- Paul Lubitz, Holly Yashi
- Kathy Moxon & Fawn Scheer, Greenway Partners
- Kash Boodjeh, Architect
- Jackie Dandeneau, Playhouse Arcata

Healthcare Providers

- Mike Sawyer, United Indian Health Services (Potawot Health Village)
- Jed Rudd, Mad River Hospital

Legal Services

- Lynn Martinez, Legal Services of Northern California

Banks

- Jennifer Budwig, Jamie Anderson, Redwood Capital Bank
- Dane Valadao, Reprop Financial

APPENDIX A: COMMUNITY ENGAGEMENT

[See separate report attached to the Housing Element Appendix]

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

APPENDIX B: HOUSING MARKET DATA

**Table B-1 (A-4): Persons by Age: Humboldt County, Arcata and other places within Humboldt County
Compared to California, 2012-2017 Average**

Age Groups	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Total:	38,982,847	135,490	17,814	27,024	1,096	1,458	11,981	3,385	199	16,963	5,145	4,217
Under 5 years	2,493,545	7,387	469	1,596	49	51	678	227	2	1,104	192	268
5 to 9 years	2,526,231	7,729	470	1,428	27	85	810	220	3	1,445	350	277
10 to 14 years	2,543,419	6,838	645	1,299	24	98	736	249	2	845	278	259
15 to 17 years	1,551,525	4,404	300	913	12	65	588	125	0	622	218	205
18 and 19 years	1,057,585	4,805	2,051	623	0	40	351	42	0	332	61	204
20 years	585,815	2,971	1,299	571	15	16	102	13	0	285	2	128
21 years	576,351	2,033	885	306	0	29	128	24	0	244	32	98
22 to 24 years	1,697,558	7,964	2,662	1,484	126	33	524	119	8	752	225	248
25 to 29 years	2,989,780	9,164	1,487	1,916	150	66	560	246	3	1,108	577	157
30 to 34 years	2,833,092	9,208	1,037	2,273	65	77	649	235	21	1,125	343	227
35 to 39 years	2,609,639	8,828	703	1,822	80	93	888	197	12	1,514	247	236
40 to 44 years	2,570,431	7,808	637	1,470	41	56	755	306	7	1,148	421	375
45 to 49 years	2,590,399	7,141	718	1,297	27	57	711	242	0	944	178	222
50 to 54 years	2,611,934	8,255	688	1,788	57	106	962	175	4	865	381	219
55 to 59 years	2,453,244	9,755	823	2,083	82	111	850	246	18	1,097	413	323
60 and 61 years	916,388	4,032	407	766	42	31	247	69	9	495	175	131
62 to 64 years	1,227,463	5,417	445	1,201	31	37	353	130	29	581	166	131
65 and 66 years	755,921	3,607	459	729	32	33	273	62	10	445	226	51
67 to 69 years	966,469	4,293	444	683	77	81	280	114	25	535	104	96
70 to 74 years	1,224,419	5,521	450	1,028	92	87	470	140	22	624	124	109
75 to 79 years	872,609	3,714	361	629	27	112	333	105	18	405	118	106
80 to 84 years	636,919	2,049	72	524	16	57	267	18	4	232	89	80
85 years and over	692,111	2,567	302	595	24	37	466	81	2	216	225	67
Median	36.1	37.7	25.4	37.5	40	45.6	39.9	39.9	62.5	37.2	40.6	36.6

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B01001 and B01002]

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-2 (A-10): Number of Persons With At Least One Disability: California, Humboldt County, and City of Arcata

Population Segment	California	Humboldt County	City of Arcata
Total civilian non-Institutionalized population	38,488,069	134,525	17,776
Total civilian non-Institutionalized population with a disability	4,088,523	22,502	2,134
Persons with a hearing disability	1,142,006	6,648	515
Persons with a vision disability	778,549	3,834	402
Persons with a cognitive disability	1,560,559	9,691	1,000
Persons with an ambulatory disability	2,133,750	10,639	891
Persons with a self-care disability	943,071	4,384	437
Persons with an independent-living disability	1,611,722	8,118	794
Total civilian non-Institutionalized population with a disability as percent of total	10.6%	16.7%	12.0%

Source: ADE, Inc., based on US Census ACS 2013-2017 5-year Sample (Table S1801)

Table B-3 (A-11): Number of Veterans, including by Disability Status: California, Humboldt County, and City of Arcata

Population Segment	California	Humboldt County	City of Arcata
Total number of persons 18 and over (civilians only)	29,740,487	109,052	15,899
Total number of persons 18 and over (civilians only): veterans	1,661,433	8,817	750
Veterans as a percent of total civilians 18 and over	5.6%	8.1%	4.7%
Total persons 18 and over (civilians only): with a disability	3,784,716	20,784	1,843
Total persons 18 and over (civilians only): with a disability: veterans	466,644	3,240	307
Veterans with a Disability as a percent of civilians 18 and over with a disability	12.3%	15.6%	16.7%
Veterans with a Disability as a percent of all veterans	28.1%	36.7%	40.9%
18 and over civilians w\ disability as percent of total 18 and over civilians	12.7%	19.1%	11.6%

Source: ADE, Inc., based on US Census ACS 2013-2017 5-year Sample (Table S2101)

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-4 (A-7): Household Income: Humboldt County, Arcata and other places within Humboldt County Compared to California, 2013-2017 Average

Income Group	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Total	12,888,128	53,966	7,078	11,372	488	639	4,514	1,410	115	6,380	1,953	1,521
Less than \$10,000	694,945	3,997	1,079	649	33	52	274	58	0	391	61	71
\$10,000 to \$14,999	604,666	4,289	767	1,140	28	23	314	196	4	328	112	291
\$15,000 to \$19,999	536,203	3,434	580	683	15	41	353	139	10	257	16	61
\$20,000 to \$24,999	568,994	3,633	499	918	50	46	280	69	8	437	83	41
\$25,000 to \$29,999	523,563	3,459	509	1,124	38	24	308	96	6	229	102	51
\$30,000 to \$34,999	539,988	3,134	464	604	15	66	182	164	6	445	67	151
\$35,000 to \$39,999	500,571	2,839	280	604	9	58	187	65	2	494	42	41
\$40,000 to \$44,999	509,113	2,869	403	725	16	14	247	69	0	192	127	121
\$45,000 to \$49,999	456,152	2,353	231	432	32	48	384	43	7	288	76	41
\$50,000 to \$59,999	895,758	4,815	443	1,110	78	35	543	72	10	657	181	211
\$60,000 to \$74,999	1,199,773	5,111	322	1,010	50	74	432	180	9	469	428	271
\$75,000 to \$99,999	1,568,843	6,053	569	1,230	55	54	492	150	13	949	361	181
\$100,000 to \$124,999	1,206,637	2,910	269	442	38	23	253	55	15	378	126	21
\$125,000 to \$149,999	818,690	1,969	241	341	14	13	140	19	4	301	112	81
\$150,000 to \$199,999	1,008,388	1,495	251	172	12	28	69	25	5	209	0	71
\$200,000 or more	1,255,844	1,606	171	188	5	40	56	10	16	356	59	31
Top 20th Percentile: Lower Limit	\$139,246	\$88,115	\$80,252	\$77,490	\$83,341	\$91,833	\$79,695	\$71,316	\$131,250	\$99,273	\$93,426	\$93,751
Median	\$67,169	\$43,718	\$30,866	\$39,720	\$50,500	\$41,696	\$46,451	\$34,292	\$65,250	\$52,136	\$99,461	\$56,201
Bottom 20th Percentile: Upper Limit	\$26,498	\$18,650	\$12,739	\$18,386	\$22,160	\$21,553	\$19,472	\$15,700	\$25,500	\$23,755	\$31,122	\$32,601

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B19001, B19013, and B19080]

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-5 (A-9): Household Income: Arcata: Households by Income, Age of Householder and Tenure

Income Categories	All Households by Age of Householder and Income				All Homeowning Households by Age of Householder and Income				All Renting Households by Age of Householder and Income			
	All	<35	35-54	55 and over	Own	<35	35-54	55 and over	Rent	<35	35-54	55 and over
Age Group												
Total	7,708	2,857	1,636	2,585	2,641	106	695	1,840	4,437	2,751	941	745
Less than \$10,000	1,079	588	178	314	311	12	76	223	768	576	101	91
\$10,000 to \$14,999	767	441	155	171	201	15	63	123	566	426	92	48
\$15,000 to \$19,999	580	282	136	161	181	10	57	113	399	272	79	48
\$20,000 to \$24,999	499	295	102	102	121	7	43	70	378	287	59	32
\$25,000 to \$29,999	509	240	124	144	163	9	52	102	346	231	72	42
\$30,000 to \$34,999	464	197	93	174	176	10	37	129	288	188	56	45
\$35,000 to \$39,999	280	57	32	191	158	2	13	143	122	55	18	49
\$40,000 to \$44,999	403	145	118	140	155	7	50	98	248	138	68	42
\$45,000 to \$49,999	231	37	52	142	125	1	24	101	106	36	28	41
\$50,000 to \$59,999	443	157	116	169	176	7	50	119	267	151	67	50
\$60,000 to \$74,999	322	71	89	163	158	4	38	116	164	66	50	47
\$75,000 to \$99,999	569	112	162	295	290	9	69	212	279	103	93	83
\$100,000 to \$124,999	269	65	68	136	126	1	31	94	143	64	37	42
\$125,000 to \$149,999	241	76	76	89	100	5	32	63	141	71	44	26
\$150,000 to \$199,999	251	52	77	123	122	2	34	85	129	49	43	38
\$200,000 or more	171	42	58	71	78	4	25	49	93	38	34	21

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 Sample (Tables B19037, B19037i, B25003, and B25007)

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-6 (A-8): Occupied and Vacant Units by Number of Units in Type of Building Structures: Humboldt County, Arcata and other places within Humboldt County, Compared to California, 2013-2017 Average

Jurisdiction	Total	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home	Boat, RV, van, etc.
All Units											
California	13,996,299	8,131,716	978,110	343,548	775,541	857,711	728,840	684,497	962,670	518,818	14,848
Humboldt County	62,583	42,974	2,386	2,403	4,510	2,539	999	831	599	5,185	157
Arcata	7,919	3,592	534	501	816	902	445	357	232	540	0
Eureka	12,654	7,705	493	1,053	1,793	675	386	190	172	175	12
Blue Lake	574	366	4	31	90	9	15	0	0	59	0
Ferndale	768	565	33	37	94	17	0	9	0	13	0
Fortuna	5,010	3,312	226	185	512	188	24	73	117	373	0
Rio Dell	1,635	1,291	35	21	114	29	0	0	0	145	0
Trinidad	200	164	1	1	5	0	0	0	0	29	0
McKinleyville CDP	6,762	4,749	343	157	415	348	13	57	0	680	0
Myrtle town CDP	2,190	1,628	136	65	145	138	0	11	42	25	0
Humboldt Hill CDP	1,602	1,079	0	35	121	0	0	37	0	330	0
Owned-Occupied											
California	7,024,315	5,797,777	490,431	49,846	80,633	79,120	53,002	58,038	87,103	320,610	7,755
Humboldt County	30,500	26,768	561	149	127	9	10	0	0	2,819	57
Arcata	2,641	2,226	82	34	36	0	8	0	0	255	0
Eureka	5,139	4,747	118	79	65	9	0	0	0	109	12
Blue Lake	280	215	0	10	14	0	0	0	0	41	0
Ferndale	334	331	0	3	0	0	0	0	0	0	0
Fortuna	2,511	2,167	82	0	0	0	0	0	0	262	0
Rio Dell	810	750	0	0	0	0	0	0	0	60	0
Trinidad	87	71	0	0	0	0	0	0	0	16	0
McKinleyville CDP	4,057	3,549	61	0	0	0	0	0	0	447	0
Myrtle town CDP	957	945	0	0	0	0	0	0	0	12	0
Humboldt Hill CDP	1,160	851	0	0	0	0	0	0	0	309	0
Renter-Occupied											
California	5,863,813	1,745,905	417,227	258,269	631,140	707,300	614,809	571,554	787,562	122,954	7,093
Humboldt County	23,466	10,389	1,411	1,974	3,854	2,134	919	670	527	1,488	100

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Jurisdiction	Total	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home	Boat, RV, van, etc.
Arcata	4,437	1,123	415	322	716	704	394	299	232	232	0
Eureka	6,233	2,157	254	955	1,519	561	359	190	172	66	0
Blue Lake	208	83	4	12	67	9	15	0	0	18	0
Ferndale	305	181	25	17	61	17	0	0	0	4	0
Fortuna	2,003	867	99	185	473	156	24	17	87	95	0
Rio Dell	600	330	35	7	114	29	0	0	0	85	0
Trinidad	28	25	1	1	1	0	0	0	0	0	0
McKinleyville CDP	2,323	1,033	258	123	349	313	13	57	0	177	0
Myrtle town CDP	996	593	69	65	107	138	0	11	0	13	0
Humboldt Hill CDP	365	172	0	35	121	0	0	37	0	0	0
Vacant											
California	1,108,171	588,034	70,452	35,433	63,768	71,291	61,029	54,905	88,005	75,254	0
Humboldt County	8,617	5,817	414	280	529	396	70	161	72	878	0
Arcata	841	243	37	145	64	198	43	58	0	53	0
Eureka	1,282	801	121	19	209	105	27	0	0	0	0
Blue Lake	86	68	0	9	9	0	0	0	0	0	0
Ferndale	129	53	8	17	33	0	0	9	0	9	0
Fortuna	496	278	45	0	39	32	0	56	30	16	0
Rio Dell	225	211	0	14	0	0	0	0	0	0	0
Trinidad	85	68	0	0	4	0	0	0	0	13	0
McKinleyville CDP	382	167	24	34	66	35	0	0	0	56	0
Myrtle town CDP	237	90	67	0	38	0	0	0	42	0	0
Humboldt Hill CDP	77	56	0	0	0	0	0	0	0	21	0

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Tables B25024 and B25032]

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-7 (1): All Households, Home Owners and Renters: Monthly Housing Costs and Household Size by Income Category, Humboldt County, 2013-2017

Income Category	All Households				Home-Owning Households				Renter Households			
	HSGLDs	% of total	Monthly Housing Costs	Persons-per-HHD	HSGLDs	% of total	Monthly Housing Costs	Persons-per-HHD	HSGLDs	% of total	Monthly Gross Rent	Persons-per-HHD
01 Less than \$10,000	4,339	4.4%	\$722	1.53	1,547	35.7%	\$719	1.51	2,792	64.3%	\$726	1.55
02 \$10,000 to \$14,999	4,226	3.2%	\$715	1.64	1,455	34.4%	\$751	1.64	2,771	65.6%	\$699	1.64
03 \$15,000 to \$24,999	6,759	6.2%	\$738	1.98	2,725	40.3%	\$661	1.67	4,035	59.7%	\$809	2.19
04 \$25,000 to \$34,999	6,749	7.7%	\$873	2.12	3,003	44.5%	\$834	1.83	3,746	55.5%	\$914	2.35
05 \$35,000 to \$49,999	7,680	10.6%	\$941	2.59	4,142	53.9%	\$941	2.61	3,539	46.1%	\$950	2.57
06 \$50,000 to \$74,999	9,651	17.6%	\$1,113	2.77	6,324	65.5%	\$1,149	2.65	3,328	34.5%	\$1,020	3.01
07 \$75,000 to \$99,999	5,875	14.2%	\$1,237	3.03	4,097	69.7%	\$1,255	2.98	1,778	30.3%	\$1,184	3.13
08 \$100,000 to \$149,999	4,600	17.4%	\$1,525	3.07	3,847	83.6%	\$1,531	2.90	754	16.4%	\$1,444	3.95
09 \$150,000 to \$199,999	1,941	7.6%	\$1,614	3.28	1,727	89.0%	\$1,631	3.27	213	11.0%	\$1,391	3.36
10 \$200,000 or more	1,682	11.0%	\$1,890	2.92	1,507	89.6%	\$1,910	2.97	175	10.4%	\$1,533	2.47
Total	53,502	100.0%	\$1,063	2.45	30,374	56.8%	\$1,148	2.50	23,131	43.2%	\$912	2.39

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

HOUSEHOLDS WITH HEAD OF HOUSEHOLD LESS THAN 30 YEARS OLD

Table B-8 (2): Home Owners with Head of Household Less Than 30 Years Old, Humboldt County, 2013-2017:

- **Monthly Housing Costs and Household Size by Income Category**
- **Overcrowded Households**
- **Households Paying More Than 30 % of Income for Housing**

Income Category	Homeowners Less Than 30 years Old				Overcrowded Householders Less Than 30 Years Old				Homeowners Less Than 30 Years Old Paying More Than 30% of Income for Housing			
	HSHLDs	% of HO	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age <30	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age <30	Monthly Housing Costs	Persons-per-HHD
01 Less than \$10,000	46	3.0%	\$396	---	13	28.3%	\$472	---	2	4.3%	\$0	---
02 \$10,000 to \$14,999	34	2.3%	\$274	---	8	23.5%	\$66	---	25	73.5%	\$0	---
03 \$15,000 to \$24,999	101	3.7%	\$1,452	---	67	66.3%	\$641	---	62	61.4%	\$903	3.20
04 \$25,000 to \$34,999	11	0.4%	\$459	---	0	0.0%	\$0	---	0	0.0%	\$1,063	---
05 \$35,000 to \$49,999	150	3.6%	\$1,244	---	81	54.0%	\$889	---	125	83.3%	\$1,959	7.93
06 \$50,000 to \$74,999	295	4.7%	\$1,267	4.07	98	33.2%	\$1,031	---	116	39.3%	\$1,990	---
07 \$75,000 to \$99,999	42	1.0%	\$1,795	---	9	21.4%	\$1,672	---	0	0.0%	\$2,540	---
08 \$100,000 to \$149,999	50	1.3%	\$436	---	43	86.0%	\$513	---	0	0.0%	\$3,927	---
09 \$150,000 to \$199,999	4	0.2%	\$348	---	0	0.0%	\$0	---	0	0.0%	\$0	---
10 \$200,000 or more	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
Total	733	2.4%	\$1,102	3.35	319	43.5%	\$858	4.18	330	45.0%	\$2,097	4.39

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-9 (3): Home Owners with Head of Household Less Than 30 Years Old, Humboldt County, 2013-2017:

- **With at Least One Person with a Disability**
- **Households with a Veteran**
- **Households with No College Degree**

Income Category	Homeowners <30 Years with at Least One Person with a Disability				Homeowners <30 Years with a Veteran				Homeowners <30 Years with no College Degree			
	HSHLDs	% of HO Age <30	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age <30	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age <30	Monthly Housing Costs	Persons-per-HHD
01 Less than \$10,000	32	69.6%	\$341	---	4	8.7%	\$203	---	2	4.3%	\$160	---
02 \$10,000 to \$14,999	8	23.5%	\$66	---	0	0.0%	\$0	---	0	0.0%	\$0	---
03 \$15,000 to \$24,999	0	0.0%	\$0	---	0	0.0%	\$0	---	90	89.1%	\$1,613	---
04 \$25,000 to \$34,999	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
05 \$35,000 to \$49,999	8	5.3%	\$1,354	---	0	0.0%	\$0	---	76	50.7%	\$1,357	---
06 \$50,000 to \$74,999	52	17.6%	\$781	---	27	9.2%	\$1,043	---	148	50.2%	\$1,310	---
07 \$75,000 to \$99,999	12	28.6%	\$1,713	---	0	0.0%	\$0	---	31	73.8%	\$1,743	---
08 \$100,000 to \$149,999	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
09 \$150,000 to \$199,999	0	0.0%	\$0	---	4	100.0%	\$348	---	0	0.0%	\$0	---
10 \$200,000 or more	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
Total	112	15.3%	\$795	8.56	35	4.8%	\$920	---	347	47.3%	\$1,333	3.43

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-10 (4): Renters with Head of Household Less Than 30 Years Old, Humboldt County, 2013-2017:

- **Monthly Housing Costs and Household Size by Income Category**
- **Overcrowded Households**
- **Households Paying More Than 30 % of Income for Housing**

Income Category	Renter Households Less Than 30 Years Old				Overcrowded Renter Households Less Than 30 Years Old				Renter Households Less Than 30 Years Old Paying Over 30% of Income for Housing			
	HSHLDs	% of Renters	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age <30	Monthly Gross Rent	Persons-per-HHD
01 Less than \$10,000	1120	40.1%	\$900	1.89	302	27.0%	\$767	3.46	124	11.1%	\$542	---
02 \$10,000 to \$14,999	678	24.5%	\$902	1.93	263	38.8%	\$1,001	3.37	483	71.2%	\$773	1.70
03 \$15,000 to \$24,999	1123	27.8%	\$980	2.57	344	30.6%	\$821	3.44	872	77.6%	\$855	2.68
04 \$25,000 to \$34,999	1192	31.8%	\$1,002	2.65	514	43.1%	\$935	4.41	916	76.8%	\$1,093	2.79
05 \$35,000 to \$49,999	740	20.9%	\$1,014	2.72	385	52.0%	\$1,001	3.99	357	48.2%	\$1,262	3.17
06 \$50,000 to \$74,999	802	24.1%	\$1,035	3.25	203	25.3%	\$1,090	4.65	140	17.5%	\$1,872	3.84
07 \$75,000 to \$99,999	156	8.8%	\$1,277	3.13	39	25.0%	\$1,350	4.21	6	3.8%	\$2,020	---
08 \$100,000 to \$149,999	120	15.9%	\$1,991	3.66	11	9.2%	\$2,100	5.92	1	0.8%	\$3,000	---
09 \$150,000 to \$199,999	58	27.2%	\$1,600	---	38	65.5%	\$1,791	---	0	0.0%	\$0	---
10 \$200,000 or more	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
Total	5,989	25.9%	\$1,014	2.72	2,099	35.0%	\$953	4.09	2,899	48.4%	\$1,020	2.82

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-11 (5): Renters with Head of Household Less Than 30 Years Old, Humboldt County, 2013-2017:

- **With at Least One Person with a Disability**
- **Households with a Veteran**
- **Households with No College Degree**

Income Category	Renter Households Less Than 30 Years Old with At Least One Person with a Disability				Renter Households Less Than 30 Years Old with a Veteran				Renter Households Less Than 30 Years Old with No College Degree			
	HSHLDs	% of Renters Age <30	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age <30	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age <30	Monthly Gross Rent	Persons-per-HHD
01 Less than \$10,000	296	26.4%	\$1,084	2.54	0	0.0%	\$0	---	703	62.8%	\$827	1.84
02 \$10,000 to \$14,999	186	27.4%	\$949	1.50	0	0.0%	\$0	---	527	77.7%	\$955	2.05
03 \$15,000 to \$24,999	61	5.4%	\$864	2.88	48	4.3%	\$1,278	---	688	61.3%	\$907	2.98
04 \$25,000 to \$34,999	165	13.8%	\$1,065	3.05	67	5.6%	\$1,072	---	710	59.6%	\$1,050	2.91
05 \$35,000 to \$49,999	68	9.2%	\$1,145	3.82	28	3.8%	\$1,104	---	339	45.8%	\$1,119	2.93
06 \$50,000 to \$74,999	40	5.0%	\$1,020	4.67	0	0.0%	\$0	---	385	48.0%	\$1,019	3.28
07 \$75,000 to \$99,999	6	3.8%	\$2,020	---	32	20.5%	\$1,460	---	53	34.0%	\$1,720	4.06
08 \$100,000 to \$149,999	11	9.2%	\$2,100	---	29	24.2%	\$1,247	---	0	0.0%	\$0	---
09 \$150,000 to \$199,999	0	0.0%	\$0	---	0	0.0%	\$0	---	12	20.7%	\$1,873	---
10 \$200,000 or more	0	0.0%	\$0	---	0	0.0%	\$0	---	0	0.0%	\$0	---
Total	833	13.9%	\$1,005	3.24	204	3.4%	\$1,164	3.01	3,417	57.1%	\$988	2.92

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

SENIOR HOUSEHOLDS 55+ YEARS OLD

Table B-12 (6): Home Owners with Head of Household 55+ 30 Years Old, Humboldt County, 2013-2017:

- **Monthly Housing Costs and Household Size by Income Category**
- **Overcrowded Households**
- **Households Paying More Than 30 % of Income for Housing**

Income Category	Senior Home Owners 55+ Years Old				Overcrowded Senior Home Owner Households 55+ Years Old				Senior Home Owners 55+ Years Old Paying More than 30% of Income for Housing			
	HSHLDs	% of HO	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age 55+	Monthly Housing Costs	Persons-per-HHD	HSHLDs	% of HO Age 55+	Monthly Housing Costs	Persons-per-HHD
01 Less than \$10,000	978	63.2%	\$656	1.15	93	9.5%	\$203	---	326	33.3%	\$288	1.03
02 \$10,000 to \$14,999	1126	77.4%	\$692	1.39	88	7.8%	\$186	---	544	48.3%	\$581	1.32
03 \$15,000 to \$24,999	2144	78.7%	\$605	1.40	103	4.8%	\$281	2.66	812	37.9%	\$917	1.40
04 \$25,000 to \$34,999	2236	74.5%	\$812	1.73	62	2.8%	\$621	---	736	32.9%	\$1,377	1.80
05 \$35,000 to \$49,999	2516	60.7%	\$876	2.03	207	8.2%	\$714	5.02	839	33.3%	\$1,548	2.15
06 \$50,000 to \$74,999	3826	60.5%	\$935	2.27	359	9.4%	\$939	4.60	566	14.8%	\$2,001	2.31
07 \$75,000 to \$99,999	2357	57.5%	\$1,092	2.39	286	12.1%	\$1,524	4.32	363	15.4%	\$2,731	2.74
08 \$100,000 to \$149,999	2052	53.3%	\$1,324	2.49	168	8.2%	\$1,352	4.98	100	4.9%	\$3,568	3.08
09 \$150,000 to \$199,999	806	46.7%	\$1,333	2.63	105	13.0%	\$1,095	6.13	0	0.0%	\$0	---
10 \$200,000 or more	893	59.3%	\$1,717	2.72	145	16.2%	\$1,582	---	0	0.0%	\$0	---
Total	18,934	62.3%	\$981	2.04	1,616	8.5%	\$988	4.27	4,286	22.6%	\$1,413	1.85

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-12 (7): Home Owners with Head of Household 55+ Years Old, Humboldt County, 2013-2017:

- **With at Least One Person with a Disability**
- **Households with a Veteran**
- **Households with No College Degree**

Income Category	Senior Home Owners 55+ Years Old with Disabled Person				Senior Home Owners 55+ Years Old with Veteran				HO 55+ Senior Home Owners 55+ Years Old with No College Degree			
	SHHLDs	% of HO Age 55+	Monthly Housing Costs	Persons-per-HHD	SHHLDs	% of HO Age 55+	Monthly Housing Costs	Persons-per-HHD	SHHLDs	% of HO Age 55+	Monthly Housing Costs	Persons-per-HHD
01 Less than \$10,000	446	45.6%	\$649	1.11	190	19.4%	\$339	1.29	789	80.7%	\$607	1.16
02 \$10,000 to \$14,999	472	41.9%	\$605	1.54	154	13.7%	\$638	1.88	866	76.9%	\$696	1.44
03 \$15,000 to \$24,999	829	38.7%	\$569	1.65	362	16.9%	\$550	1.45	1429	66.7%	\$616	1.40
04 \$25,000 to \$34,999	1127	50.4%	\$793	1.79	492	22.0%	\$943	1.83	1154	51.6%	\$634	1.75
05 \$35,000 to \$49,999	1077	42.8%	\$871	2.35	688	27.3%	\$822	2.45	1252	49.8%	\$850	1.90
06 \$50,000 to \$74,999	1379	36.0%	\$929	2.69	989	25.8%	\$945	2.36	1922	50.2%	\$872	2.29
07 \$75,000 to \$99,999	740	31.4%	\$1,018	2.70	806	34.2%	\$986	2.41	736	31.2%	\$997	2.81
08 \$100,000 to \$149,999	703	34.3%	\$1,183	2.59	528	25.7%	\$1,387	2.35	562	27.4%	\$996	2.27
09 \$150,000 to \$199,999	256	31.8%	\$1,003	2.62	231	28.7%	\$861	2.71	118	14.6%	\$1,284	---
10 \$200,000 or more	163	18.3%	\$1,460	3.58	348	39.0%	\$1,489	2.73	199	22.3%	\$1,582	2.18
Total	7,192	38.0%	\$883	2.21	4,788	25.3%	\$940	2.24	9,027	47.7%	\$793	1.88

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-14 (8): Renters with Head of Household 55+ Years Old, Humboldt County, 2013-2017:

- **Monthly Housing Costs and Household Size by Income Category**
- **Overcrowded Households**
- **Households Paying More Than 30 % of Income for Housing**

Income Category	Senior Renter Households 55+ Years Old				Overcrowded Senior Renter Households 55+ Years Old				Senior Renter Households 55+ Years Old Paying More Than 30% of Income for Housing			
	HSHLDs	% of Renters	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age 55+	Monthly Gross Rent	Persons-per-HHD
01 Less than \$10,000	814	29.2%	\$553	1.01	61	7.5%	\$518	---	354	43.5%	\$444	1.00
02 \$10,000 to \$14,999	1149	41.5%	\$611	1.23	291	25.3%	\$550	1.32	719	62.6%	\$651	1.22
03 \$15,000 to \$24,999	1350	33.5%	\$649	1.58	275	20.4%	\$685	2.12	847	62.7%	\$830	1.71
04 \$25,000 to \$34,999	889	23.7%	\$696	1.59	42	4.7%	\$323	---	499	56.1%	\$997	1.39
05 \$35,000 to \$49,999	612	17.3%	\$737	1.68	74	12.1%	\$461	---	157	25.7%	\$1,453	1.77
06 \$50,000 to \$74,999	718	21.6%	\$843	2.37	195	27.2%	\$631	4.04	0	0.0%	\$0	---
07 \$75,000 to \$99,999	479	26.9%	\$916	2.92	110	23.0%	\$778	---	0	0.0%	\$0	---
08 \$100,000 to \$149,999	207	27.5%	\$1,294	3.85	70	33.8%	\$707	---	0	0.0%	\$0	---
09 \$150,000 to \$199,999	12	5.6%	\$1,202	---	0	0.0%	\$0	---	0	0.0%	\$0	---
10 \$200,000 or more	140	80.0%	\$1,930	---	23	16.4%	\$1,728	---	0	0.0%	\$0	---
Total	6,370	27.5%	\$720	1.73	1,141	17.9%	\$633	2.82	2,576	40.4%	\$824	1.42

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table B-15 (9): Renters with Head of Household 55+ Years Old, Humboldt County, 2013-2017:

- **With at Least One Person with a Disability**
- **Households with a Veteran**
- **Households with No College Degree**

Income Category	Senior Renter Households 55+ Years Old with Disabled Person				Senior Renter Households 55+ Years Old with Veteran				Senior Renter Households 55+ Years Old with No College Degree			
	HSHLDs	% of Renters Age 55+	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age 55+	Monthly Gross Rent	Persons-per-HHD	HSHLDs	% of Renters Age 55+	Monthly Gross Rent	Persons-per-HHD
01 Less than \$10,000	432	53.1%	\$458	1.00	145	17.8%	\$838	---	712	87.5%	\$601	1.01
02 \$10,000 to \$14,999	802	69.8%	\$630	1.27	166	14.4%	\$495	---	854	74.3%	\$520	1.15
03 \$15,000 to \$24,999	692	51.3%	\$746	1.84	256	19.0%	\$623	1.39	968	71.7%	\$649	1.61
04 \$25,000 to \$34,999	483	54.3%	\$663	1.53	162	18.2%	\$707	1.46	555	62.4%	\$604	1.78
05 \$35,000 to \$49,999	287	46.9%	\$680	1.58	149	24.3%	\$583	---	374	61.1%	\$692	1.74
06 \$50,000 to \$74,999	360	50.1%	\$751	2.91	241	33.6%	\$895	1.59	311	43.3%	\$854	2.98
07 \$75,000 to \$99,999	182	38.0%	\$1,086	---	155	32.4%	\$1,235	---	182	38.0%	\$944	---
08 \$100,000 to \$149,999	86	41.5%	\$1,294	---	93	44.9%	\$1,310	---	26	12.6%	\$0	---
09 \$150,000 to \$199,999	8	66.7%	\$1,393	---	4	33.3%	\$1,010	---	0	0.0%	\$0	---
10 \$200,000 or more	23	16.4%	\$1,728	---	23	16.4%	\$1,728	---	64	45.7%	\$1,770	---
Total	3,355	52.7%	\$693	1.91	1,394	21.9%	\$791	1.73	4,046	63.5%	\$636	1.63

Source: ADE, Inc., based on US Census PUMS data for Humboldt County, 2013-2017

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

APPENDIX C: HOUSING LEGISLATION AND FINANCING PROGRAMS

RECENT STATE HOUSING LEGISLATION

Except where noted, these new laws take effect Jan. 1, 2020.

TENANT PROTECTIONS

The most significant housing law of the 2019 legislative session was the enactment of a statewide rent control law.

AB 1482 (Assembly Member David Chiu) – The Tenant Protection Act of 2019 enacts a cap of 5 % plus inflation per year on rent increases statewide for the next 10 years. The new law does not apply a cap to vacant units, and owners can continue to reset rents to market rate at vacancy. It also prevents landlords from evicting certain tenants without landlords first providing a reason for the eviction and requires relocation assistance. The law does not apply to properties built in the last 15 years, nor does it apply to single-family home rentals (unless owned by large corporations) or to projects already under construction or under current rent control schemes. The new law defers to more stringent local measures, including existing local rent control with lower limits and local just cause eviction laws. The law's anti-eviction protections, which would limit evictions to lease violations or require relocation assistance, will kick in after a tenant has lived in an apartment for a year. Gov. Newsom's enactment of a rent cap comes less than a year after California voters [rejected a ballot measure](#) that would have expanded local rent control policies statewide, which would have likely resulted in tighter restrictions in some cities than those now offered by AB 1482.

AB 1110 (Assembly Member Laura Friedman) – Noticing Rent Increases requires 90-day notice, rather than 60-day notice, before a landlord may increase the rent of a month-to-month tenant by more than 10 %.

SB 329 (Assembly Member Holly Mitchell) – Housing Discrimination prohibits landlords from discriminating against tenants who rely on housing assistance paid directly to landlords, such as a Section 8 voucher, to help them pay the rent.

SB 18 (Sen. Nancy Skinner) – The Keep Californians Housed Act removes the Dec. 31, 2019, sunset date on a state law which gives tenants at least 90 days' notice before their tenancy can be terminated if a landlord loses ownership of their rental property as a result of a foreclosure sale.

STREAMLINING, INCREASING DENSITY AND REDUCING BARRIERS TO PRODUCTION

Sen. Skinner's SB 330, the "Housing Crisis Act of 2019," stands out as the most important new law affecting large-scale housing developments.

SB 330 (Skinner) – Housing Crisis Act of 2019 includes a number of new procedural protections, including the following:

- *Preliminary Application Protections* – limitations on a jurisdiction's ability to change development standards and zoning applicable to the project once a "preliminary application" is submitted
- *Application Completeness Streamlining* – amends the Permit Streamlining Act to specify what constitutes a "preliminary application" and states that a jurisdiction has one chance to identify incomplete items in an initial application and after that may not request the submission of any new information that was not in the initial list of missing items
- *Fees/Exactions Limitations* – prevents jurisdictions from increasing exactions or fees during a project's application period, but allows such increases if the resolution or ordinance establishing the fee calls for automatic increases in the fee over time
- *Hearing Limitations* – prohibits cities or counties from conducting more than five hearings if a proposed housing development complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete
- *Downzoning Prohibitions* – prohibits a jurisdiction (with some exceptions) from enacting development policies, standards or conditions that would change current zoning and general plan designations of land where housing is an allowable use to "lessen the intensity of housing"; from placing a moratorium or similar restrictions on housing development; from imposing subjective design standards established after Jan. 1, 2020; and limiting or capping the number of land use approvals or permits that will be issued in the jurisdiction, unless the jurisdiction is predominantly agricultural

Some of the most important provisions in SB 330 sunset on Jan. 1, 2025, if not extended.

AB 1763 (Chiu) – Density Bonuses for 100 Percent Affordable Projects creates enhanced density bonus options, including a potential 80 % increase in base density and unlimited density bonuses for qualifying projects within a half-mile of a major transit stop, under the State Density Bonus Law. However, this only applies to projects that consist of 100 % affordable housing (no more than 20 % moderate-income, and the remainder for lower income).

AB 1484 (Assembly Member Buffy Wicks) – Amendments to SB 35's Streamlined Ministerial Approval Process makes a number of important clarifications to SB 35 of 2017, a law that allows qualifying housing and housing-rich mixed-use projects to qualify for a streamlined, ministerial CEQA-exempt approval process if the project meets the local government's objective zoning, subdivision and design review standards, provides a specific minimum number of affordable housing units, agrees to pay prevailing wages to construction workers, and meets other qualifying criteria. AB 1484 amends SB 35 in several ways:

- *Moderate-Income Options* – broadens eligibility for SB 35 to Bay Area projects that provide 20 % of their units for moderate-income households (less than 120 % of area median income), under certain conditions
- *Calculating "Two-Thirds" Mixed-Use Projects* – clarifies that the calculation to determine if a project qualifies for SB 35 where it consists of two-thirds residential excludes underground space such as parking garages and basements
- *Approval Expiration Dates* – clarifies that the three-year expiration for SB 35 approvals in case of litigation expires three years after a final judgment upholding the approval, and clarifies that the approval also remains valid as long as vertical construction of the development has begun and is in progress
- *Subsequent Permits* – clarifies that local governments must issue subsequent permits – such as demolition, grading, building permits and final maps – without unreasonable delay, as long as those subsequent permit applications substantially comply with the approved SB 35 permit
- *Standards of Review and Consistency with Other Laws* – clarifies that the standard for determining whether a project qualifies for SB 35 is highly deferential *to the project applicant*: a project complies with SB 35's criteria as long as "there is substantial evidence that would allow a reasonable person to conclude" that the development complies
- *Housing Accountability Act*– clarifies that under existing law, SB 35 projects are entitled to protection under the Housing Accountability Act

(For further information on SB 35's streamlined ministerial approval process, see Holland & Knight's previous alerts, "[California Issues Initial Implementation Guidance on 2017 Housing Laws](#)," Feb. 15, 2018, and "[A Closer Look at California's New Housing Production Laws](#)," Dec. 6, 2017.)

AB 101 – Housing Development and Housing 2019-20 Budget Act – requires local governments to provide "by right," CEQA-exempt approvals to certain qualifying navigation centers that move homeless Californians into permanent housing. The law, which took effect on July 31, 2019, also creates additional incentives for cities to comply with their mandates to plan for sufficient housing in their Housing Elements, and provides some modest additional remedies that the state can use in court when cities fail to comply with housing element law. These reforms fall well short of Gov. Newsom's proposal at the beginning of 2019 to withhold state money from cities that fail to plan for and approve sufficient housing.

AB 1783 (Robert Rivas) – Farmworker Housing - creates a streamlined, ministerial CEQA-exempt approval process for qualifying agricultural employee housing developments on land zoned primarily for agricultural uses.

ACCESSORY DWELLING UNITS AND "TRIPLEXES"

Accessory Dwelling Units (ADU) are additional living quarters on the same lot as a primary dwelling unit. While California laws have paved the way for increased ADU development, some cities have enacted ordinances that render

ADU development infeasible or cost prohibitive. By further reducing barriers to ADU development, the new bills discussed below could bring tens of thousands of new ADUs online over the next few years.

AB 68 (Assembly Member Phil Ting) / AB 881 (Assembly Member Richard Bloom) – Processing Timelines, Ordinance Prohibitions and Triplexes requires local agencies to either approve or deny an ADU project within 60 days of receiving a complete building permit application on a ministerial (CEQA-exempt) basis. The new law further prohibits local agencies from adopting ADU ordinances that: impose minimum lot size requirements for ADUs; set certain maximum ADU dimensions; require replacement off-street parking when a "garage, carport or covered parking structure" is demolished or converted to construct the ADU. Notably, the new law allows for an ADU as well as a "junior" ADUs where certain access, setback and other criteria are met – this has been referred to the "triple-ation" of single-family zoning. The new law has also explicitly identified opportunities for ADUs in multifamily buildings, including storage rooms, boiler rooms, etc., where building standards are met. New enforcement mechanisms have also been added. The Department of Housing and Community Development (HCD) may now notify the Attorney General's Office of any violations of these new provisions.

SB 13 (Sen. Bob Wieckowski) – Owner-Occupancy Prohibitions and Fee Limitations provides, until Jan. 1, 2025, that cities may not condition approval of ADU building permit applications on the applicant being the "owner-applicant" of either the primary dwelling or the ADU. Additionally, agencies cannot impose impact fees on ADUs under 750 square feet.

AB 587 (Friedman) – Separate Conveyances provides that local agencies may now allow ADUs to be sold or conveyed separately from a primary residence if certain conditions are met. Prior law that prohibited ADUs from being sold or conveyed separately from the primary residence in which they are co-located hindered shared ownership models, such as tenancies in common. This law, therefore, is expected to increase the ability of affordable housing organizations to sell deed restricted ADUs to eligible low-income homeowners.

AB 670 (Friedman) – HOA Limitations prevents homeowners' associations from barring ADUs. Many single-family neighborhoods in California were established as common-interest developments under the Davis-Stirling Common Interest Development Act. These properties are typically governed by a set of Covenant, Conditions and Restrictions (CC&Rs), which often restrict the types of construction that can occur within and adjacent to a member's home. AB 670 makes unlawful any HOA condition that "prohibits or unreasonably restricts" the construction of ADUs on single-family residential lots.

AB 671 (Friedman) – Local Government Assistance requires local governments to include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The law also requires HCD to develop, by Dec. 31, 2020, a list of state grants and financial incentives for ADU development.

SURPLUS LAND AVAILABILITY, PLANNING AND IMPACT FEE DATA

Several new laws intend to collect and make information available regarding surplus state and local land suitable for affordable residential development and to revamp the Surplus Lands Act procedures to ensure that affordable housing entities have early opportunities to purchase available land. Other notable laws require reporting on impact fees and HCD to prepare a 10-year housing data strategy.

AB 1486 (Ting) – Surplus Lands Act Process Amendments expands the Surplus Lands Act's (Act) requirements for local agencies in an effort to achieve more affordable housing on surplus properties. Existing law requires agencies, when disposing of surplus land, to first offer it for sale or lease for the purpose of developing affordable housing. The bill analysis states that local agencies have attempted to circumvent the Act process in the past. Notable amendments include a new requirement for a local agency to provide information about its disposition process to HCD and for HCD to submit, within 30 days, written findings of any process violations that have occurred. Amendments also provide that a local agency that violates the Act is liable for 30 % to 50 % of the final sale price.

SB 6 (Sen. James Beall) – Available Residential Land requires local agencies preparing a housing element or amendment on or after Jan. 1, 2021, to submit an inventory of land suitable residential development. Additionally, new law requires HCD to provide to the Department of General Services a list of lands suitable and available for residential development that were identified by a local government as part of the housing element. The Department of General Services must create a database of information regarding available local and state lands available and searchable by the public online.

AB 1255 (Rivas) – Surplus Public Land Inventory further requires agencies to make a central inventory of all surplus land and to report such information to HCD by April 1 of each year, beginning April 1, 2021. Agencies are further required to provide a list of its surplus land to requesting parties without charge. HCD must then report the information to the Department of General Services for inclusion in a digitized inventory of surplus properties.

AB 1483 (Assembly Member Tim Grayson) – Housing Impact Fee Data Collection and Reporting requires local agencies to make information available on housing development fees, applicable zoning ordinances and standards, annual fee reports and archived nexus fee studies. Such agencies are then required to update the information within 30 days of any changes. Additionally, HCD will be required, on or after Jan. 1, 2020, to prepare a 10-year housing data strategy that identifies the data useful to enforce existing housing laws and inform state housing policymaking. Among other information requirements, the strategy must include information that provides a better understanding of project appeals, approvals, delays and denials and provides an understanding of the process, certainty, costs and time to approve housing.

CEQA AND HOUSING

Legislative efforts regarding CEQA include an important revision broadened the definition of a major transit stop as well as streamlining the process for supportive housing and homeless shelter projects.

SB 744 (Sen. Anna Caballero) – No Place Like Home Projects streamlines the approval process for supportive housing projects by clarifying that a decision to seek funding through the No Place Like Home program is not a project for the purpose of CEQA. No Place Like Home is a voter-approved bond measure that will allocate up to \$2 billion for the development of permanent supportive housing and wrap around mental health services. The new law also provides a number of clarifying amendments that ensures a local government's design standards, impact fees and exactions are applied similarly to supportive housing projects as other residential projects in the same zone.

FUNDING

Hopes of a return to Redevelopment Authority days were dashed when Gov. Newsom vetoed SB 5 (Beall), which would have created the "Affordable Housing and Community Development Investment Program," a program similar to redevelopment in which cities and counties could redirect local property tax revenues toward projects such as affordable housing. In his [veto message](#), Gov. Newsom cited the potential for the program to cost \$2 billion annually. The governor and Legislature did, however, successfully enact into law a number of bills aimed at increasing overall funding for housing development, including laws that will create new regional finance agencies in the Bay Area and the San Gabriel Valley (additional discussion of housing funding options is presented in the Recommendations Chapter of this Study). Such housing bills include:

AB 116 (Ting) – Enhanced Infrastructure Financing District Creation removes the requirement that Enhanced Infrastructure Financing Districts (EIFDs) must receive voter approval prior to issuing bonds. EIFDs were created by the Legislature in 2014 after the demise of redevelopment in order to allow local governments to devote tax-increment financing for public and private projects such as transportation facilities, environmental remediation and affordable housing. Instead of requiring voter approval, the law will now permit the EIFD's governing body to issue bonds as long as its resolution to do so contains specified information related to the issuance of the bonds, and the board holds at least three public hearings on an enhanced infrastructure financing plan.

SB 196 (Beall) – Community Land Trust Tax Exemption enacts a new welfare exemption for property owned by a Community Land Trust (CLT) that is being or will be developed or rehabilitated as housing. Traditionally, under California law property used for religious, hospital, scientific or charitable purposes is exempt from property taxes under the "welfare exemption." The new legislation extends the exemption during the construction phase until the homes are sold but provides that a CLT will be liable for property taxes if the property was not developed, rehabilitated, or in the course of construction within 5 years of the lien date following its acquisition.

AB 1743 (Bloom) – Welfare Exemption expands the properties that are exempt from Community Facilities District (CFD) taxes to include properties that qualify for the property tax welfare exemption and limits the ability of local agencies to reject housing projects because they qualify for the exemption.

SB 113 (Committee on Budget and Fiscal Review) – National Mortgage Special Deposit Fund (Fund) enables \$331 million in state funds to be transferred to the Fund to provide funding for borrower relief and legal aid to vulnerable homeowners and renters.

AB 1010 (Assembly Member Eduardo Garcia) – Housing Program Eligible Entities allows duly constituted governing bodies of Native American reservations and Rancherias eligible applicants to participate in various state affordable housing programs.

AB 857 (Chiu and Santiago) - Public Banks

Allows Cities to create Public Banks. These banks would provide loans for affordable housing and other public infrastructure.

HOUSING FINANCING OPPORTUNITIES

The City of Arcata has successfully utilized the Low-Income Housing Tax Credit (LIHTC), the Community Development Block Grant (CDBG) and HOME Programs and the SB2 program as well as USDA and other funding sources for housing development, but there are other equity and debt tools offered through the Departments of Agriculture, Treasury, and Housing & Urban Development (HUD) that should be explored. The State of California is also aggressively addressing its housing crisis by offering a variety of funding opportunities for public, private and non-profit organizations. In some cases, these different funding sources, can be combined to make a housing project successful, affordable and pencil out for the developer.

The following is a listing of programs that Arcata may use to incentivize development and programs that subsidize rent or mortgages that are used by renters or homeowners. The majority of the information was compiled by California Association for Local Government (CALED) and is included in California Rural Infrastructure Finance Guidebook (September 2019).

FEDERAL

U.S. DEPARTMENT OF AGRICULTURE ~ RURAL DEVELOPMENT

The USDA's Rural Development division operates a wide variety of financing tools for affordable housing, including loans, and loan guarantees. USDA Rural Development also provides technical assistance to communities seeking to increase housing stock and affordability.

- Housing Preservation Grants: <https://www.rd.usda.gov/programs-services/housing-preservation-grants>

Housing Preservation Grants are awarded to organizations sponsoring the rehabilitation or repair of rural housing. Units undergoing repair or rehabilitation *must* be owed or occupied by low- or very-low-income rural residents. Up to \$15.8 million is available.

- Rural Community Development Initiative (RCDI) Grants: <https://www.rd.usda.gov/programs-services/rural-community-development-initiative-grants>

The RCDI Grant program awards grants to non-profit housing organizations, community development organizations, public bodies, and federally recognized tribes to support housing. More specifically, funds can be used in rural areas to improve community facilities, housing, and a broad array of economic development projects.

- Multi-Family Housing Direct Loans: <https://www.rd.usda.gov/programs-services/multi-family-housing-direct-loans>

This loan program finances multi-family rental housing for several groups: low-income persons, persons with disabilities, elderly persons, or persons who would otherwise have difficulty obtaining a loan in rural area.

CAPITAL MAGNET FUND ~ DEPARTMENT OF THE TREASURY CDFI FUND

<https://www.cdfifund.gov/programs-training/Programs/cmf/Pages/default.aspx>

The Department of the Treasury's CDFI Fund awards grants to Community Development Financial Institutions (CDFIs) through the Capital Magnet Fund. These CDFI's, in turn, use the awarded funds to financial affordable housing in low-income areas. Since its inception, \$20 of additional investment has been generated for every \$1 the Capital Magnet Fund has awarded. Arcata Economic Development Corporation is a CDFI. Arcata Economic Development Corporation is a designated CDFI.

LOW-INCOME HOUSING TAX CREDIT (LIHTC) ~ CALIFORNIA TAX ALLOCATION COMMITTEE

<https://www.treasurer.ca.gov/ctcac/tax.asp>

The federally authorized LIHTC program is administered in California by the state's Tax Credit Allocation Committee (CTCAC). LIHTC offers a 4 % and a 9 % tax credit for housing projects that meet income requirements below a certain percentage of annual median income. The credit is designed to make it feasible for property owners to offer affordable rents and incentivize investment in low-income housing. National banks can also make LIHTC investments by directly funding affordable housing projects. Unlike other federally implemented tax credit programs, LIHTC is permanently authorized by Congress which ensures their long-term availability for affordable housing projects.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

HUD has a wide range of programs that relate to housing and development, many of which are oriented specifically around affordable housing.

- Community Development Block Grant (CDBG): <http://www.hcd.ca.gov/grants-funding/active-funding/cdbg.shtml>

Federal funding through the CDBG program helps states and units of local government in non-entitled areas meet their housing and community development needs.

CDBG provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. All CDBG activities *must* meet one of the following national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. No less than 70 % of the funds *must* be used for activities that benefit low- and moderate-income persons over a period specified by the state, not to exceed 3 years.

Some of the activities that can be carried out with community development funds include: the acquisition of real property; the rehabilitation of residential and nonresidential properties; the provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; the clearance, demolition, and removal of buildings; homeownership assistance; and assistance to for-profit businesses for economic development activities. Loan guarantees for CDBG projects are available through HUD's Section 108 program.

- HOME Investment Partnerships Program (HOME): <https://www.hud.gov/hudprograms/home-program>

HOME assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME loans are available for housing rehabilitation, new construction, and acquisition and rehabilitation of single and multifamily projects. They also provide grants for tenant-based rental assistance. At least 50 % of the amount is awarded to rural applicants and 15 % is set aside for CHDOs. Funds are available annually to California communities that do not receive HOME funding directly from HUD.

- HUD Capital Fund: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund

The Capital Fund provides funds to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and management improvements on a yearly basis. The funds cannot be used for luxury improvements, direct social services, a cost funded by other HCD programs, or other ineligible activities determined by HUD on a case by case basis.

- Section 811 Supportive Housing for Persons with Disabilities: https://www.hud.gov/program_offices?housing/mfh/progdsc/disab811

Through the Section 811 program, HUD provides funding to develop and subsidize rental housing for very low- and extremely low-income adults with disabilities. This program allows persons with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities which provide access to appropriate supportive services. Section 811 provides interest-free capital advances and operating subsidies for nonprofit developers of affordable housing for persons with disabilities, and project rental assistance contracts for state housing agencies.

- Section 202 Supportive Housing for the Elderly: https://www.hcd.gov/program_offices/housing/mfh/progdsc/eld202

Like the Section 811 program, Section 202 makes capital available to housing acquisition, construction, or rehabilitation projects. The housing receiving financing *must* support elderly, low-income residents. Project Rental Assistance Contracts are also available for Section 202 projects.

- Section 108 Loan Guarantee Program: <https://www.hudexchange.info/programs/section-108/>

Section 108 of the Housing and Community Development Act of 1974 provides for a loan guarantee component of the Community Development Block Grant (CDBG) Program. The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of

financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. The funds can be used by a designated public entity to undertake eligible projects, or, alternatively, can be loaned to a third-party developer to undertake the projects. This flexibility makes it one of the most potent and important public investment tools that HUD offers to local governments.

- Project-Based Vouchers (PVB): https://www.hud.gov/sites/dfiles/pih/documets/hcv_Guidebook_Payment_Standards.pdf

HUD's Housing Choice Voucher (Section 8) Program makes PBV's available through the Local Public Housing Agencies. PVB's subsidize rents for qualifying tenants and remain with the property, unlike tenant-based vouchers which remain with the tenant. The PBV rent amount is based on comparable properties in the local market.

STATE

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

California's HCD is the state's main agency tasked with administering policies and programs for housing. HCD's charged with expanding opportunities, improving affordability, and building strong communities. HCD operates several programs to provide financing for various forms of rural housing projects.

- Multifamily Housing Program (MHP): <http://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml>

Senate Bill 3 (Chapter 365, Statutes of 2017) authorized a \$1.5 billion bond issuance for the Multifamily Program (MHP). Through MHP, 55-year deferred payment loans are made for new construction, rehabilitation, and/or acquisition of multifamily rental housing. Permanent and transitional rental housing structures are eligible, as are projects that convert non-residential structures into rental housing. Projects are not eligible if they are receiving 9 % federal low-income housing tax credits.

- Predevelopment Loan Program (PDLP): <http://www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml>

This program offers loans to finance the predevelopment capital necessary for low-income housing projects, Loans are for short-term needs. Loans can be used to purchase a site, conduct planning and engineering studies, and other predevelopment activities.

- Affordable Housing and Sustainable Communities Program (AHSC): <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml#purpose>

The AHSC Program aims to finance projects that will make disadvantaged communities more sustainable by reducing greenhouse gas emissions. It provides grants, loans, and grant/loan combinations to projects that will increase access to affordable housing, employment centers,

and key destinations via low-carbon transportation. The goal is to reduce vehicle miles traveled by shortening the trip length. Funds can be used for housing construction, rehabilitation, preservation, or acquisition, housing-related infrastructure, and sustainable transportation infrastructure.

- Mobile -Home Park Rehabilitation and Resident Ownership Program (MPRRP): <https://www.hcd.ca.gov/grants-funding/active-funding/mpprop.shtml>

Short-term and long-term low-interest loans are made through this program to preserve affordable mobile-home parks. Specifically, MPRROP aims to ensure that resident organizations, nonprofit housing sponsors, or local public agencies retain ownership or control of mobile-home parks. Long-term loans are also made to individuals to ensure continued affordability through the program.

- National Housing Trust Fund (NHTF): <http://www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml>

The NHTF is a permanent federal program that provides funds to each state. Funds are used to preserve and increase affordable rental housing stock. Emphasis is placed on housing for extremely low-income households with 30 % or less of area median incomes.

- Veterans Housing and Homeless Prevention Program (VHHP): <https://hcd.ca.gov/grants-funding/active-funding/vhhp.shtml>

VHHP is a funding source available to projects occupied by veterans. Projects are required to have at least 45 % of assisted units available to extremely low-income veterans with rents not exceeding 30 % of the Area Median Income (AMI). Veterans living with disabilities or who recently experienced homelessness are eligible. Supportive services are provided for issues like drug addiction and mental illness.

- Permanent Local Housing Allocation Program (PLHA): <https://hcd.ca.gov/grants-funding/active-funding/plha.shtml>

This program provides financial assistance to local governments for housing development projects and housing-related programs to assist in addressing the unmet housing needs for local communities.

CALIFORNIA HOUSING FINANCE AGENCY (CALHFA)

CalHFA offers long-term financing for multifamily rental housing projects. CalHFA administers flexible programs that can finance newly built, newly-acquired, or rehabilitated developments.

- Conduit Issuer Program: <https://www.calhfa.ca.gov/multifamily/programs/forms/termsheet-conduit.pdf>

CalHFA can serve as a conduit issuer for taxable and tax-exempt bonds. Projects that may be eligible include rehabilitation, acquisition, or new construction of affordable multifamily rental

units. Developers seeking issuance of bonds for affordable multifamily housing projects can contact the agency for more information.

- Permanent Loan Program – Tax-Exempt and Taxable Financing:
<https://www.calhfa.ca.gov/multifamily/programs/forms/termsheet-perm-tax-exempt.pdf>
<https://www.calhfa.ca.gov/multifamily/programs/forms/termsheet-perm-taxable.pdf>

The Permanent Loan Program offers taxable and tax-exempt financing for the long-term needs of affordable multifamily housing developers. Multifamily rental housing for low-income seniors, veterans, families, and special needs tenants can be financed through permanent loans.

GOLDEN STATE ACQUISITION FUND (GSAF)

<https://www.goldenstate-fund.com/>

The mission of Golden State Acquisition Fund (GSAF) is to preserve and expand quality affordable housing for Californians by providing a flexible source of capital for the development and preservation of affordable housing properties. Developers can access acquisition financing for rental housing and homeownership opportunities at favorable terms for urban and rural projects statewide. Nonprofit and for-profit developers, cities, counties and other public agencies within California are all eligible for GSAF financing.

The California Department of Housing and Community Development (HCD) seeded GSAF with \$23 million from its Affordable Housing Innovation Fund, which serve as 25% top-loss for GSAF loans. These funds are leveraged with additional capital from a consortium of seven community development financial institutions, which are originating lenders for the fund: Century Housing Corporation, Corporation for Supportive Housing, Enterprise Community Loan Fund, Low Income Investment Fund (the fund's Administrative Agent), Local Initiatives Support Corporation, Community Vision (formerly the Northern California Community Loan Fund) and the Rural Community Assistance Corporation
<http://www.goldenstate-fund.com/partners-contacts/>.

ADDITIONAL HOUSING BONDS

Tax-exempt bonds are issued by a number of other statewide issuers, including the California Statewide Communities Development Authority (CSCDA) <http://cscda.org/Apply-Online/Affordable-Housing>, the California Municipal Finance Authority (CMFA) <http://www.cmfa-ca.com>, California Enterprise Development Authority (CEDA) <https://ceda.caed.org>, and others. Non-profit and for-profit developers alike can use bond financing for senior housing and low-income multifamily housing projects. As long as the developer agrees to reserve units for low- or extremely-low income tenants, the funds can be used for acquisition, rehabilitation, or construction of new developments.

FINANCING MATRIX

PUBLIC-PRIVATE PARTNERSHIPS (P3s) <https://www.cdfa.net/cdfa/cdfaweb.nsf/resourcecenters/p3.html>

A public-private partnership is generally a contractual arrangement between a government agency and a private partner to design, renovate, operate, maintain, and/or manage a facility or system that provides a public service. The government agency may retain ownership of the public facility or

system, but the private party generally invests its own capital to design and develop the facility or system. There are many ways to structure a P3 deal.

P3s can finance affordable housing while generating community consensus, which is advantageous to any project. Private entities are sometimes more willing to invest in a rural region, if they have connections to that area. This willingness to invest can outweigh the economy-of-scale issue innate to rural communities. The underlying strength of the P3 model is that the private sector has sufficient P3 capacity (expertise and availability) to successfully deliver project objectives. When paired with the power of bond financing. This tool shows great promise for U.S. infrastructure, services, and development.

BONDS

- <https://www.cdfa.net/cdfa/cdfaweb.nsf/resourcecenters/bond.html>

Bonds are the bedrock of economic development finance. Simply put, a bond is a debt or loan incurred by the government entity. Bonds are issued and sold to the investing public and the proceeds are typically made available to finance the cost of the capital project. There are a few different types of bonds that can be issued for financing housing.

- Multifamily Housing Bonds

[https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/2faac082ec17e5448825793600672fc4/\\$file/multifamilyhousingbonds.pdf](https://www.cdfa.net/cdfa/cdfaweb.nsf/ord/2faac082ec17e5448825793600672fc4/$file/multifamilyhousingbonds.pdf)

Multifamily Housing Bonds are issued on behalf of non-profit and for-profit housing developers to finance the construction of multifamily housing. Housing bonds require that a minimum of 20 % of the units be reserved for tenants earning under 50 % of the area median income, or 40 % of the units of the units reserved for tenants making under 60 % of the area median income.

- Mortgage Revenue Bonds (MMRB) <https://www.dchfa.org/developers/available-programs/mmrp/>

Mortgages for low-income homebuyer can be financed by the proceeds of Mortgage Revenue Bonds. To be eligible, the homebuyers *must* be below the area's annual median income, and it *must* be their first time buying a home. The bonds can also be issued in tandem with the low-income housing tax credit transactions.

OPPORTUNITY ZONES

<https://www.eda.gov/opportunity-zones/>

Opportunity Zones are a federal economic development tool aiming to improve the outcomes of distressed communities around the country. Opportunity Zones are low-income census tracts that offer tax incentives to groups who invest and hold their capital gains in Zone assets or property. By investing in Opportunity Zones, investors stand to gain a temporary deferral on their capital gains taxes if they hold their investments for at least 5 years and permanent exclusion from tax on capital

gains of the Opportunity Zone investments if the investments are held for 10 years. Affordable Housing projects located in Opportunity Zones stand to benefit from this incentive.

For an investor to realize the tax benefits of investing in Opportunity Zones, an investor's capital gains **must** be invested in a Qualified Opportunity Fund within 180 days of the sale or exchange that generated the gains. Investors are eligible to defer the tax on their capital gains until the date the Opportunity Fund Investment is sold or December 31, 2026, whichever is earlier.

In FY 2018 the first round of designations were named. At this time, it is unknown if there will be future designations, if so, Arcata may wish to consider applying.

APPENDIX D: JOBS AND LABOR FORCE

Table D-1: Job Trends for Detailed Targets of Opportunity

NAICS	Description	2010-2019	2019-2028	2010 Jobs	2019 Jobs	2028 Jobs
	Specialty Ag, Food and Beverage					
111000	Crop Production	(3)	(9)	38	36	26
112000	Animal Production	5	(0)	30	35	35
115112	Soil Preparation, Planting, and Cultivating	8	3	17	25	28
115114	Postharvest Crop Activities	4	(0)	0	4	3
115115	Farm Labor Contractors and Crew Leaders	(0)	8	4	4	12
115116	Farm Management Services	13	9	0	13	21
115310	Support Activities for Forestry	(2)	(10)	16	14	3
311119	Other Animal Food Manufacturing	(4)	0	4	0	0
311421	Fruit and Vegetable Canning	(0)	(0)	4	4	3
311423	Dried and Dehydrated Food Manufacturing	4	(0)	0	4	3
311513	Cheese Manufacturing	(48)	(34)	86	37	3
311811	Retail Bakeries	(10)	4	40	30	33
311812	Commercial Bakeries	14	(3)	4	18	15
311920	Coffee and Tea Manufacturing	(0)	(4)	4	4	0
311941	Mayonnaise, Dressing, and Other Prepared Sauces	4	7	0	4	10
311991	Perishable Prepared Food Manufacturing	4	6	23	28	34
312111	Soft Drink Manufacturing	(0)	(0)	4	4	3
312120	Breweries	6	2	4	10	12
312130	Wineries	(0)	(0)	4	4	3
	Total	(6)	(24)	280	275	250
	Niche Manufacturing					
313220	Narrow Fabric Mills and Schiffli Machine Embroidery	4	(0)	0	4	3
314120	Curtain and Linen Mills	(4)	0	4	0	0
314999	All Other Miscellaneous Textile Product Mills	4	(0)	0	4	3
315210	Cut and Sew Apparel Contractors	15	6	4	19	25
315220	Men's and Boys' Cut and Sew Apparel Manufacturing	(64)	(0)	67	4	3
316998	All Other Leather Good and Allied Product Manufacturing	(0)	(0)	4	4	3
321113	Sawmills	(124)	(103)	257	133	30
321912	Cut Stock, Resawing Lumber, and Planing	10	2	28	38	40
323111	Commercial Printing (except Screen and Books)	(0)	(0)	4	4	3
325211	Plastics Material and Resin Manufacturing	4	(0)	0	4	3
325412	Pharmaceutical Preparation Manufacturing	4	(0)	0	4	3

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

NAICS	Description	2010-2019	2019-2028	2010 Jobs	2019 Jobs	2028 Jobs
325510	Paint and Coating Manufacturing	(4)	0	4	0	0
325620	Toilet Preparation Manufacturing	(23)	(0)	26	4	3
326111	Plastics Bag and Pouch Manufacturing	169	75	0	169	245
326121	Unlaminated Plastics Profile Shape Manufacturing	(46)	0	46	0	0
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing	(4)	0	4	0	0
326199	All Other Plastics Product Manufacturing	(24)	0	24	0	0
327212	Other Pressed and Blown Glass and Glassware Manufacturing	(12)	(9)	24	12	3
327215	Glass Product Manufacturing Made of Purchased Glass	6	(7)	4	10	3
327320	Ready-Mix Concrete Manufacturing	(2)	(1)	18	16	15
332313	Plate Work Manufacturing	2	2	12	14	16
332420	Metal Tank (Heavy Gauge) Manufacturing	(4)	0	4	0	0
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	(0)	(0)	4	4	3
333120	Construction Machinery Manufacturing	(4)	0	4	0	0
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing	(4)	0	4	0	0
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing	6	3	4	10	13
333992	Welding and Soldering Equipment Manufacturing	(0)	(0)	4	4	3
333999	All Other Miscellaneous General Purpose Machinery Manufacturing	(11)	(0)	15	4	3
334220	Radio, TV Broadcasting and Wireless Commun. Equip.	27	14	4	31	45
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables	(15)	0	15	0	0
335121	Residential Electric Lighting Fixture Manufacturing	(0)	(0)	4	4	3
335312	Motor and Generator Manufacturing	(4)	0	4	0	0
335314	Relay and Industrial Control Manufacturing	(0)	(0)	4	4	3
335929	Other Communication and Energy Wire Manufacturing	4	(0)	0	4	3
337110	Wood Kitchen Cabinet and Countertop Manufacturing	(0)	(0)	4	4	3
337211	Wood Office Furniture Manufacturing	24	14	4	28	42
337212	Custom Architectural Woodwork and Millwork Manufacturing	(18)	(0)	22	4	3
337215	Showcase, Partition, Shelving, and Locker Manufacturing	(0)	(0)	4	4	3
339112	Surgical and Medical Instrument Manufacturing	(4)	0	4	0	0
339113	Surgical Appliance and Supplies Manufacturing	(4)	0	4	0	0
339910	Jewelry and Silverware Manufacturing	44	8	25	69	77
339930	Doll, Toy, and Game Manufacturing	4	(0)	0	4	3
339992	Musical Instrument Manufacturing	10	2	33	43	46
339999	All Other Miscellaneous Manufacturing	(27)	0	27	0	0
	Total	(64)	1	723	659	660

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

NAICS	Description	2010-2019	2019-2028	2010 Jobs	2019 Jobs	2028 Jobs
	Management and Innovation Services					
541310	Architectural Services	(0)	(0)	4	4	3
541330	Engineering Services	25	22	57	82	103
541360	Geophysical Surveying and Mapping Services	8	4	4	11	15
541370	Surveying and Mapping (except Geophysical) Services	8	4	4	12	16
541380	Testing Laboratories	(2)	(3)	35	33	30
541511	Custom Computer Programming Services	(10)	2	45	35	37
541611	Administrative/General Management Consulting	11	7	4	15	22
541618	Other Management Consulting Services	(0)	(4)	4	4	0
541620	Environmental Consulting Services	7	7	21	28	35
541690	Other Scientific and Technical Consulting Services	(76)	(20)	99	23	3
541713	Research and Development in Nanotechnology	(4)	0	4	0	0
541714	Research and Development in Biotechnology (except Nanobiotechnology)	(4)	0	4	0	0
541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)	(20)	(14)	37	17	3
541720	Research and Development in the Social Sciences and Humanities	(0)	(0)	4	4	3
541820	Public Relations Agencies	4	(0)	0	4	3
541890	Other Services Related to Advertising	(0)	(0)	4	4	3
541940	Veterinary Services	9	5	75	84	89
541990	All Other Professional, Scientific, and Technical Services	14	7	4	18	25
551114	Corporate, Subsidiary, and Regional Managing Offices	(62)	(34)	147	85	51
561110	Office Administrative Services	30	17	4	33	50
	Total	(62)	(2)	557	495	494
	Diversified Health Care					
621111	Offices of Physicians (except Mental Health Specialists)	(9)	2	138	128	130
621112	Offices of Physicians, Mental Health Specialists	(0)	(0)	4	4	3
621210	Offices of Dentists	1	(1)	61	63	62
621310	Offices of Chiropractors	(0)	(0)	4	4	3
621320	Offices of Optometrists	2	1	14	15	16
621330	Offices of Mental Health Practitioners (except Physicians)	(33)	(3)	79	45	42
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	3	2	13	16	18
621399	Offices of All Other Miscellaneous Health Practitioners	13	13	4	17	30
621420	Outpatient Mental Health and Substance Abuse Centers	(0)	(0)	4	4	3
621498	All Other Outpatient Care Centers	128	121	29	158	278
621511	Medical Laboratories	(0)	(0)	4	4	3
621512	Diagnostic Imaging Centers	(0)	8	4	4	12

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

NAICS	Description	2010-2019	2019-2028	2010 Jobs	2019 Jobs	2028 Jobs
621910	Ambulance Services	3	4	28	31	36
622110	General Medical and Surgical Hospitals	9	19	443	452	471
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals	4	9	0	4	13
623210	Residential Intellectual and Developmental Disability Facilities	1	8	44	45	53
624110	Child and Youth Services	(2)	2	21	19	21
624120	Services for the Elderly and Persons with Disabilities	460	246	62	522	768
624221	Temporary Shelters	10	(0)	4	14	14
624229	Other Community Housing Services	(8)	(0)	11	4	3
624310	Vocational Rehabilitation Services	159	80	4	163	242
624410	Child Day Care Services	13	3	62	75	78
	Total	753	513	1,036	1,788	2,301

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 20: Employed Labor Force by Sector: Humboldt County, Arcata and other places within Humboldt County Compared to California, 2013-2017 Average

Employment Sector	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Total	17,993,915	59,592	8,404	12,225	549	647	4,771	1,273	111	7,606	2,512	1,902
Agriculture	415,522	2,476	259	216	24	33	141	97	4	256	1	134
Construction	1,095,245	4,300	285	888	18	68	281	134	1	647	77	13
Manufacturing	1,711,597	2,655	394	616	52	1	261	80	0	356	67	18
Wholesale	532,171	1,256	115	408	14	31	169	10	0	55	57	91
Retail	1,944,607	8,363	1,339	1,832	34	166	813	156	1	988	259	501
Transportation and Warehousing	894,568	2,335	177	472	55	13	297	14	1	318	112	163
Information	529,359	897	150	156	15	7	95	4	0	92	89	14
Finance and Insurance, and Real Estate	1,108,073	2,539	228	679	17	41	234	54	0	357	179	70
Professional, Scientific, and Management and Waste Remediation	2,378,080	5,092	837	889	7	48	341	101	14	771	244	97
Education and Health	3,766,488	15,340	2,560	2,958	171	109	1,073	311	57	2,217	650	318
Arts, Entertainment, Food and Lodging	1,877,141	7,361	1,469	1,600	95	90	547	89	13	755	443	154
Other Services	952,898	2,960	271	614	31	27	200	162	6	276	141	91
Public Administration	788,166	4,018	320	897	16	13	319	61	14	518	193	238

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Table C24050]

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 21: Employed Labor Force by Sector and Broad Occupational Categories: Humboldt County, Arcata and other places within Humboldt County Compared to California, 2013-2017 Average

Job Sectors/Occupational Groups	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
All Sectors	17,993,915	59,592	8,404	12,225	549	647	4,771	1,273	111	7,606	2,512	1,902
Management, business, science, and arts	38.1%	33.9%	37.9%	29.4%	35.7%	27.7%	28.1%	26.7%	67.6%	36.1%	46.0%	20.7%
Service	18.7%	23.1%	26.9%	23.5%	23.3%	23.0%	19.3%	28.4%	21.6%	25.2%	19.7%	21.9%
Sales and office	23.1%	23.6%	23.5%	27.1%	15.7%	27.7%	30.8%	16.1%	9.0%	18.4%	25.5%	29.4%
Natural resources, construction, and maintenance	9.1%	10.3%	5.8%	10.2%	10.2%	15.1%	8.6%	18.0%	1.8%	10.1%	3.9%	8.7%
Production, transportation, and material moving	11.1%	9.1%	5.8%	9.8%	15.1%	6.5%	13.2%	10.8%	0.0%	10.2%	4.9%	19.3%
Agriculture and Natural Res.	415,522	2,476	259	216	24	33	141	97	4	256	1	134
Management, business, science, and arts	14.6%	36.8%	11.2%	32.9%	37.5%	6.1%	39.7%	26.8%	75.0%	44.5%	0.0%	11.9%
Service	3.5%	7.6%	26.3%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sales and office	4.4%	4.0%	0.0%	8.3%	0.0%	0.0%	7.1%	12.4%	0.0%	0.0%	0.0%	0.0%
Natural resources, construction, and maintenance	69.6%	45.9%	58.7%	45.4%	62.5%	93.9%	53.2%	60.8%	25.0%	42.6%	100.0%	88.1%
Production, transportation, and material moving	7.9%	5.7%	3.9%	7.9%	0.0%	0.0%	0.0%	0.0%	0.0%	12.9%	0.0%	0.0%
Construction	1,095,245	4,300	285	888	18	68	281	134	1	647	77	13
Management, business, science, and arts	17.8%	15.9%	38.6%	4.1%	61.1%	0.0%	32.0%	20.9%	0.0%	7.9%	28.6%	0.0%
Service	0.6%	0.2%	0.0%	0.0%	0.0%	10.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sales and office	6.3%	5.8%	9.8%	12.0%	0.0%	0.0%	6.8%	0.0%	0.0%	1.7%	18.2%	0.0%
Natural resources, construction, and maintenance	71.7%	75.7%	46.3%	83.9%	38.9%	89.7%	61.2%	79.1%	100.0%	83.5%	53.2%	100.0%

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Job Sectors/Occupational Groups	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Production, transportation, and material moving	3.5%	2.4%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	0.0%
Manufacturing	1,711,597	2,655	394	616	52	1	261	80	0	356	67	18
Management, business, science, and arts	37.6%	31.6%	42.9%	35.4%	25.0%	100.0%	14.9%	23.8%	0.0%	14.6%	68.7%	38.9%
Service	1.7%	5.0%	6.3%	6.7%	0.0%	0.0%	2.3%	0.0%	0.0%	5.9%	0.0%	0.0%
Sales and office	14.2%	15.6%	37.8%	5.4%	15.4%	0.0%	10.3%	0.0%	0.0%	10.1%	0.0%	61.1%
Natural resources, construction, and maintenance	4.7%	4.9%	4.3%	5.2%	19.2%	0.0%	7.3%	16.3%	0.0%	4.8%	0.0%	0.0%
Production, transportation, and material moving	41.7%	42.9%	8.6%	47.4%	40.4%	0.0%	65.1%	60.0%	0.0%	64.6%	31.3%	0.0%
Retail	1,944,607	8,363	1,339	1,832	34	166	813	156	1	988	259	501
Management, business, science, and arts	11.8%	8.5%	10.2%	7.9%	0.0%	19.9%	12.2%	0.0%	0.0%	7.7%	11.6%	5.2%
Service	4.1%	10.1%	20.2%	9.8%	0.0%	8.4%	2.2%	24.4%	0.0%	19.4%	0.0%	0.0%
Sales and office	69.5%	67.6%	60.5%	72.5%	97.1%	66.3%	75.4%	44.2%	100.0%	64.2%	83.4%	60.9%
Natural resources, construction, and maintenance	3.5%	1.5%	0.0%	2.2%	0.0%	0.0%	2.7%	13.5%	0.0%	0.0%	0.0%	0.0%
Production, transportation, and material moving	11.1%	12.3%	9.2%	7.5%	2.9%	5.4%	7.5%	17.9%	0.0%	8.7%	5.0%	33.9%
Logistics*	1,426,739	3,591	292	880	69	44	466	24	1	373	169	254
Management, business, science, and arts	16.9%	11.2%	9.9%	1.8%	0.0%	25.0%	7.7%	20.8%	0.0%	8.3%	13.6%	26.4%
Service	2.0%	2.8%	4.5%	4.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Sales and office	33.7%	35.9%	30.8%	40.2%	40.6%	20.5%	18.9%	0.0%	100.0%	23.1%	33.7%	31.1%
Natural resources, construction, and maintenance	6.0%	4.7%	3.8%	3.3%	0.0%	0.0%	17.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Production, transportation, and material moving	41.4%	45.3%	51.0%	50.7%	59.4%	54.5%	54.7%	79.2%	0.0%	68.6%	52.7%	42.5%

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Job Sectors/Occupational Groups	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Professional and Other Services^	4,968,410	11,488	1,486	2,338	70	123	870	321	20	1,496	653	272
Management, business, science, and arts	48.3%	39.9%	57.5%	39.6%	47.1%	52.8%	22.2%	23.4%	70.0%	40.1%	49.2%	17.3%
Service	18.7%	21.8%	19.4%	20.0%	1.4%	10.6%	14.5%	36.1%	25.0%	26.4%	17.9%	8.8%
Sales and office	22.5%	24.1%	14.6%	25.2%	10.0%	31.7%	47.6%	18.1%	5.0%	23.8%	28.8%	40.8%
Natural resources, construction, and maintenance	5.1%	7.1%	5.0%	10.2%	12.9%	4.9%	3.3%	9.3%	0.0%	4.2%	4.1%	0.0%
Production, transportation, and material moving	5.4%	7.0%	3.4%	5.0%	28.6%	0.0%	12.4%	13.1%	0.0%	5.5%	0.0%	33.1%
Education and Health	3,766,488	15,340	2,560	2,958	171	109	1,073	311	57	2,217	650	318
Management, business, science, and arts	63.7%	59.4%	60.3%	55.1%	60.2%	61.5%	59.9%	38.9%	71.9%	60.8%	76.0%	51.3%
Service	22.4%	24.0%	13.6%	27.7%	31.0%	34.9%	26.2%	47.9%	26.3%	30.6%	13.4%	40.3%
Sales and office	11.8%	12.9%	20.5%	13.5%	0.0%	3.7%	11.5%	13.2%	1.8%	6.3%	10.6%	8.5%
Natural resources, construction, and maintenance	0.7%	2.2%	3.6%	1.3%	8.8%	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%
Production, transportation, and material moving	1.4%	1.4%	2.0%	2.4%	0.0%	0.0%	2.4%	0.0%	0.0%	0.8%	0.0%	0.0%
Entertainment, Food and Lodging	1,877,141	7,361	1,469	1,600	95	90	547	89	13	755	443	154
Management, business, science, and arts	19.5%	19.4%	11.1%	17.2%	21.1%	0.0%	18.6%	59.6%	84.6%	16.8%	32.5%	0.0%
Service	61.5%	65.5%	73.8%	62.4%	77.9%	75.6%	66.9%	27.0%	15.4%	71.4%	54.6%	83.1%
Sales and office	14.8%	10.9%	10.9%	13.1%	1.1%	14.4%	14.4%	13.5%	0.0%	10.2%	6.3%	16.9%
Natural resources, construction, and maintenance	1.0%	1.0%	0.7%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.5%	0.0%
Production, transportation, and material moving	3.2%	3.2%	3.5%	5.6%	0.0%	10.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%
Public Admin.	788,166	4,018	320	897	16	13	319	61	14	518	193	238
Management, business, science, and arts	40.4%	38.6%	48.1%	30.9%	43.8%	0.0%	26.0%	21.3%	42.9%	66.8%	38.9%	28.2%

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Job Sectors/Occupational Groups	California	Humboldt County	Arcata	Eureka	Blue Lake	Ferndale	Fortuna	Rio Dell	Trinidad	McKinleyville CDP	Myrtle town CDP	Humboldt Hill CDP
Service	34.5%	36.2%	51.9%	35.3%	0.0%	69.2%	37.6%	57.4%	14.3%	17.0%	25.9%	57.1%
Sales and office	19.5%	20.2%	0.0%	30.8%	56.3%	30.8%	30.1%	21.3%	42.9%	11.8%	35.2%	0.0%
Natural resources, construction, and maintenance	3.4%	2.4%	0.0%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	2.1%	0.0%	14.7%
Production, transportation, and material moving	2.3%	2.7%	0.0%	3.0%	0.0%	0.0%	3.1%	0.0%	0.0%	2.3%	0.0%	0.0%

Source: ADE, Inc., based on US Census ACS 5-Year 2013-2017 [Table C24050] // *Note: Logistics consists of Utilities (NAICS 22), Wholesale (NAICS 42), Transportation (NAICS 48), Warehousing (NAICS 49). ^Note: Professional and Other Services consists of Information (NAICS 51), Finance and Insurance (NAICS 52), Real Estate and Leasing (NAICS 53), Professional Technical and Scientific (NAICS 54), Management of Companies (NAICS 55), Administrative and Waste Remediation (NAICS 56), and Other Services (NAICS 81)

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APPENDIX E: INFILL DEVELOPMENT

Cost and Revenue Factors Used in Pro Forma Analysis

Cost/Revenue Category	Factor	Notes/Units
Land cost	\$14.00	sq. ft.
Building Costs	Cost per sq. ft.	Includes 25% contractor's fees plus 7% architecture
Two-Story Multi-Family	\$198.53	Wood frame construction
Three Story Multi-Family	\$186.09	Wood frame construction
Four-story Multi-Family	\$185.06	Wood frame construction w/ elevators
Commercial mixed use four stories	\$179.97	Wood frame construction w/elevator
Townhome	\$182.23	Wood frame construction
Industrial	\$157.84	Concrete block
Office	\$173.91	Wood frame construction
Tri-plex	\$181.30	Wood frame construction
Sitework		
Paving/surface parking	\$5.50	sq. ft.: 4" asphalt, 10" gravel base
Landscaping	\$7.57	sq. ft.
Demolition	\$0.47	cu ft
Foundation/pvmt removal	\$3.63	sq. ft.
Utilities	\$195.99	l.f.
Curb & Gutter	\$15.80	sq. ft.
City Fees	Fee Rate	
Wastewater Connection	\$4,213	
	\$3,265	for first 18 fixtures - 5 per unit
Water	\$4,322	5/8 x 3/4" meter
	\$2,483	for first 18 fixtures - 5 per unit
	\$4,854	1.5" meter
	\$4,476	for first 18 fixtures - 5 per unit
Drainage	\$0.112	per sq. ft. impervious
Building Permit	\$7,957	
	\$5.16	per \$1,000 over \$1 million
Plan Review	65%	of BP
SMIP	\$0.0001	times valuation
BSC Admin	\$1.00	per \$25,000 valuation
ES Waste Diversion Fee	4%	of BP
CASP Recovery	\$0.0006	times valuation - commercial only
General Plan	4%	of BP
Planning Division/Permit Database	\$63.00	
Plan Check (all - small)	\$1,339	
Plan Check (all - large)	\$1,602	
CASP Recovery	\$0.0006	times valuation - commercial only
Recreation Construction Tax	1.00%	time valuation (Residential)
	0.25%	Commercial
Parkland in-lieu	\$14.00	sq. ft.: actual cost of land - Land Use Code 9.86.030 E
Revenue/Valuation		
Vacancy rate	5%	
Value	6%	Capitalization of net operating income
Operating Costs		
Property Tax	1.30%	of value
Insurance	2.00%	of rev.
Maintenance/Management	8.00%	of rev.
Util.	\$144	per unit/ mo (water, sewer, solid waste)
Reserves	2.00%	of rev.

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APPENDIX F: FISCAL IMPACT METHODOLOGY

FISCAL IMPACT ANALYSIS METHODOLOGY

The fiscal analysis is based on City revenues and expenditures from the Fiscal Year (FY) 2019-2020 budget (Table F-1). The largest component of the budget is the General Fund, which receives all general tax revenues as well as a number of City fee and license revenues and other sources. The General Fund supports most City service functions such as police protection, general administration, community development, some facilities operations and maintenance and parks and recreation. For the FY 2019-20, the General Fund has \$14.57 million in revenues and \$14.56 million in expenses.

The City also has a number of Special Revenue and Enterprise Funds that have more specific revenue sources and cost functions. For this analysis, we have included a selection of these funds that are most affected by land use changes. They are primarily funds that address street maintenance, as well as City utilities such as water and sewer service, solid waste collection and storm drain management.

The fiscal analysis makes a number of adjustments to the budget figures in Table F-2 to better reflect the marginal cost of adding new development to the City. The expenditures for the City Council and City management staff in each Department are excluded on the premise that these expenditures are not increased as population grows, but rather additional staff at lower levels would be added if necessary. In addition, the analysis is focused on annual operating costs and revenues. Therefore one time capital expenditures are generally excluded from the analysis along with one time revenues such as occasional grant funds, building permit and plan check fees, and utility connection fees. Table F-2 shows the specific revenues and costs excluded from the analysis. In cases where revenues from fees and grants are excluded, we have made corresponding reductions to the Departmental budgets to obtain budget figures reflecting services supported by ongoing revenues included in the analysis. While the overall City budget shows a net revenue of \$7.72 million for FY 2019-20, the specific adjusted funds included in the fiscal analysis have a net revenue balance over costs of \$2.9 million.

Table F-1: City of Arcata FY 2019-20 Budget, General Fund and Selected Other Funds

Budget Category	Annual Budget
REVENUES	
GENERAL FUND	
Taxes	
Property Tax	\$1,566,050
Property Tax in lieu of VLF	\$1,650,000
Sales and Use Tax	\$4,851,000
Transient Occupancy Tax	\$1,603,500
Utility Users Tax	\$1,100,000
Franchise Fees	\$230,000
Business License Tax	\$135,000
Real Property Transfer Tax	\$30,000
Licenses and Permits	\$612,000
Intergovernmental	\$568,072
Service Charges	
Development Review Fees	\$195,500
Recreation Fees	\$375,100
Other Charges for Services	\$236,600
Other Revenue	
Fines and Forfeitures	\$250,000
Interest Earnings and Rents	\$198,500
Other Revenues	\$47,220
Inter Fund Revenue/Reimbursements	\$1,761,651
GAS TAX, TRAFFIC, STREET LIGHT FUNDS	\$2,143,793
WATER SERVICE	\$5,850,796
WASTEWATER SERVICE	\$7,046,046
SOLID WASTE	\$401,400
STORMWATER DRAINAGE	\$709,646
OTHER FUNDS	\$10,195,586
TOTAL REVENUES	\$41,757,460
EXPENDITURES	
GENERAL FUND	<u>BUDGET</u>
General Government	\$3,077,363
Police	\$6,408,854
Community Development	\$550,068
Engineering	
<i>Building</i>	\$404,321
<i>Engineering</i>	\$318,284
Environmental Services	
<i>Streets*</i>	\$2,712,776
<i>Corporation Yard</i>	\$146,461
<i>Energy Management</i>	\$104,097
<i>GIS</i>	\$47,199
<i>Building Maintenance</i>	\$812,741
<i>Parks and Recreation</i>	\$1,694,468
<i>Operating Transfers</i>	\$839,737
WATER SERVICE FUND	\$4,957,931
WASTEWATER SERVICE	\$6,939,458
SOLID WASTE	\$399,398
STORMWATER DRAINAGE	\$700,132
OTHER FUNDS	\$3,918,564
TOTAL EXPENDITURES	\$34,031,852
TOTAL NET	\$7,725,608

Source: City of Arcata 2019-20 Adopted Budget.

*Includes Gas Tax, Traffic and Street Light Funds

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Table F-2: Fiscal Model Revenue and Expenditure Adjustments

Function	Amount	Item
Revenues		
Services Charges	\$165,000	Planning Fees
Services Charges	\$30,500	Bldg. Fees
Intergovernmental	\$353,367	School Resource Officer Grant
Intergovernmental	\$28,650	Other Police Grants
Intergovernmental	\$54,000	Parks and Rec Grants
Gas Tax Fund	\$250,000	Other State grants
Traffic Fund	\$184,000	Operating Transfers
Water Service Fund	\$230,000	Water Connection Fees
Wastewater Service Fund	\$235,000	Other State grants
Wastewater Service Fund	\$280,000	Connection Fees
Solid Waste	\$10,000	State Recycling Grants
Solid Waste	\$5,000	Integrated Waste Mgmt Grant
Stormwater Drainage	\$25,000	USFWS Grants
Stormwater Drainage	\$317,846	Operating Transfers
Expenditures		
General Government	\$290,271	City Council
General Government	\$149,336	Finance Dir
General Government	\$211,547	City Manager
General Government	\$152,264	Asst City Manager
General Government	\$109,084	City Clerk
Engineering	\$160,073	City Engineer
Engineering	\$135,109	Asst City Engineer
Community Development	\$174,713	CD Director
Community Development	\$147,467	Dep CD Director
Public Safety	\$190,494	Police Chief
Environmental Services	\$160,073	Director
Environmental Services	\$135,109	Asst Director (CS)
Environmental Services	\$135,109	Asst Director (Streets/Util)
Environmental Services	\$250,000	State Streets Grants

Source: ADE, Inc. based on Arcata Budget FY 2019-20

The impact of new development on certain City revenues are based on the relevant tax and fee formulas as provided in state and municipal legislation. In particular, the property and sales taxes as well as monthly utility charges are paid based on formulas discussed in more detail below. Other revenues and some of the service costs are calculated in the analysis using per capita revenue and cost factors based on the adjusted budget figures from Tables F-1 and F-2. The proportions shown in Table F-3 are based on the concept that businesses, as measured by their employee counts, exert half the service demand per capita as does the residential population. This is a standard assumption in fiscal impact analysis and stems from the fact that employees work eight hour shifts while residents are typically home 16 hours or more per day. In Arcata, there are 18,078 residents and 11,546 jobs. In addition, ADE estimates there are the full-time equivalent of 659 visitors, based on available

lodging occupancy data. Of the total service population of 24,510 (18,078+659+11,546/2), residents comprise nearly three-quarters.

Table F-3: Per Capita Cost and Revenue Factors

Budget Category	BUSINESS UNIT REVENUES		RESIDENTIAL UNIT REVENUES	
	Proportion	Per employee	Proportion	Per capita
Utility Users Tax	26%	\$25.00	74%	\$44.88
Franchise Fees	26%	\$5.23	74%	\$9.38
Business License Tax	95%	\$11.11	5%	\$0.37
Licenses and Permits	26%	\$13.91	74%	\$24.97
Intergovernmental	0%	\$0.00	100%	\$7.30
Recreation Fees	0%	\$0.00	100%	\$20.75
Other Charges for Services	26%	\$5.38	74%	\$9.65
Fines and Forfeitures	26%	\$5.68	74%	\$10.20
Other Revenues	26%	\$1.07	74%	\$1.93
Inter Fund Revenue/Reimbursements	26%	\$40.04	74%	\$71.87
Gas Tax	0%	\$0.00	100%	\$94.58
Solid Waste	26%	\$8.78	74%	\$15.77
Stormwater Drainage	26%	\$8.34	74%	\$14.97
	BUSINESS UNIT COSTS		RESIDENTIAL UNIT COSTS	
	Proportion	Per employee	Proportion	Per capita
Police	26%	\$136.98	74%	\$245.89
Community Development	26%	\$1.43	74%	\$2.57
Engineering	26%	\$9.02	74%	\$16.19
Parks and Recreation	0%	\$0.00	100%	\$83.27
Other Environmental Services*	26%	\$21.60	74%	\$38.78
Operating Transfers	26%	\$19.09	74%	\$34.26
Water Service	26%	\$107.46	**	**
Wastewater Service	26%	\$91.37	**	**
Solid Waste	26%	\$8.74	74%	\$27.55
Stormwater Drainage	26%	\$15.34		

Source: ADE, Inc.

*Excludes streets

** Not calculated per capita - see discussion below.

In certain cases, other assumptions are used. For example, businesses are assumed to generate 95% of business license revenue while residents are assumed to generate most of the intergovernmental revenue and also use 100% of parks and recreation services.

The following sections describe how other revenues and costs are calculated.

REVENUES

Property Tax. Property owners pay property tax at the rate of 1% of assessed value plus other amounts designated for voter approved bond payments or other special assessments. The 1% base tax is distributed among a number of taxing agencies with jurisdiction over the property. On average, the City of Arcata gets an average of about 10.4% of the base property tax, which is estimated to

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

generate about \$1.55 million for FY 2019-20. In addition, Arcata gets \$1.65 million in property tax in-lieu of vehicle license fees (PTIVLF). This amount increases annually in proportion to growth in the City's aggregate assessed value, so new development contributes to the increase in this revenue as well. The property tax revenues are calculated in this analysis based on the average assessed values shown in Table 8 in the body of the report, with an additional proportional amount added to reflect the PTIVLF.

Sales Tax. Similar to the property tax, the City receives a share of sales taxes generated by retail and service businesses in Arcata. The base share is 1% of taxable sales value, but the City voters have also approved a Transactions and Use Tax with an additional 0.75%, which will be in effect for 20 years. ADE has calculated the growth in taxable sales based on household income for the different types of residential units in the analysis. The tables below show the detailed calculations for the types of retail and service businesses at which households shop. Households typically make at least 20% of the purchases shown in Tables D-4 through D-6 out of town, either on trips or through comparison shopping and we have reduced the sales tax estimates accordingly. In the Infill scenario, there is also retail space, which would generate sales tax directly. In order to avoid double counting revenue, we have subtracted the household spending in the scenario from the sales tax attributed to the retail space, and only shown the additional sales tax the retail would be expected to generate from existing residents and visitors.

Water and Wastewater Service Fees. ADE estimated these monthly service charges using the City's fee schedules and water use factors for single family and multi-family units derived from the Urban Water Management Plan (2015).

COSTS

General Government. This category includes City administrative departments such as the City Manager, City Clerk, and Finance Department. The total adjusted costs for these functions equal 76.4% of total City budget expenditures. The General Government costs in this analysis are based on applying that percentage to other calculated service costs in the analysis.

Street Maintenance. These costs are calculated based on lane mile generated by different densities of residential uses, based on the total City inventory of 70 lane miles of maintained roadway. Single family units require 60' of street frontage based on typical lot sizes. The lane miles for other residential densities are calculated in proportion to the units per acre comparison with 7.25, the average for single family units. Due to the wide variation in non-residential parcel sizes, the non-residential portion of street maintenance costs are calculated per employee.

Water, Wastewater and Storm Drainage System Operating Costs. These utilities have two main components of operating and maintenance costs: 1) the operation and maintenance of the in-street water distribution, storm drainage and wastewater collection pipes, and 2) the cost of the water supply and of operating the wastewater treatment plant. The systemwide costs have been allocated on a per capita basis. We have calculated the in-street distribution and collection systems costs similar to the street maintenance costs discussed above. For greenfield single family units, we have applied the full average cost per street frontage the City currently spends on maintenance of these systems. For

the infill scenario, we have multiplied the average cost by the ENR annual cost escalation percentage, averaging 4.5% over the past five years for the San Francisco region, to reflect the fact that infill water and wastewater, as well as storm drainage, is an incremental increase in usage of existing infrastructure.

RESULTS OF THE ANALYSIS

The detailed fiscal calculations are shown in Table F-7 below.

Table F-4: Taxable Household Spending, Single Family Units

100 HOUSEHOLDS WITH AVERAGE INCOME OF \$74,800					
STORE CATEGORY	TOTAL HOUSEHOLD SPENDING	TAXABLE SALES	TAXABLE PERCENT	TOTAL SALES AS PERCENT OF INCOME	TAXABLE SALES AS PERCENT OF INCOME
RETAIL					
Apparel Store Group	\$99,044	\$99,044	100.0%	1.3%	1.3%
General Merchandise Group	\$357,499	\$235,773	66.0%	4.8%	3.2%
Department Stores/Other General Merch.	\$75,281	\$68,242	90.7%	1.0%	0.9%
Other General Merchandise	\$222,129	\$143,495	64.6%	3.0%	1.9%
Drug & Proprietary Stores	\$60,089	\$24,036	40.0%	0.8%	0.3%
Specialty Retail Group	\$96,273	\$96,273	100.0%	1.3%	1.3%
Food, Eating and Drinking Group	\$696,615	\$457,838	65.7%	9.3%	6.1%
Grocery Stores	\$307,555	\$76,889	25.0%	4.1%	1.0%
Specialty Food Stores	\$9,985	\$2,496	25.0%	0.1%	0.0%
Liquor Stores	\$14,819	\$14,197	95.8%	0.2%	0.2%
Eating Places	\$364,257	\$364,257	100.0%	4.9%	4.9%
Building Materials And Homefurnishings Group	\$0	\$0	0.0%	0.0%	0.0%
Automotive Group	\$132,611	\$132,611	100.0%	1.8%	1.8%
Sub-Total Retail	\$610,380	\$591,894	93.3%	8.2%	7.9%
	\$1,992,422	\$1,613,432	81.0%	26.6%	21.6%
SERVICES					
Rental Services	\$13,731	\$0	0.0%	0.2%	0.0%
Professional Services	\$4,625	\$0	0.0%	0.1%	0.0%
Medical Services					
Eyecare	\$42,892	\$21,446	50.0%	0.6%	0.3%
Other Medical	\$127,889	\$0	0.0%	1.7%	0.0%
Repair Services					
Auto Repair	\$31,415	\$12,566	40.0%	0.4%	0.2%
Other Repair	\$14,867	\$0	0.0%	0.2%	0.0%
Personal Services					
Personal Care Services	\$29,656	\$2,966	10.0%	0.4%	0.0%
Other Personal	\$18,745	\$0	0.0%	0.3%	0.0%
Entertainment/Recreation					
Movie, Theater, Opera, Ballet	\$28,705	\$2,870	10.0%	0.4%	0.0%
Sporting Events	\$8,786	\$879	10.0%	0.1%	0.0%
Other Entertainment	\$60,914	\$0	0.0%	0.8%	0.0%
Sub-Total Services	\$382,225	\$40,727	10.7%	5.1%	0.5%
GRAND TOTAL	\$2,374,646	\$1,654,159	69.7%	31.7%	22.1%

Source: ADE, Inc.; retail demand model derived from U.S. Economic Census, Bureau of Labor Statistics Consumer Expenditure Survey and PUMS database.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table F-5: Taxable Household Spending, Multi-Family Units

100 HOUSEHOLDS WITH AVERAGE INCOME OF \$59,400					
STORE CATEGORY	TOTAL HOUSEHOLD SPENDING	TAXABLE SALES	TAXABLE PERCENT	TOTAL SALES AS PERCENT OF INCOME	TAXABLE SALES AS PERCENT OF INCOME
RETAIL					
Apparel Store Group	\$83,615	\$83,615	100.0%	1.4%	1.4%
General Merchandise Group	\$307,827	\$202,586	65.8%	5.2%	3.4%
Department Stores/Other General Merch.	\$63,861	\$57,890	90.7%	1.1%	1.0%
Other General Merchandise	\$191,503	\$123,711	64.6%	3.2%	2.1%
Drug & Proprietary Stores	\$52,463	\$20,985	40.0%	0.9%	0.4%
Specialty Retail Group	\$80,464	\$80,464	100.0%	1.4%	1.4%
Food, Eating and Drinking Group	\$599,432	\$392,045	65.4%	10.1%	6.6%
Grocery Stores	\$267,124	\$66,781	25.0%	4.5%	1.1%
Specialty Food Stores	\$8,665	\$2,166	25.0%	0.1%	0.0%
Liquor Stores	\$12,980	\$12,435	95.8%	0.2%	0.2%
Eating Places	\$310,663	\$310,663	100.0%	5.2%	5.2%
Building Materials And	\$0	\$0	0.0%	0.0%	0.0%
Homefurnishings Group	\$112,944	\$112,944	100.0%	1.9%	1.9%
Automotive Group	\$516,617	\$500,841	93.3%	8.7%	8.4%
Sub-Total Retail	\$1,700,899	\$1,372,496	80.7%	28.6%	23.1%
SERVICES					
Rental Services	\$10,936	\$0	0.0%	0.2%	0.0%
Professional Services	\$3,673	\$0	0.0%	0.1%	0.0%
Medical Services					
Eyecare	\$34,061	\$17,031	50.0%	0.6%	0.3%
Other Medical	\$101,559	\$0	0.0%	1.7%	0.0%
Repair Services					
Auto Repair	\$24,947	\$9,979	40.0%	0.4%	0.2%
Other Repair	\$11,806	\$0	0.0%	0.2%	0.0%
Personal Services					
Personal Care Services	\$23,550	\$2,355	10.0%	0.4%	0.0%
Other Personal	\$14,886	\$0	0.0%	0.3%	0.0%
Entertainment/Recreation					
Movie, Theater, Opera, Ballet	\$22,795	\$2,279	10.0%	0.4%	0.0%
Sporting Events	\$6,977	\$698	10.0%	0.1%	0.0%
Other Entertainment	\$48,373	\$0	0.0%	0.8%	0.0%
Sub-Total Services	\$303,564	\$32,342	10.7%	5.1%	0.5%
GRAND TOTAL	\$2,004,463	\$1,404,838	70.1%	33.7%	23.7%

Source: ADE, Inc.; retail demand model derived from U.S. Economic Census, Bureau of Labor Statistics Consumer Expenditure Survey and PUMS database.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table F-6: Taxable Household Spending, Multi-Family Units

100 HOUSEHOLDS WITH AVERAGE INCOME OF \$55,500					
STORE CATEGORY	TOTAL HOUSEHOLD SPENDING	TAXABLE SALES	TAXABLE PERCENT	TOTAL SALES AS PERCENT OF INCOME	TAXABLE SALES AS PERCENT OF INCOME
RETAIL					
Apparel Store Group	\$80,089	\$80,089	100.0%	1.4%	1.4%
General Merchandise Group	\$297,375	\$195,597	65.8%	5.4%	3.5%
Department Stores/Other General Merch.	\$61,388	\$55,648	90.7%	1.1%	1.0%
Other General Merchandise	\$185,176	\$119,624	64.6%	3.3%	2.2%
Drug & Proprietary Stores	\$50,811	\$20,324	40.0%	0.9%	0.4%
Specialty Retail Group	\$77,593	\$77,593	100.0%	1.4%	1.4%
Food, Eating and Drinking Group	\$579,600	\$378,616	65.3%	10.4%	6.8%
Grocery Stores	\$258,878	\$64,720	25.0%	4.7%	1.2%
Specialty Food Stores	\$8,400	\$2,100	25.0%	0.2%	0.0%
Liquor Stores	\$12,523	\$11,997	95.8%	0.2%	0.2%
Eating Places	\$299,799	\$299,799	100.0%	5.4%	5.4%
Building Materials And	\$0	\$0	0.0%	0.0%	0.0%
Homefurnishings Group	\$108,996	\$108,996	100.0%	2.0%	2.0%
Automotive Group	\$495,094	\$479,866	93.3%	8.9%	8.6%
Sub-Total Retail	\$1,638,747	\$1,320,756	80.6%	29.5%	23.8%
SERVICES					
Rental Services	\$10,218	\$0	0.0%	0.2%	0.0%
Professional Services	\$3,432	\$0	0.0%	0.1%	0.0%
Medical Services					
Eyecare	\$31,825	\$15,913	50.0%	0.6%	0.3%
Other Medical	\$94,891	\$0	0.0%	1.7%	0.0%
Repair Services					
Auto Repair	\$23,309	\$9,324	40.0%	0.4%	0.2%
Other Repair	\$11,031	\$0	0.0%	0.2%	0.0%
Personal Services					
Personal Care Services	\$22,004	\$2,200	10.0%	0.4%	0.0%
Other Personal	\$13,908	\$0	0.0%	0.3%	0.0%
Entertainment/Recreation					
Movie, Theater, Opera, Ballet	\$21,298	\$2,130	10.0%	0.4%	0.0%
Sporting Events	\$6,519	\$652	10.0%	0.1%	0.0%
Other Entertainment	\$45,197	\$0	0.0%	0.8%	0.0%
Sub-Total Services	\$283,633	\$30,218	10.7%	5.1%	0.5%
GRAND TOTAL	\$1,922,380	\$1,350,974	70.3%	34.6%	24.3%

Source: ADE, Inc.; retail demand model derived from U.S. Economic Census, Bureau of Labor Statistics Consumer Expenditure Survey and PUMS database.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table F-7: Detailed Revenue/Cost Estimates for Housing Scenarios

Budget Category	Infill Scenario									Greenfield Scenario
	Total	Single Family	Small Scale MF	Medium Density MU	High Density	High Density MU	Retail	Office	Industrial	Single Family
REVENUES										
GENERAL FUND										
Property Tax	\$496,810	\$19,423	\$17,707	\$132,094	\$22,984	\$39,078	\$14,698	\$163,828	\$86,998	\$334,882
Property Tax in lieu of VLF	\$523,442	\$20,464	\$18,656	\$139,175	\$24,216	\$41,172	\$15,485	\$172,610	\$91,661	\$352,834
Sales and Use Tax	\$372,926	\$13,432	\$11,211	\$110,729	\$24,588	\$36,314	\$176,652			\$231,582
Utility Users Tax	\$121,295	\$6,612	\$5,986	\$59,125	\$9,102	\$13,442	\$2,677	\$18,621	\$5,730	\$113,994
Franchise Fees	\$25,362	\$1,382	\$1,252	\$12,363	\$1,903	\$2,811	\$560	\$3,893	\$1,198	\$23,835
Business License Tax	\$12,792	\$55	\$50	\$492	\$76	\$112	\$1,189	\$8,273	\$2,546	\$948
Real Property Transfer Tax	\$6,974	\$372	\$339	\$2,530	\$440	\$749	\$141	\$1,569	\$833	\$6,415
Licenses and Permits	\$67,484	\$3,678	\$3,330	\$32,895	\$5,064	\$7,479	\$1,489	\$10,360	\$3,188	\$63,422
Intergovernmental	\$15,343	\$1,076	\$974	\$9,623	\$1,481	\$2,188	\$0	\$0	\$0	\$18,554
Service Charges										
Recreation Fees	\$43,582	\$3,057	\$2,767	\$27,335	\$4,208	\$6,215	\$0	\$0	\$0	\$52,702
Other Charges for Services	\$26,089	\$1,422	\$1,288	\$12,717	\$1,958	\$2,891	\$576	\$4,005	\$1,232	\$24,519
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines and Forfeitures	\$27,567	\$1,503	\$1,360	\$13,438	\$2,069	\$3,055	\$608	\$4,232	\$1,302	\$25,908
Interest Earnings and Rents	\$25,751	\$1,074	\$962	\$8,192	\$1,453	\$2,304	\$3,161	\$5,729	\$2,877	\$18,514
Other Revenues	\$5,207	\$284	\$257	\$2,538	\$391	\$577	\$115	\$799	\$246	\$4,893
Inter Fund Revenue/ Reimbursements	\$194,253	\$10,589	\$9,587	\$94,689	\$14,576	\$21,528	\$4,287	\$29,822	\$9,176	\$182,562
OTHER FUNDS										
GAS TAX, TRAFFIC, STREET LIGHT FUNDS	\$198,657	\$13,933	\$12,615	\$124,600	\$19,181	\$28,328				\$240,230
WATER SERVICE	\$501,894	\$45,796	\$23,429	\$254,160	\$30,503	\$29,516	\$11,735	\$81,636	\$25,120	\$789,594
WASTEWATER SERVICE	\$554,321	\$50,523	\$25,222	\$256,343	\$30,269	\$44,031	\$29,513	\$75,045	\$43,377	\$871,087
SOLID WASTE	\$42,607	\$2,323	\$2,103	\$20,769	\$3,197	\$4,722	\$940	\$6,541	\$2,013	\$40,043
STORMWATER DRAINAGE	\$40,446	\$2,205	\$1,996	\$19,716	\$3,035	\$4,482	\$893	\$6,209	\$1,911	\$38,012
TOTAL REVENUES	\$3,302,802	\$199,203	\$141,091	\$1,333,524	\$200,693	\$290,994	\$264,718	\$593,173	\$279,408	\$3,434,534

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Budget Category	Infill Scenario									Greenfield Scenario
	Total	Single Family	Small Scale MF	Medium Density MU	High Density	High Density MU	Retail	Office	Industrial	Single Family
EXPENDITURES										
GENERAL FUND										
General Government	\$130,769	\$7,018	\$6,363	\$61,682	\$9,466	\$13,957	\$4,871	\$20,683	\$6,729	\$203,070
Police	\$645,294	\$36,225	\$32,797	\$323,945	\$49,867	\$73,650	\$21,998	\$81,619	\$25,193	\$624,569
Community Development	\$6,935	\$378	\$342	\$3,380	\$520	\$769	\$153	\$1,065	\$328	\$6,517
Engineering	\$43,768	\$2,386	\$2,160	\$21,335	\$3,284	\$4,851	\$966	\$6,719	\$2,068	\$41,134
Environmental Services										
Streets*	\$64,000	\$978	\$320	\$4,747	\$438	\$324	\$5,664	\$39,403	\$12,125	\$377,868
Parks and Recreation	\$174,904	\$12,267	\$11,107	\$109,702	\$16,887	\$24,941	\$0	\$0	\$0	\$211,506
Other ES	\$104,801	\$5,713	\$5,172	\$51,086	\$7,864	\$11,615	\$2,313	\$16,089	\$4,951	\$98,494
Operating Transfers	\$92,596	\$5,047	\$4,570	\$45,136	\$6,948	\$10,262	\$2,043	\$14,215	\$4,374	\$87,023
OTHER FUNDS										
WATER SERVICE	\$260,484	\$10,932	\$8,983	\$91,289	\$13,580	\$19,532	\$11,505	\$80,035	\$24,627	\$772,643
WASTEWATER SERVICE	\$553,166	\$30,427	\$29,284	\$266,426	\$41,375	\$61,660	\$29,347	\$68,052	\$26,594	\$797,931
SOLID WASTE	\$67,302	\$4,058	\$3,674	\$36,289	\$5,586	\$8,250	\$935	\$6,507	\$2,002	\$69,965
STORMWATER DRAINAGE	\$42,448	\$1,913	\$1,620	\$16,314	\$2,453	\$3,559	\$1,643	\$11,429	\$3,517	\$104,640
TOTAL EXPENDITURES	\$2,186,466	\$117,343	\$106,393	\$1,031,331	\$158,270	\$233,370	\$81,437	\$345,816	\$112,507	\$3,395,360
TOTAL BUDGET NET (DEFICIT)/SURPLUS	\$1,116,336	\$81,860	\$34,698	\$302,194	\$42,423	\$57,624	\$183,280	\$247,357	\$166,900	\$39,174
Units	1,000	58	57	563	130	192				1,000
Per Unit Residential	\$518,799	\$1,411	\$609	\$537	\$326	\$300				\$39

Source: ADE, Inc.

*Note: Streets expenditures include Gas Tax and other Street related funds in addition to the General Fund.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Appendix

Workforce Housing Financial Feasibility Analysis

April 27 2023

Workforce Housing Financial Feasibility Analysis

Prepared for:

**Open Door Community Health Centers
City of Arcata**

Prepared by:

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Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)



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SUMMARY

This report provides a preliminary financial analysis of two housing projects proposed by Open Door Community Health Centers in Arcata. Open Door owns two sites on 10th Street and 18th Street that it plans to redevelop from obsolete health facilities to housing for its employees. Open Door has completed preliminary conceptual designs for the two projects and this financial feasibility report is intended to assist Open Door to engage in conversations with lenders and investors who may be interested in funding the projects.

The proforma analysis compiles cost and revenue estimates for each component of the projects and evaluates the ability of the projects to pay for themselves under several initial financing scenarios. These scenarios by no means describe all the potential ways the projects could be implemented, but rather are intended to create baseline indicators of financial performance through which further exploration of financing options can occur.

The tables below summarize several key indicators for each scenario, including:

- How much equity (or grant money) is required of Open Door
- The level of affordability achieved
- How many years the project takes to pay back the equity
- How much additional revenue in 2023 dollars, if any, is generated within 30 years after construction, and
- The rate of return those revenues represent.

The scenarios evaluated in this report include 100% rental units. Open Door may also consider for sale options or rent to buy programs in these projects. The projects also include a small amount of commercial space, which Open Door initially plans to use internally as workspace. Given the results of the initial scenarios, we have also added a scenario in which Open Door would lease out the commercial space to generate higher revenues to support the projects.

The summary points below pertain mainly to the 10th St. project. The 18th St. project performs slightly better because the unit sizes and mix produce a higher average rent.

1. If Open Door had the funds to build and operate the project on its own, it would take 37 years to recoup the investment, assuming one-third of the units are priced at Low Income (80% AMI) levels and two-thirds at Moderate levels (100% AMI).
2. If Open Door formed a 501c3 non-profit to run the project, it would reduce operating costs by eliminating property tax. This would reduce the payback period to 27 years and generate a 7.7% return over 30 years.
- 2b. Alternatively, with a 501c3 the project could double the proportion of Low Income units and still generate a 3.1% return over 30 years.

3. Open Door estimates is could put up about 20% of the cost of the project. Debt service significantly affects the financial performance of the project. Even with a low interest loan at 3.25%, other pricing adjustments would be needed to achieve breakeven close to a 30 year time frame. Under the pricing mix of 33% low income and 67% moderate income, the payback period would be 42 years.
4. If the commercial space were leased out, the payback period would be reduced to 36 years.
5. If all the units were priced at 100% AMI, the payback period would be 31 years. It would take 13 years to generate a positive annual cash flow, requiring \$1.3 million in additional equity infusions above the initial \$4.1 million down payment.

Table 1: 10th Street Summary of Financial Scenarios

Scenarios	Equity/ Grants Required	Low Income/ Moderate Income	Breakeven Year After Construction	Return on Investment in 30 Years	
				2023\$	Percent
# 1: All Equity	\$20,534,000	33%/67%	37	\$0	0.0%
# 2: All Equity, 501 c3	\$20,534,000	33%/67%	27	\$1,586,800	7.7%
# 2b: All Equity, 501 c3	\$20,534,000	67%/33%	29	\$633,600	3.1%
# 3: Below Market Financing; 80% LTV Ratio; 501 c3	\$6,677,200	33%/67%	42	\$0	0.0%
# 4: Add Commercial Rents	\$6,126,400	33%/67%	36	\$0	0.0%
# 5: All units at 100% AMI	\$5,406,200	0%/100%	31	\$0	0.0%

Table 2: 18th Street Summary of Financial Scenarios

Scenarios	Equity/ Grants Required	Low Income/ Moderate Income	Breakeven Year After Construction	Return on Investment in 30 Years	
				2023\$	Percent
# 1: All Equity	\$19,959,600	33%/67%	36	\$0	0.0%
# 2: All Equity, 501 c3	\$19,959,600	33%/67%	26	\$1,696,200	8.5%
# 2b: All Equity, 501 c3	\$19,959,600	67%/33%	28	\$725,800	3.6%
# 3: Below Market Financing; 80% LTV Ratio; 501 c3	\$6,370,000	33%/67%	40	\$0	0.0%
# 4: Add Commercial Rents	\$5,871,800	33%/67%	36	\$0	0.0%
# 5: All units at 100% AMI	\$5,216,700	0%/100%	31	\$0	0.0%

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

1. INTRODUCTION

Open Door Community Health Centers is a non-profit health care provider operating more than a dozen health clinics and programs in Humboldt and Del Norte counties. The organization is currently building a new clinic in Arcata that will take over the functions of two older facilities in the City. Open Door is exploring the opportunity to redevelop the two sites into housing for its employees.

Open Door employs about 800 workers and the lack of affordable housing near its facilities has become an increasing burden for its workforce. It has also impeded recruitment of new workers at the organization expands. In a recent survey, 41% of staff respondents reported paying 30% or more of their monthly income on housing, which is considered "housing cost burdened" by the federal government. One-quarter (25%) reported paying more than 50% of income on housing, which is considered "extremely rent burdened." In addition:

- 65% of staff respondents reported having trouble finding quality affordable housing in the last five years.
- 45% reported that finding or paying for housing may impact their ability to stay in the region or stay employed at Open Door.
- 35% reported that finding or paying for housing impacted their ability to perform at work due to long commutes, financial stress, and other factors.

The two existing clinic sites that would be available for housing are at 770 10th St. and 785 18th St. in Arcata. The 10th St. site is one block from the Arcata Plaza and the site consists of two parcels that are a combined 0.34 acres. The preliminary conceptual design for the housing project provides for 42 units in a four story building with 14 onsite parking spaces. The 18th St. site is 0.43 acres, located about 0.6 miles from the plaza. It could support 39 units, also in a four story building with 19 onsite parking spaces.

Open Door's goal with the projects is to meet affordability thresholds for the broadest possible segments of its workforce. Among employees who currently rent and who expressed an interest in multi-family housing, 47% report having an annual household income of \$30,000 to \$60,000 and another 31% have household incomes ranging from \$60,000 to \$90,000. In Humboldt County, these income levels correspond to Very Low Income levels (60% Annual Median Income – AMI) for two-person households and larger, Low Income households (80% AMI) at all sizes, and Moderate Income (100% AMI) up to six person households. The report analyzes the financial feasibility of the housing projects and tests a number of scenarios with regard to the level of affordability and the cost of capital to build and operate the projects. The intention is to identify development scenarios that can breakeven in 30 years, although models with greater levels of affordability will take longer than that. At this stage, the analysis is a working document to assist Open Door in exploring financing and operating options for the projects. Further analysis will be needed as the project conceptual designs are refined and as new funding opportunities are identified.

2. PROJECT CHARACTERISTICS

Preliminary conceptual designs have been prepared by K. Boodjeh Architects for both sites (see Figures 1 and 2). The basic features of the conceptual designs and the anticipated resident populations are described in the sections below.

10TH STREET

The 10th Street project would provide 42 dwelling units, ranging from studio apartments to two-bedroom units. The building would be about 47,500 sq. ft. in four stories and the site would include 14 parking spaces and more than 3,000 sq. ft. of open space on the main floor (Table 3). We estimate the project would house 93 residents. The conceptual design includes 2,500 sq. ft. of commercial space at street level. This is listed in Table 3 as non-rentable, as it may be used internally as office space by Open Door. However, the proforma in the next chapter also considers options for renting the space to other businesses.

Table 3: 10th Street Project Program

Building Elements			No.	Sq. Ft.
Total Building size				47,459
Rentable Elements				
	Units	Persons/ Unit	Residents	
Total	42	2.2	93	609
Studio	3	1.0	3	460
Studio	4	1.0	4	470
1 bdrm	18	2.0	36	554
1 bdrm	7	2.0	14	600
2 bdrm	4	3.0	12	808
2 bdrm	6	4.0	24	820
Balconies	10			500
Total Rentable				26,084
Non-rentable Elements				
Main floor retail area				830
Main floor commercial area				1,670
Main floor storage/utilities				322
Main floor covered area				650
Main floor common areas				2,134
Second floor common areas				2,572
Third floor common areas				2,572
Fourth floor common areas				1,896
Roof Top common area				2,860
Stairwells/Elevators/Other				5,869
Total Non-Rentable				21,375
Parking			14	4,200
Main floor outdoor areas				1,580
Landscaped area				1,490

Source: ADE, Inc., based on K. Boodjeh Architects conceptual design and Pacific Builders estimates.

Figure 1: 10th Street Preliminary Conceptual Design



Source: K. Boodjeh Architects

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Figure 2: 18th Street Preliminary Conceptual Design



Source: K. Boodjeh Architects

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET

The 18th Street project would offer 39 units, but the unit mix features larger units with more two-bedrooms and some three-bedroom units (Table 4). We estimate the project would house about 99 residents. The site would provide 19 parking spaces and nearly 4,400 sq. ft. of open space at ground level. The main floor public areas, at 2,332 sq. ft. could be rented as business spaces.

Table 4: 18th Street Project Program

Project Elements		No.	Sq. Ft.
Total Building size			46,031
Rentable Elements			
	Units	Persons/ Unit	Residents
Total	39	2.5	99
Studio	3	1.0	3
1 bdrm	11	1.0	11
1 bdrm	6	2.0	12
1 bdrm	2	2.0	4
2 bdrm	3	3.0	9
2 bdrm	8	4.0	32
2 bdrm	4	4.0	16
3 bdrm	2	6.0	12
Balconies	9		
Total Rentable			27,368
Non-rentable Elements			
Main floor public areas			2,332
Main floor common areas			2,154
Second floor common areas			1,900
Third floor common areas			1,900
Fourth floor common areas			1,900
Roof Top common area			2,785
Stairwells/Elevators/Other			5,692
Total Non-Rentable			18,663
Parking		19	5,700
Main floor outdoor areas			2,276
Landscaped area			2,086

Source: ADE, Inc., based on K. Boodjeh Architects design and Pacific Builders estimates.

3. PROFORMA ANALYSIS

ANALYSIS

The proposed projects are in the preliminary stage of planning and conceptual design. As such, it is necessary to estimate a number of cost and revenue factors in order to prepare a proforma analysis. The overall outcome of the analysis is described in the Summary above and detailed proforma tables for several of the key scenarios are provided in the Appendix. Most of this chapter is devoted to describing the data sources and assumptions used in the analysis.

However, this introductory section describes how the proforma analysis works and identifies several important observations about the key factors that influence the outcome of the analysis.

The proforma covers a 31 year time frame – one year for construction and 30 years of project operation. The initial investment in the project is the cost to prepare the sites, including demolition of existing structures, and the cost to construct the units. The initial proforma scenario analyzes the ability of the project to payback this initial investment without considering financing costs. In other scenarios, the financing costs are included as fully amortized annual debt service, similar to a 30 year mortgage on a home.

The proforma estimates annual rent revenues, assuming the units are offered at specific affordability levels. In some scenarios we also include rents on the commercial spaces. The analysis then estimates annual operating costs including taxes, insurance, utilities, maintenance, management, and operating reserves. The annual difference between revenues and operating costs is the net operating income (NOI).

Where the summary tables report years to payback, it is the number of years after the project is first occupied that the NOI cumulatively equals the initial investment in the project, not accounting for the opportunity cost of the investment funds. In a couple scenarios where there are no financing costs, the payback period is less than 30 years and there is actually net gain in revenues over the 30 year period. In Tables 1 and 2 in the Summary, these returns on investment are discounted to 2023 dollars at 2.5% per year. The figures shown in the appendix tables are not discounted.

The NOI is clearly highly sensitive to the amount of rents that are charged to residents and the level of operating costs necessary to maintain the buildings in reasonable fashion. In order to best serve its employees in need of housing, Open Door would like to keep the rents in the Low Income to Moderate range up to 100% of Average Median Income (AMI). However, this is challenging given the cost of developing the project. For the 10th St. project, if all the units were offered at the 100% AMI level and the commercial space were leased, it would initially generate about \$800,000 in rents in the first year of full occupancy (98%), not accounting for operating costs. If Open Door were to try to sell the project with this rent structure, it would only be worth \$14 million at a 6% capitalization rate, or two

thirds of the initial investment.¹ The proforma escalates rents by 2.5% each year and in 18 years, the project would generate enough revenue to reach a value equal to the construction cost. But in reality, an investor would calculate the value based on the NOI, not gross revenue, so the operating costs are extremely critical and extend the payback period by many years.

As the project planning goes forward, additional refinement of the operating costs assumptions will be important. As discussed in the scenarios in the Summary, the analysis demonstrates that the property tax burden would have a significant impact on the payback period. If Open Door can operate the project under a 501 c3 organization, it will greatly improve the financial performance. Similarly, efforts to reduce or shift utility costs, management expenses, and insurance costs would all help to increase NOI and make the investment in the housing pay off better.

Financing costs are a major expense. Open Door anticipates it will not be able to raise more than 20% of the project costs as equity, so other sources of capital are necessary. Note that we have not attempted at this stage to identify any grant funds that could help boost the equity in the capital stack. From the limited research we were able to do for this project, it appears that long term financing is available in the Arcata area at about 6.5%. This is likely inflated from recent years due to the inflation control measures undertaken by the Federal reserve. We have run a proforma scenario at this rate but the payback period is approaching 50 years and it is not clear that banks would extend financing under those conditions, so it is not shown in the report.

In this analysis we have focused on the concept of securing investments from “social investors” who may be willing to take a lower rate of return given the importance of Open Door’s health care mission and the need for the housing to help keep its services affordable and high quality. At 3.25%, half the commercial rate, the debt service is treated as a 30 year mortgage, and with rent levels at 100% AMI, the projects break even in about 32 years. There may be other ways of structuring these investments that would improve cash flow. Also, as recent as 2021, conventional mortgages were available at this low rate, so future financing options may be more beneficial than those currently available.

The following section describes the data and assumptions used in the analysis in more detail.

METHODOLOGY
PROJECT COST

Open Door has retained Pacific Builders of Arcata to provide preliminary construction cost estimates. Using the construction cost estimate for 10th St. as a starting point, ADE added cost estimates for demolition, furniture, fixtures and equipment (FF&E), the planning process and inspections, City fees, design, including engineering, and administrative and legal costs. As shown in Table 5 the total project cost is estimated at \$20,534,000. The FF&E estimate includes an allowance of \$2,200 per unit for a stove/range, range hood and refrigerator, plus about \$12,000 for common area furniture.

¹ In investment terms, the rental projects create a stream of revenue for the building owner and the capitalization rate calculates how much an investor would be willing to pay for that income stream. The 6% rate was derived in the Infill market Study in 2021 by comparing rent levels and corresponding sales prices of residential properties in Arcata.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 5: 10th St. Project Costs

10th Street Costs	Units Costs	Total Costs
Land (\$150,614 for property tax purposes only)		\$0
Demolition		\$65,600
Building, incl:	\$371	\$17,603,000
Site Improvements/Infrastructure		
Landscaping		
Parking		
Contractor's Profit		
Contingencies		
Furniture, Fixtures, Equipment (FF&E)		\$105,000
Soft Costs		
Planning Process		\$100,000
City Fees (see Table below)		\$457,800
Inspections		\$65,000
Design	6.0%	\$1,062,500
Admin & Legal	0.5%	\$97,300
Contingency	5.0%	\$977,800
Total		\$20,534,000

Source: Pacific Builders and ADE, Inc.

The estimates of City fees are in the table below. We have assumed one 1.5" water meter for each project and 4 fixtures per unit. The grading permit shown is the base fee. If grading volumes are available, this can be adjusted. We have not researched what planning process would be needed for the projects, so for now we have simply listed the deposit costs for Planning Commission, City Council and an EIR. As noted above, however, we have included an estimate of consulting costs to complete the planning process.

Table 6: Estimated City Fees for 10th St. Project

City Fees	10 th St. Fees	Rate	Notes
Wastewater Connection	\$4,598	\$4,598	
	\$33,255	\$3,563	per 18 fixtures - 4 per unit
Water Connection	\$5,299	\$5,299	1.5" meter
	\$45,603	\$4,886	per 18 fixtures - 4 per unit
Drainage	\$1,474	\$0.12	per sq. ft. impervious
Building Permit	\$8,586	\$8,586	Base fee
	\$92,313	\$5.56	per \$1,000 value over \$1 million
Plan Review	\$65,584	65%	of BP
SMIP	\$1,760	\$0.0001	times valuation
BSC Admin	\$704	\$1.00	per \$25,000 valuation
ES Waste Diversion Fee	\$4,036	4%	of BP
Grading Permit	\$136.56		Based on CY of material moved
Plan Review	\$88.76	65%	of Grading Permit
General Plan	\$4,036	4%	of BP

City Fees	10 th St. Fees	Rate	Notes
Planning Permits			
Planning Commission	\$4,420	\$4,420	Deposit Amount
City Council	\$8,287	\$8,287	Deposit Amount
EIR	\$6,630	\$6,630	Deposit Amount
General Plan	\$1,934	10%	of Planning Fees
Recreation Construction Tax	\$176,030	1.00%	times valuation (Residential)
Solar PV	\$314.10	\$314.10	up to 5 kW
Total (rounded)	\$437,800		

Source: ADE, Inc.

For 18th Street, the total project cost would be \$19,959,600.

Table 7: 18th St. Project Costs

18 th St. Costs	Units Costs	Total Costs
Land (\$253,448 for property tax purposes only)		\$0
Demolition		\$65,900
Building, incl:	\$372	\$17,104,200
Site Improvements/Infrastructure		
Landscaping		
Parking		
Contractor's Profit		
Contingencies		
Furniture, Fixtures, Equipment		\$97,500
Soft Costs		
Planning Process		\$100,000
City Fees (see Table below)		\$449,800
Inspections		\$65,000
Design	6.0%	\$1,032,100
Admin & Legal	0.5%	\$94,600
Contingency	5.0%	\$950,500
Total		\$19,959,600

Source: Pacific Builders and ADE, Inc.

Table 8: Estimated City Fees for 18th St. Project

City Fees	18 th St. Fees	Rate	Notes
Wastewater Connection	\$4,598	\$4,598	
	\$30,879	\$3,563	per 18 fixtures - 4 per unit
Water Connection	\$5,299	\$5,299	1.5" meter
	\$42,345	\$4,886	per 18 fixtures - 4 per unit
Drainage	\$1,697	\$0.12	per sq. ft. impervious
Building Permit	\$8,586	\$8,586	Base fee
	\$89,539	\$5.56	per \$1,000 value over \$1 million

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

City Fees	18 th St. Fees	Rate	Notes
Plan Review	\$63,781	65%	of BP
SMIP	\$1,710	\$0.0001	times valuation
BSC Admin	\$684	\$1.00	per \$25,000 valuation
ES Waste Diversion Fee	\$3,925	4%	of BP
Grading Permit	\$136.56		Based on CY of material moved
Plan Review	\$88.76	65%	of Grading Permit
General Plan	\$3,925	4%	of BP
Planning Permits			
Planning Commission	\$4,420	\$4,420	Deposit Amount
City Council	\$8,287	\$8,287	Deposit Amount
EIR	\$6,630	\$6,630	Deposit Amount
General Plan	\$1,934	10%	of Planning Fees
Recreation Construction Tax	\$171,042	1.00%	times valuation (Residential)
Solar PV	\$314.10	\$314.10	up to 5 kW
Total (rounded)	\$449,800		

Source: ADE, Inc.

RENT LEVELS AND OCCUPANCY

The HUD income limits and rents levels for Multifamily Tax Subsidy programs are shown in Tables 9 and 10 below. These levels are not controlling for the Open Door projects unless the projects apply for federal subsidies. However, they provide a useful framework for evaluating the affordability of the units for Open Door employees. The rent levels include utility allowances. In the proforma analysis, we have also tested scenarios in which utilities are added above these rent levels to see the effect on financial feasibility.

Table 9: HUD Income Limits, Humboldt County , 2022

Income Limits	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low Income	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low Income	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300	\$77,300	\$82,250
Median Income	\$56,200	\$64,250	\$72,250	\$80,300	\$89,700	\$93,150	\$99,550	\$106,000
Moderate Income	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 10: HUD Rent Limits for Multifamily Tax Subsidy Projects, Humboldt County, 2022

Rent Levels*	Unit Size				
	0 BR	1 BR	2 BR	3 BR	4 BR
100% AMI	\$1,364	\$1,462	\$1,754	\$2,026	\$2,260
80% AMI	\$1,092	\$1,170	\$1,404	\$1,621	\$1,808
75% AMI	\$1,023	\$1,096	\$1,316	\$1,519	\$1,695
70% AMI	\$955	\$1,023	\$1,228	\$1,418	\$1,582
65% AMI	\$887	\$950	\$1,140	\$1,317	\$1,469
60% AMI	\$819	\$877	\$1,053	\$1,215	\$1,356

*Note: Includes utility allowance as well as rent.

We have distributed the units between Low Income (80% AMI) and Moderate Income (100% AMI) with a view initially to achieving at least one-third Low Income units. In one scenario (2b), if there were no financing costs and if the project is property tax exempt, it could offer two-thirds Low Income units. However, we also included one scenario (5) in which all the units are offered at 100% AMI, in order to help offset anticipated financing costs.

The proforma scenarios assume 5% vacancy the first year and 2% vacancy thereafter.

These rent levels are generally in line with market rents and the current rent levels of Open Door employees as reported in the recent survey. Table 15 shows rents recently observed from Zillow.com. The availability of units is extremely limited and very few apartments are offered for rent. Rents for Apartments and mobile homes are all below \$2,000, while single family homes do exceed \$2,000 for 1-3 bedroom units. Given these market rents, we have used the HUD rents at 100% AMI for the Moderate Income units rather than 120% AMI. As shown in Table 16, nearly 80% of Open Door employees who currently rent and are interested in multi-family housing report their current rent is between \$800 and \$2,499.

Table 11: 10th St. Project Rents and Population, Scenarios 1 - 4, Except 2b

Unit Types	No.	sq. ft.	Rent	Affordability Level	Persons/ Unit	Residents
Studio	3	460	\$1,092	Low Income	1.0	3
Studio	4	470	\$1,364	Moderate Income	1.0	4
1 bdrm	18	554	\$1,462	Moderate Income	2.0	36
1 bdrm	7	600	\$1,170	Low Income	2.0	14
2 bdrm	4	808	\$1,404	Low Income	3.0	12
2 bdrm	6	820	\$1,754	Moderate Income	4.0	24
Total Units	42	609	\$1,414		2.2	93
Low Income	14	33.3%				
Moderate Income	28	67.7%				

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 12: 10th St. Project Rents, Scenario 5

Unit Types	No.	sq. ft.	Rent	Affordability Level
Studio	3	460	\$1,364	Moderate Income
Studio	4	470	\$1,364	Moderate Income
1 bdrm	18	554	\$1,462	Moderate Income
1 bdrm	7	600	\$1,462	Moderate Income
2 bdrm	4	808	\$1,754	Moderate Income
2 bdrm	6	820	\$1,754	Moderate Income
Total Units	42	609	\$1,515	
Low Income	0	0%		
Moderate Income	42	100%		

The 18th St. conceptual design offers larger units, and produces a higher average rent.

Table 13: 18th St. Project Rents and Population, Scenarios 1 – 4, Except 2b

Unit Types	No.	sq. ft.	Rent	Affordability Level	Persons/ Unit	Residents
Studio	3	484	\$1,092	Low Income	1.0	3
1 bdrm	11	542	\$1,462	Moderate Income	1.0	11
1 bdrm	6	552	\$1,170	Low Income	2.0	12
1 bdrm	2	616	\$1,462	Moderate Income	2.0	4
2 bdrm	3	808	\$1,754	Moderate Income	3.0	9
2 bdrm	8	818	\$1,754	Moderate Income	4.0	32
2 bdrm	4	923	\$1,404	Low Income	4.0	16
3 bdrm	2	1,150	\$2,026	Moderate Income	6.0	12
Total Units	39	690	\$1,494		2.5	99
Low Income	13	33.3%				
Moderate Income	26	63.7%				

Table 14: 18th St. Project Rents, Scenario 5

Unit Types	No.	sq. ft.	Rent	Affordability Level
Studio	3	484	\$1,364	Moderate Income
1 bdrm	11	542	\$1,462	Moderate Income
1 bdrm	6	552	\$1,462	Moderate Income
1 bdrm	2	616	\$1,462	Moderate Income
2 bdrm	3	808	\$1,754	Moderate Income
2 bdrm	8	818	\$1,754	Moderate Income
2 bdrm	4	923	\$1,754	Moderate Income
3 bdrm	2	1,150	\$2,026	Moderate Income
Total Units	39	690	\$1,596	
Low Income	0	0%		
Moderate Income	39	100%		

Table 15: Asking Rents in the Arcata Market Area

City	Unit Type	Bedrooms	Baths	Sq. Ft.	Rent
Arcata	Apt	0	1	500	\$1,000
	Apt	2	1.5	1,000	\$1,600
	Mobile	2	2	800	\$1,350
	Mobile	3	2	1,188	\$1,700
	Townhouse	3	2	1,150	\$2,600
	SF	3	2	1,300	\$2,750
McKinleyville	Apt	2	1	1,000	\$1,500
Eureka	SF	1	2	2,068	\$2,250
	SF	2	2	1,046	\$1,900
	SF	2	1	NA	\$2,250
	SF	3	2	1,090	\$2,400
Fortuna	Apt	1	1	528	\$1,200

Source: Zillow.com

Table 16: Open Door Employee Survey, Current Rents

Housing Cost	Count	Percent
\$0-500	4	2.5%
\$500-799	21	13.4%
\$800-1,999	59	37.6%
\$1,200-2,499	64	40.8%
\$2,500-2,999	9	5.7%
Total	157	100.0%

For the scenarios that include commercial area rent, we have used a factor of \$12.00 per sq. ft. per year. This is the low end of the range observed in a limited sample of retail and office spaces in the Eureka to McKinleyville area on Loopnet. The upper end of the range was \$16.20 to \$17.76 but further analysis would be needed to determine what business uses specifically would be appropriate for the sites.

OPERATING COSTS

Operating costs are based on the following factors. Our initial assumption was that each unit would have its own PG&E service but water, sewer and refuse collection would be paid by the landlord. However, in an effort to improve the financial feasibility when debt service is considered, we have assumed tenant would pay all utilities in scenarios 3-5. In Scenario 5, for example, this reduces the payback period by four years. However, as noted above, this assumption is not consistent with HUD rent level guidelines. In addition, some additional cost would be incurred to install separate meters.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

Table 17: Operating Cost Factors

Property Tax	1.08%	of value
Insurance	0.50%	of value
Maint./Mgmt/Reserves	8.00%	of revenue
Utilities*	\$64.69	per unit per month
Water	\$38.98	\$39.53 base for 1.5" meter = \$6.94 per 100 cu.ft.
Sewer	\$11.75	\$66.54 base rate + \$5.00 sewer repair fee
Trash	\$13.95	\$585.95 for 3 cu. yd. dumpster weekly
Business License	\$40	+\$5 per unit above 3 units

*Utility consumption rates: Water – 60 gallons per day per capita
 Sewer - 90% of water use
 Solid Waste - 5.1 lbs/DU/ day

INFLATION AND INTEREST RATES

The proforma uses various inflation and interest rates as shown below. The general inflation rate is applied annually to rent levels and utility costs and indirectly to other operating costs.

Table 18: Inflation and Interest Rates Used in the Proforma

Inflation Rate	2.5%	30-yr average
Property Value Escalation	2.0%	Prop 13
Construction Loan Rate	7.0%	Limited sample – subject to further review
Long Term Financing Loan Rate	6.5%	Limited sample – subject to further review
Below Market "Social Investor" Rate	3.25%	Hypothetical 50% of conventional
Capitalization Rate	6.0%	Arcata Infill Market Study

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

4. COMMUNITY BENEFITS

Increasing the supply of housing in Arcata would be a significant benefit by itself, given the low vacancy rates and high costs current in the market. The two Open Door sites represent infill development opportunities near Downtown Arcata. Recent studies have shown that from a cost efficiency standpoint for City government, promoting infill development helps reduce City costs for services compared to greenfield development on the City periphery where no infrastructure currently exists. The City's Infill Market Study concluded that, "Construction of infill development to meet housing needs could result in savings of more than \$1 million per year [for 1,000 units]. In addition, infill development provides greater opportunities for mixed use development and higher densities, which can improve the efficiency of the transit and circulation systems as well as other utilities."²

If the Open Door sites are operated by a non-profit entity, their fiscal benefit would be reduced, but the resident household and commercial space would contribute to Downtown business vitality and also potentially add services closer to neighborhood residents. As shown in Table 19, the households in the two projects would be expected to spend nearly \$1.7 million per year on retail goods and services, of which about \$1.2 million would generate sales taxes. The City would receive about \$12,000 per year in sales taxes if all of these purchases were new to Arcata.

In addition, if the commercial space in the projects is leased to retail/services businesses, it could add another \$12,000 per year to City revenues.

² ADE, Inc., *Infill Market Study for the City of Arcata*. August 2021. p. 48.

Table 19: Taxable Household Spending

81 HOUSEHOLDS WITH AVERAGE INCOME OF \$64,200					
STORE CATEGORY	TOTAL HOUSEHOLD SPENDING	TAXABLE SALES	TAXABLE PERCENT	TOTAL SALES AS PERCENT OF INCOME	TAXABLE SALES AS PERCENT OF INCOME
RETAIL					
Apparel Store Group	\$70,674	\$70,674	100.0%	1.4%	1.4%
General Merchandise Group	\$259,342	\$170,919	65.9%	5.1%	3.4%
Department Stores/Other General Merch.	\$54,010	\$48,960	90.7%	1.1%	1.0%
Other General Merchandise	\$161,895	\$104,584	64.6%	3.2%	2.1%
Drug & Proprietary Stores	\$43,437	\$17,375	40.0%	0.9%	0.3%
Specialty Retail Group	\$69,606	\$69,606	100.0%	1.4%	1.4%
Food, Eating and Drinking Group	\$507,913	\$331,816	65.3%	10.1%	6.6%
Grocery Stores	\$226,790	\$56,697	25.0%	4.5%	1.1%
Specialty Food Stores	\$7,405	\$1,851	25.0%	0.1%	0.0%
Liquor Stores	\$10,757	\$10,305	95.8%	0.2%	0.2%
Eating Places	\$262,961	\$262,961	100.0%	5.2%	5.2%
Building Materials And Homefurnishings Group	\$96,080	\$96,080	100.0%	1.9%	1.9%
Automotive Group	\$434,196	\$420,708	93.3%	8.6%	8.3%
Sub-Total Retail	\$1,437,810	\$1,159,802	80.7%	28.5%	23.0%
SERVICES					
Rental Services	\$9,264	\$0	0.0%	0.2%	0.0%
Professional Services	\$3,115	\$0	0.0%	0.1%	0.0%
Medical Services					
Eyecare	\$28,892	\$14,446	50.0%	0.6%	0.3%
Other Medical	\$86,146	\$0	0.0%	1.7%	0.0%
Repair Services					
Auto Repair	\$21,161	\$8,464	40.0%	0.4%	0.2%
Other Repair	\$10,014	\$0	0.0%	0.2%	0.0%
Personal Services					
Personal Care Services	\$19,976	\$1,998	10.0%	0.4%	0.0%
Other Personal	\$12,627	\$0	0.0%	0.2%	0.0%
Entertainment/Recreation					
Movie, Theater, Opera, Ballet	\$19,336	\$1,934	10.0%	0.4%	0.0%
Sporting Events	\$5,918	\$592	10.0%	0.1%	0.0%
Other Entertainment	\$41,032	\$0	0.0%	0.8%	0.0%
Sub-Total Services	\$257,481	\$27,433	10.7%	4.9%	0.5%
GRAND TOTAL	\$1,695,291	\$1,187,235	70.0%	32.5%	22.8%

Source: ADE, Inc.; retail demand model derived from U.S. Economic Census, Bureau of Labor Statistics Consumer Expenditure Survey and PUMS database.

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

5. CONCLUSION

Many studies have documented the difficulty in California of providing workforce housing that is financially viable. State and federal subsidies exist to help produce affordable housing for household at 60% of the Average Median Income (AMI) and private developers are able to produce housing at the upper end of the income spectrum. But the costs of construction often preclude development of middle income housing, sometimes referred to the “missing middle” housing segment.

The Arcata Infill Market Study concluded in 2021 that,

“Infill housing can provide housing at all affordability levels but the City will need to rely on tax credit programs and other subsidies to achieve Low and Very Low Income levels. Unsubsidized infill housing will likely mostly be feasible at the Above Moderate Income level, unless density restrictions and parking requirements are changed to support higher building efficiency on the sites.”

The results of this analysis for Open Door bears out some of these conclusions, but Open Door is a unique organization and its primary mission of affordable health care may stimulate unconventional sources of investment to make the project work financially.

Aside from low cost or patient financing, the analysis points out the significance of efficient and low cost operation of the units, while maintaining an attractive and high quality living environment.

Moreover, Open Door may consider further the market segments it is trying to reach. While much of what is published in terms of asking rents in Arcata and the surrounding region reflects a lower end market, very little of the available housing is new and modern, as these project would be. There may be room to increase some of the rents to the Above Moderate level and still meet the needs of Open Door employees while offering an attractive option compared to other units available in the market.

This analysis has focused on the rental market in Arcata. Open Door has also considered the potential to treat some of the units as for sale opportunities, perhaps in combination with a rent to own program. This would help to shift the long term operating cost burden from Open Door to the resident owners. Further analysis would be needed, however, to understand how Open Door could recoup the cost of the housing given per sq. ft. sales prices currently available in the market.

If other ways of reducing costs and increasing revenues are not sufficient, Open Door may wish to work with the City to see if higher density designs on these sites would create more cost efficiencies and increase the ratio of revenue to non-revenue spaces in the buildings.

6. REPORT PREPARATION

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APPENDIX A: PROFORMA TABLES

10TH STREET SITE: SCENARIO 1

10th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$20,534,000										
Operating Costs	\$0	\$415,925	\$427,594	\$436,626	\$445,851	\$455,272	\$464,895	\$474,723	\$484,761	\$495,013	\$505,4
Property Tax		\$223,808	\$228,284	\$232,849	\$237,506	\$242,256	\$247,102	\$252,044	\$257,084	\$262,226	\$267,4
Insurance		\$102,670	\$104,723	\$106,818	\$108,954	\$111,133	\$113,356	\$115,623	\$117,936	\$120,294	\$122,7
Utilities		\$32,545	\$34,415	\$35,278	\$36,163	\$37,069	\$37,999	\$38,952	\$39,929	\$40,930	\$41,9
Maintenance/Mgmt		\$56,903	\$60,172	\$61,681	\$63,227	\$64,813	\$66,438	\$68,104	\$69,812	\$71,563	\$73,3
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$20,534,000	\$711,286	\$752,148	\$771,009	\$790,344	\$810,163	\$830,480	\$851,306	\$872,654	\$894,538	\$916,9
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$20,534,000										
Social Investors	\$0	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$711,285	\$752,147	\$771,008	\$790,343	\$810,162	\$830,479	\$851,305	\$872,653	\$894,537	\$916,9
Commercial Rents		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales											
Net Operating Income	\$0	\$295,360	\$324,554	\$334,383	\$344,493	\$354,891	\$365,585	\$376,583	\$387,893	\$399,524	\$411,4
Cumulative NOI	\$0	\$295,360	\$619,914	\$954,298	\$1,298,791	\$1,653,682	\$2,019,267	\$2,395,850	\$2,783,743	\$3,183,268	\$3,594,7
Total Equity Requirement	\$20,534,000	\$20,238,640	\$19,914,086	\$19,579,702	\$19,235,209	\$18,880,318	\$18,514,733	\$18,138,150	\$17,750,257	\$17,350,732	\$16,939,2
Return on Investment (Year 31)	-\$5,601,119										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 1 (CONTINUED)

10th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$516,180	\$527,104	\$538,261	\$549,657	\$561,296	\$573,185	\$585,328	\$597,731	\$610,399	\$623,339
Property Tax	\$272,820	\$278,277	\$283,842	\$289,519	\$295,309	\$301,215	\$307,240	\$313,385	\$319,652	\$326,045
Insurance	\$125,154	\$127,657	\$130,210	\$132,815	\$135,471	\$138,180	\$140,944	\$143,763	\$146,638	\$149,571
Utilities	\$43,009	\$44,087	\$45,193	\$46,326	\$47,488	\$48,679	\$49,899	\$51,151	\$52,433	\$53,748
Maintenance/Mgmt	\$75,197	\$77,083	\$79,016	\$80,997	\$83,029	\$85,111	\$87,245	\$89,433	\$91,676	\$93,975
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$939,965	\$963,537	\$987,699	\$1,012,468	\$1,037,858	\$1,063,884	\$1,090,563	\$1,117,911	\$1,145,945	\$1,174,682
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$939,964	\$963,536	\$987,698	\$1,012,467	\$1,037,857	\$1,063,883	\$1,090,562	\$1,117,910	\$1,145,944	\$1,174,681
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$423,785	\$436,433	\$449,438	\$462,811	\$476,561	\$490,699	\$505,235	\$520,181	\$535,546	\$551,344
Cumulative NOI	\$4,018,538	\$4,454,971	\$4,904,409	\$5,367,221	\$5,843,782	\$6,334,481	\$6,839,716	\$7,359,897	\$7,895,443	\$8,446,787
Total Equity Requirement	\$16,515,462	\$16,079,029	\$15,629,591	\$15,166,779	\$14,690,218	\$14,199,519	\$13,694,284	\$13,174,103	\$12,638,557	\$12,087,213
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 1 (CONTINUED)

10th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$636,556	\$650,055	\$663,845	\$677,929	\$692,316	\$707,011	\$722,022	\$737,354	\$753,016	\$769,013
Property Tax	\$332,566	\$339,218	\$346,002	\$352,922	\$359,980	\$367,180	\$374,524	\$382,014	\$389,654	\$397,447
Insurance	\$152,562	\$155,613	\$158,726	\$161,900	\$165,138	\$168,441	\$171,810	\$175,246	\$178,751	\$182,326
Utilities	\$55,096	\$56,478	\$57,894	\$59,346	\$60,834	\$62,359	\$63,923	\$65,526	\$67,170	\$68,854
Maintenance/Mgmt	\$96,331	\$98,747	\$101,223	\$103,761	\$106,364	\$109,031	\$111,765	\$114,568	\$117,441	\$120,386
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$1,204,140	\$1,234,336	\$1,265,290	\$1,297,019	\$1,329,545	\$1,362,886	\$1,397,063	\$1,432,098	\$1,468,010	\$1,504,824
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,204,139	\$1,234,335	\$1,265,289	\$1,297,019	\$1,329,544	\$1,362,885	\$1,397,062	\$1,432,097	\$1,468,009	\$1,504,823
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$567,584	\$584,281	\$601,445	\$619,090	\$637,229	\$655,875	\$675,042	\$694,743	\$714,995	\$735,811
Cumulative NOI	\$9,014,371	\$9,598,652	\$10,200,097	\$10,819,187	\$11,456,416	\$12,112,291	\$12,787,332	\$13,482,076	\$14,197,071	\$14,932,881
Total Equity Requirement	\$11,519,629	\$10,935,348	\$10,333,903	\$9,714,813	\$9,077,584	\$8,421,709	\$7,746,668	\$7,051,924	\$6,336,929	\$5,601,119
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SITE: SCENARIO 2B

10th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$20,534,000										
Operating Costs	\$0	\$188,108	\$195,070	\$199,430	\$203,889	\$208,449	\$213,112	\$217,880	\$222,757	\$227,745	\$232,8
Property Tax		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Insurance		\$102,670	\$104,723	\$106,818	\$108,954	\$111,133	\$113,356	\$115,623	\$117,936	\$120,294	\$122,7
Utilities		\$32,545	\$34,415	\$35,278	\$36,163	\$37,069	\$37,999	\$38,952	\$39,929	\$40,930	\$41,9
Maintenance/Mgmt		\$52,893	\$55,932	\$57,334	\$58,772	\$60,246	\$61,757	\$63,305	\$64,893	\$66,520	\$68,1
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Investor Repayment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Revenues	\$20,534,000	\$661,166	\$699,148	\$716,681	\$734,653	\$753,076	\$771,961	\$791,320	\$811,164	\$831,505	\$852,3
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$20,534,000										
Social Investors	\$0	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$661,165	\$699,147	\$716,680	\$734,652	\$753,075	\$771,960	\$791,319	\$811,163	\$831,504	\$852,3
Commercial Rents		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Equity Sales											
Net Operating Income	\$0	\$473,057	\$504,078	\$517,251	\$530,764	\$544,628	\$558,849	\$573,439	\$588,406	\$603,761	\$619,5
Cumulative NOI	\$0	\$473,057	\$977,136	\$1,494,387	\$2,025,151	\$2,569,779	\$3,128,628	\$3,702,067	\$4,290,474	\$4,894,234	\$5,513,7
Total Equity Requirement	\$20,534,000	\$20,060,943	\$19,556,864	\$19,039,613	\$18,508,849	\$17,964,221	\$17,405,372	\$16,831,933	\$16,243,526	\$15,639,766	\$15,020,2
Return on Investment (Year 31)	\$2,705,304										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 2B (CONTINUED)

10th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$238,061	\$243,396	\$248,851	\$254,431	\$260,137	\$265,972	\$271,940	\$278,044	\$284,287	\$290,672
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$125,154	\$127,657	\$130,210	\$132,815	\$135,471	\$138,180	\$140,944	\$143,763	\$146,638	\$149,571
Utilities	\$43,009	\$44,087	\$45,193	\$46,326	\$47,488	\$48,679	\$49,899	\$51,151	\$52,433	\$53,748
Maintenance/Mgmt	\$69,898	\$71,651	\$73,448	\$75,290	\$77,178	\$79,113	\$81,097	\$83,131	\$85,216	\$87,353
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$873,732	\$895,642	\$918,102	\$941,126	\$964,726	\$988,919	\$1,013,718	\$1,039,139	\$1,065,198	\$1,091,910
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$873,731	\$895,641	\$918,101	\$941,125	\$964,725	\$988,918	\$1,013,717	\$1,039,138	\$1,065,197	\$1,091,909
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$635,670	\$652,247	\$669,251	\$686,695	\$704,590	\$722,947	\$741,778	\$761,095	\$780,911	\$801,238
Cumulative NOI	\$6,149,417	\$6,801,663	\$7,470,915	\$8,157,610	\$8,862,200	\$9,585,146	\$10,326,924	\$11,088,019	\$11,868,929	\$12,670,167
Total Equity Requirement	\$14,384,583	\$13,732,337	\$13,063,085	\$12,376,390	\$11,671,800	\$10,948,854	\$10,207,076	\$9,445,981	\$8,665,071	\$7,863,833
Return on Investment (Year 31)	\$238,061	\$243,396	\$248,851	\$254,431	\$260,137	\$265,972	\$271,940	\$278,044	\$284,287	\$290,672

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 2B (CONTINUED)

10th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$297,201	\$303,880	\$310,710	\$317,696	\$324,841	\$332,149	\$339,623	\$347,267	\$355,086	\$363,083
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$152,562	\$155,613	\$158,726	\$161,900	\$165,138	\$168,441	\$171,810	\$175,246	\$178,751	\$182,326
Utilities	\$55,096	\$56,478	\$57,894	\$59,346	\$60,834	\$62,359	\$63,923	\$65,526	\$67,170	\$68,854
Maintenance/Mgmt	\$89,543	\$91,789	\$94,091	\$96,450	\$98,869	\$101,348	\$103,890	\$106,495	\$109,165	\$111,903
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$1,119,292	\$1,147,360	\$1,176,133	\$1,205,627	\$1,235,860	\$1,266,852	\$1,298,621	\$1,331,187	\$1,364,569	\$1,398,788
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,119,291	\$1,147,359	\$1,176,132	\$1,205,626	\$1,235,859	\$1,266,851	\$1,298,620	\$1,331,186	\$1,364,568	\$1,398,787
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$822,090	\$843,480	\$865,422	\$887,931	\$911,019	\$934,703	\$958,998	\$983,919	\$1,009,483	\$1,035,705
Cumulative NOI	\$13,492,258	\$14,335,738	\$15,201,160	\$16,089,091	\$17,000,110	\$17,934,814	\$18,893,812	\$19,877,731	\$20,887,214	\$21,922,920
Total Equity Requirement	\$7,041,742	\$6,198,262	\$5,332,840	\$4,444,909	\$3,533,890	\$2,599,186	\$1,640,188	\$656,269	-\$353,214	-\$1,388,920
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SITE: SCENARIO 5

10th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$20,534,000										
Operating Costs	\$0	\$1,021,562	\$1,027,119	\$1,030,830	\$1,034,624	\$1,038,503	\$1,042,467	\$1,046,520	\$1,050,663	\$1,054,898	\$1,059,22
Property Tax		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Insurance		\$102,670	\$104,723	\$106,818	\$108,954	\$111,133	\$113,356	\$115,623	\$117,936	\$120,294	\$122,70
Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Maintenance/Mgmt		\$60,985	\$64,489	\$66,106	\$67,764	\$69,463	\$71,205	\$72,990	\$74,821	\$76,697	\$78,62
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Investor Repayment		\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,90
Revenues	\$20,534,000	\$792,263	\$836,808	\$857,792	\$879,303	\$901,354	\$923,957	\$947,127	\$970,878	\$995,225	\$1,020,18
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$4,106,800										
Social Investors	\$16,427,200	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$762,315	\$806,108	\$826,323	\$847,045	\$868,286	\$890,061	\$912,381	\$935,261	\$958,714	\$982,75
Commercial Rents		\$29,947	\$30,698	\$31,468	\$32,257	\$33,066	\$33,895	\$34,745	\$35,617	\$36,510	\$37,42
Equity Sales											
Net Operating Income	\$0	(\$229,299)	(\$190,311)	(\$173,038)	(\$155,321)	(\$137,149)	(\$118,510)	(\$99,393)	(\$79,785)	(\$59,673)	(\$39,045)
Cumulative NOI	\$0	(\$229,299)	(\$419,609)	(\$592,647)	(\$747,968)	(\$885,118)	(\$1,003,628)	(\$1,103,021)	(\$1,182,806)	(\$1,242,479)	(\$1,281,524)
Total Equity Requirement	\$4,106,800	\$4,336,099	\$4,526,409	\$4,699,447	\$4,854,768	\$4,991,918	\$5,110,428	\$5,209,821	\$5,289,606	\$5,349,279	\$5,388,32
Return on Investment (Year 31)	-\$913,206										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 5 (CONTINUED)

10th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$1,063,653	\$1,068,177	\$1,072,802	\$1,077,530	\$1,082,363	\$1,087,304	\$1,092,355	\$1,097,518	\$1,102,797	\$1,108,194
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$125,154	\$127,657	\$130,210	\$132,815	\$135,471	\$138,180	\$140,944	\$143,763	\$146,638	\$149,571
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Mgmt	\$80,592	\$82,613	\$84,685	\$86,808	\$88,985	\$91,217	\$93,504	\$95,849	\$98,253	\$100,711
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907
Revenues	\$1,045,766	\$1,071,990	\$1,098,873	\$1,126,429	\$1,154,677	\$1,183,633	\$1,213,315	\$1,243,741	\$1,274,931	\$1,306,901
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,007,401	\$1,032,663	\$1,058,560	\$1,085,105	\$1,112,316	\$1,140,210	\$1,168,803	\$1,198,113	\$1,228,159	\$1,258,951
Commercial Rents	\$38,364	\$39,326	\$40,312	\$41,323	\$42,359	\$43,422	\$44,510	\$45,627	\$46,771	\$47,944
Equity Sales										
Net Operating Income	(\$17,887)	\$3,813	\$26,071	\$48,900	\$72,314	\$96,329	\$120,960	\$146,223	\$172,133	\$198,708
Cumulative NOI	(\$1,299,411)	(\$1,295,597)	(\$1,269,526)	(\$1,220,627)	(\$1,148,313)	(\$1,051,984)	(\$931,024)	(\$784,801)	(\$612,668)	(\$413,960)
Total Equity Requirement	\$5,406,211	\$5,402,397	\$5,376,326	\$5,327,427	\$5,255,113	\$5,158,784	\$5,037,824	\$4,891,601	\$4,719,468	\$4,520,760
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

10TH STREET SCENARIO 5 (CONTINUED)

10th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$1,113,711	\$1,119,351	\$1,125,118	\$1,131,013	\$1,137,039	\$1,143,201	\$1,149,500	\$1,155,940	\$1,162,524	\$1,169,255
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$152,562	\$155,613	\$158,726	\$161,900	\$165,138	\$168,441	\$171,810	\$175,246	\$178,751	\$182,326
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Mgmt	\$103,242	\$105,831	\$108,485	\$111,206	\$113,994	\$116,853	\$119,783	\$122,787	\$125,866	\$129,023
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907	\$857,907
Revenues	\$1,339,675	\$1,373,270	\$1,407,708	\$1,443,009	\$1,479,196	\$1,516,290	\$1,554,314	\$1,593,291	\$1,633,247	\$1,674,204
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,290,528	\$1,322,891	\$1,356,065	\$1,390,071	\$1,424,930	\$1,460,664	\$1,497,293	\$1,534,841	\$1,573,330	\$1,612,784
Commercial Rents	\$49,146	\$50,378	\$51,642	\$52,937	\$54,264	\$55,625	\$57,020	\$58,450	\$59,916	\$61,418
Equity Sales										
Net Operating Income	\$225,964	\$253,919	\$282,591	\$311,997	\$342,157	\$373,089	\$404,814	\$437,352	\$470,723	\$504,948
Cumulative NOI	(\$187,995)	\$65,924	\$348,515	\$660,511	\$1,002,668	\$1,375,757	\$1,780,571	\$2,217,923	\$2,688,645	\$3,193,594
Total Equity Requirement	\$4,294,795	\$4,040,876	\$3,758,285	\$3,446,289	\$3,104,132	\$2,731,043	\$2,326,229	\$1,888,877	\$1,418,155	\$913,206
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SITE: SCENARIO 1

18th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$19,959,600										
Operating Costs	\$0	\$404,559	\$415,873	\$424,652	\$433,619	\$442,777	\$452,130	\$461,683	\$471,439	\$481,404	\$491,5
Property Tax		\$218,705	\$223,079	\$227,541	\$232,092	\$236,734	\$241,468	\$246,298	\$251,224	\$256,248	\$261,3
Insurance		\$99,798	\$101,794	\$103,830	\$105,906	\$108,025	\$110,185	\$112,389	\$114,637	\$116,929	\$119,2
Utilities		\$30,221	\$31,957	\$32,758	\$33,579	\$34,422	\$35,285	\$36,170	\$37,077	\$38,006	\$38,9
Maintenance/Mgmt		\$55,835	\$59,043	\$60,523	\$62,041	\$63,597	\$65,192	\$66,827	\$68,502	\$70,220	\$71,9
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$19,959,600	\$697,941	\$738,036	\$756,544	\$775,516	\$794,964	\$814,899	\$835,334	\$856,282	\$877,755	\$899,7
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$19,959,600										
Social Investors	\$0	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$697,940	\$738,035	\$756,543	\$775,515	\$794,963	\$814,898	\$835,333	\$856,281	\$877,754	\$899,7
Commercial Rents		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales											
Net Operating Income	\$0	\$293,382	\$322,164	\$331,892	\$341,897	\$352,187	\$362,769	\$373,652	\$384,843	\$396,351	\$408,1
Cumulative NOI	\$0	\$293,382	\$615,546	\$947,438	\$1,289,335	\$1,641,522	\$2,004,292	\$2,377,943	\$2,762,786	\$3,159,138	\$3,567,3
Total Equity Requirement	\$19,959,600	\$19,666,218	\$19,344,054	\$19,012,162	\$18,670,265	\$18,318,078	\$17,955,308	\$17,581,657	\$17,196,814	\$16,800,462	\$16,392,2
Return on Investment (Year 31)	-\$5,154,186										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 1 (CONTINUED)

18th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$501,976	\$512,593	\$523,437	\$534,513	\$545,825	\$557,379	\$569,180	\$581,233	\$593,545	\$606,119
Property Tax	\$266,600	\$271,932	\$277,371	\$282,918	\$288,577	\$294,348	\$300,235	\$306,240	\$312,365	\$318,612
Insurance	\$121,653	\$124,086	\$126,568	\$129,099	\$131,681	\$134,315	\$137,001	\$139,741	\$142,536	\$145,387
Utilities	\$39,936	\$40,938	\$41,965	\$43,017	\$44,096	\$45,201	\$46,335	\$47,497	\$48,688	\$49,909
Maintenance/Mgmt	\$73,786	\$75,637	\$77,533	\$79,478	\$81,471	\$83,514	\$85,608	\$87,755	\$89,956	\$92,211
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$922,330	\$945,460	\$969,169	\$993,473	\$1,018,386	\$1,043,924	\$1,070,103	\$1,096,938	\$1,124,446	\$1,152,644
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$922,329	\$945,459	\$969,168	\$993,472	\$1,018,385	\$1,043,923	\$1,070,102	\$1,096,937	\$1,124,445	\$1,152,643
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$420,354	\$432,866	\$445,732	\$458,960	\$472,562	\$486,546	\$500,923	\$515,705	\$530,901	\$546,524
Cumulative NOI	\$3,987,677	\$4,420,543	\$4,866,275	\$5,325,235	\$5,797,797	\$6,284,343	\$6,785,266	\$7,300,971	\$7,831,872	\$8,378,397
Total Equity Requirement	\$15,971,923	\$15,539,057	\$15,093,325	\$14,634,365	\$14,161,803	\$13,675,257	\$13,174,334	\$12,658,629	\$12,127,728	\$11,581,203
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 1 (CONTINUED)

18th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$618,963	\$632,082	\$645,482	\$659,169	\$673,149	\$687,429	\$702,014	\$716,913	\$732,131	\$747,675
Property Tax	\$324,984	\$331,484	\$338,114	\$344,876	\$351,774	\$358,809	\$365,985	\$373,305	\$380,771	\$388,386
Insurance	\$148,295	\$151,260	\$154,286	\$157,371	\$160,519	\$163,729	\$167,004	\$170,344	\$173,751	\$177,226
Utilities	\$51,161	\$52,444	\$53,759	\$55,107	\$56,489	\$57,905	\$59,357	\$60,846	\$62,372	\$63,936
Maintenance/Mgmt	\$94,524	\$96,894	\$99,324	\$101,815	\$104,368	\$106,985	\$109,668	\$112,418	\$115,237	\$118,127
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$1,181,549	\$1,211,179	\$1,241,551	\$1,272,686	\$1,304,601	\$1,337,317	\$1,370,853	\$1,405,230	\$1,440,469	\$1,476,592
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,181,548	\$1,211,178	\$1,241,550	\$1,272,685	\$1,304,600	\$1,337,316	\$1,370,852	\$1,405,229	\$1,440,468	\$1,476,591
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$562,585	\$579,096	\$596,069	\$613,517	\$631,452	\$649,888	\$668,838	\$688,317	\$708,338	\$728,916
Cumulative NOI	\$8,940,982	\$9,520,078	\$10,116,148	\$10,729,665	\$11,361,117	\$12,011,005	\$12,679,843	\$13,368,160	\$14,076,498	\$14,805,414
Total Equity Requirement	\$11,018,618	\$10,439,522	\$9,843,452	\$9,229,935	\$8,598,483	\$7,948,595	\$7,279,757	\$6,591,440	\$5,883,102	\$5,154,186
Return on Investment (Year 31)	\$618,963	\$632,082	\$645,482	\$659,169	\$673,149	\$687,429	\$702,014	\$716,913	\$732,131	\$747,675

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SITE: SCENARIO 2B

18th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$19,959,600										
Operating Costs	\$0	\$181,771	\$188,476	\$192,686	\$196,991	\$201,393	\$205,895	\$210,499	\$215,207	\$220,022	\$224,9
Property Tax		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Insurance		\$99,798	\$101,794	\$103,830	\$105,906	\$108,025	\$110,185	\$112,389	\$114,637	\$116,929	\$119,2
Utilities		\$30,221	\$31,957	\$32,758	\$33,579	\$34,422	\$35,285	\$36,170	\$37,077	\$38,006	\$38,9
Maintenance/Mgmt		\$51,753	\$54,726	\$56,098	\$57,505	\$58,947	\$60,425	\$61,941	\$63,494	\$65,086	\$66,7
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Investor Repayment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Revenues	\$19,959,600	\$646,911	\$684,075	\$701,229	\$718,814	\$736,840	\$755,317	\$774,259	\$793,675	\$813,578	\$833,9
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$19,959,600										
Social Investors	\$0	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$646,910	\$684,074	\$701,228	\$718,813	\$736,839	\$755,316	\$774,258	\$793,674	\$813,577	\$833,9
Commercial Rents		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Equity Sales											
Net Operating Income	\$0	\$465,140	\$495,598	\$508,543	\$521,823	\$535,446	\$549,422	\$563,760	\$578,468	\$593,556	\$609,0
Cumulative NOI	\$0	\$465,140	\$960,738	\$1,469,281	\$1,991,104	\$2,526,550	\$3,075,973	\$3,639,732	\$4,218,200	\$4,811,756	\$5,420,7
Total Equity Requirement	\$19,959,600	\$19,494,460	\$18,998,862	\$18,490,319	\$17,968,496	\$17,433,050	\$16,883,627	\$16,319,868	\$15,741,400	\$15,147,844	\$14,538,8
Return on Investment (Year 31)	\$1,590,907										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 2B (CONTINUED)

18th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$229,981	\$235,131	\$240,397	\$245,783	\$251,291	\$256,924	\$262,685	\$268,577	\$274,603	\$280,765
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$121,653	\$124,086	\$126,568	\$129,099	\$131,681	\$134,315	\$137,001	\$139,741	\$142,536	\$145,387
Utilities	\$39,936	\$40,938	\$41,965	\$43,017	\$44,096	\$45,201	\$46,335	\$47,497	\$48,688	\$49,909
Maintenance/Mgmt	\$68,391	\$70,106	\$71,865	\$73,667	\$75,514	\$77,408	\$79,349	\$81,339	\$83,378	\$85,469
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$854,894	\$876,332	\$898,308	\$920,835	\$943,927	\$967,597	\$991,862	\$1,016,735	\$1,042,232	\$1,068,368
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$854,893	\$876,331	\$898,307	\$920,834	\$943,926	\$967,596	\$991,861	\$1,016,734	\$1,042,231	\$1,068,367
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$624,913	\$641,201	\$657,911	\$675,052	\$692,635	\$710,673	\$729,177	\$748,158	\$767,629	\$787,603
Cumulative NOI	\$6,045,703	\$6,686,904	\$7,344,815	\$8,019,866	\$8,712,502	\$9,423,175	\$10,152,352	\$10,900,510	\$11,668,139	\$12,455,742
Total Equity Requirement	\$13,913,897	\$13,272,696	\$12,614,785	\$11,939,734	\$11,247,098	\$10,536,425	\$9,807,248	\$9,059,090	\$8,291,461	\$7,503,858
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 2B (CONTINUED)

18th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$287,068	\$293,514	\$300,106	\$306,849	\$313,745	\$320,797	\$328,011	\$335,388	\$342,934	\$350,652
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$148,295	\$151,260	\$154,286	\$157,371	\$160,519	\$163,729	\$167,004	\$170,344	\$173,751	\$177,226
Utilities	\$51,161	\$52,444	\$53,759	\$55,107	\$56,489	\$57,905	\$59,357	\$60,846	\$62,372	\$63,936
Maintenance/Mgmt	\$87,613	\$89,810	\$92,062	\$94,371	\$96,737	\$99,163	\$101,650	\$104,199	\$106,812	\$109,490
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$1,095,159	\$1,122,623	\$1,150,775	\$1,179,633	\$1,209,215	\$1,239,538	\$1,270,622	\$1,302,486	\$1,335,148	\$1,368,630
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,095,158	\$1,122,622	\$1,150,774	\$1,179,632	\$1,209,214	\$1,239,537	\$1,270,621	\$1,302,485	\$1,335,147	\$1,368,629
Commercial Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Sales										
Net Operating Income	\$808,092	\$829,109	\$850,669	\$872,784	\$895,470	\$918,741	\$942,611	\$967,097	\$992,214	\$1,017,978
Cumulative NOI	\$13,263,833	\$14,092,942	\$14,943,611	\$15,816,395	\$16,711,865	\$17,630,606	\$18,573,218	\$19,540,315	\$20,532,529	\$21,550,507
Total Equity Requirement	\$6,695,767	\$5,866,658	\$5,015,989	\$4,143,205	\$3,247,735	\$2,328,994	\$1,386,382	\$419,285	-\$572,929	-\$1,590,907
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SITE: SCENARIO 5

18th Street Project	Construction	Ramp Up	Stabilized Operation								
Years	1	2	3	4	5	6	7	8	9	10	11
Construction	\$19,959,600										
Operating Costs	\$0	\$993,344	\$998,766	\$1,002,383	\$1,006,081	\$1,009,861	\$1,013,725	\$1,017,675	\$1,021,713	\$1,025,840	\$1,030,060
Property Tax		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance		\$99,798	\$101,794	\$103,830	\$105,906	\$108,025	\$110,185	\$112,389	\$114,637	\$116,929	\$119,268
Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Mgmt		\$59,638	\$63,064	\$64,645	\$66,266	\$67,928	\$69,632	\$71,378	\$73,168	\$75,003	\$76,883
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment		\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908
Revenues	\$19,959,600	\$773,408	\$816,935	\$837,421	\$858,421	\$879,948	\$902,014	\$924,634	\$947,821	\$971,590	\$995,955
<i>Capital Funding Sources</i>											
Construction Loan	\$0	\$0									
Long Term Debt		\$0									
Equity	\$3,991,920										
Social Investors	\$15,967,680	\$0									
Grants	\$0										
<i>Occupancy Factor</i>		95%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents		\$745,473	\$788,298	\$808,067	\$828,331	\$849,103	\$870,396	\$892,223	\$914,597	\$937,533	\$961,043
Commercial Rents		\$27,935	\$28,635	\$29,353	\$30,090	\$30,844	\$31,618	\$32,410	\$33,223	\$34,056	\$34,910
Equity Sales											
Net Operating Income	\$0	(\$219,936)	(\$181,831)	(\$164,962)	(\$147,660)	(\$129,913)	(\$111,711)	(\$93,041)	(\$73,891)	(\$54,250)	(\$34,105)
Cumulative NOI	\$0	(\$219,936)	(\$401,767)	(\$566,729)	(\$714,389)	(\$844,302)	(\$956,013)	(\$1,049,053)	(\$1,122,944)	(\$1,177,194)	(\$1,211,299)
Total Equity Requirement	\$3,991,920	\$4,211,856	\$4,393,687	\$4,558,649	\$4,706,309	\$4,836,222	\$4,947,933	\$5,040,973	\$5,114,864	\$5,169,114	\$5,203,219
Return on Investment (Year 31)	-\$752,454										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 5 (CONTINUED)

18th Street Project										
Years	12	13	14	15	16	17	18	19	20	21
Construction										
Operating Costs	\$1,034,373	\$1,038,782	\$1,043,290	\$1,047,898	\$1,052,609	\$1,057,425	\$1,062,348	\$1,067,381	\$1,072,526	\$1,077,786
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$121,653	\$124,086	\$126,568	\$129,099	\$131,681	\$134,315	\$137,001	\$139,741	\$142,536	\$145,387
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Mgmt	\$78,811	\$80,788	\$82,814	\$84,890	\$87,019	\$89,201	\$91,438	\$93,731	\$96,082	\$98,491
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908
Revenues	\$1,020,930	\$1,046,532	\$1,072,776	\$1,099,678	\$1,127,255	\$1,155,523	\$1,184,500	\$1,214,204	\$1,244,653	\$1,275,865
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$985,143	\$1,009,848	\$1,035,172	\$1,061,131	\$1,087,741	\$1,115,019	\$1,142,980	\$1,171,643	\$1,201,024	\$1,231,142
Commercial Rents	\$35,786	\$36,683	\$37,603	\$38,546	\$39,513	\$40,504	\$41,519	\$42,561	\$43,628	\$44,722
Equity Sales										
Net Operating Income	(\$13,443)	\$7,750	\$29,486	\$51,780	\$74,646	\$98,099	\$122,153	\$146,823	\$172,127	\$198,079
Cumulative NOI	(\$1,224,742)	(\$1,216,992)	(\$1,187,506)	(\$1,135,726)	(\$1,061,079)	(\$962,981)	(\$840,828)	(\$694,005)	(\$521,878)	(\$323,800)
Total Equity Requirement	\$5,216,662	\$5,208,912	\$5,179,426	\$5,127,646	\$5,052,999	\$4,954,901	\$4,832,748	\$4,685,925	\$4,513,798	\$4,315,720
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

18TH STREET SCENARIO 5 (CONTINUED)

18th Street Project										
Years	22	23	24	25	26	27	28	29	30	31
Construction										
Operating Costs	\$1,083,164	\$1,088,662	\$1,094,282	\$1,100,028	\$1,105,903	\$1,111,909	\$1,118,049	\$1,124,327	\$1,130,744	\$1,137,306
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$148,295	\$151,260	\$154,286	\$157,371	\$160,519	\$163,729	\$167,004	\$170,344	\$173,751	\$177,226
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Mgmt	\$100,961	\$103,493	\$106,088	\$108,749	\$111,476	\$114,271	\$117,137	\$120,074	\$123,086	\$126,172
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Repayment	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908	\$833,908
Revenues	\$1,307,860	\$1,340,657	\$1,374,277	\$1,408,740	\$1,444,067	\$1,480,280	\$1,517,401	\$1,555,453	\$1,594,460	\$1,634,444
<i>Capital Funding Sources</i>										
Construction Loan										
Long Term Debt										
Equity										
Social Investors										
Grants										
<i>Occupancy Factor</i>	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Residential Rents	\$1,262,016	\$1,293,663	\$1,326,105	\$1,359,360	\$1,393,448	\$1,428,392	\$1,464,212	\$1,500,930	\$1,538,569	\$1,577,152
Commercial Rents	\$45,843	\$46,993	\$48,171	\$49,379	\$50,618	\$51,887	\$53,188	\$54,522	\$55,889	\$57,291
Equity Sales										
Net Operating Income	\$224,696	\$251,996	\$279,995	\$308,712	\$338,164	\$368,371	\$399,352	\$431,127	\$463,715	\$497,138
Cumulative NOI	(\$99,104)	\$152,892	\$432,887	\$741,599	\$1,079,763	\$1,448,134	\$1,847,487	\$2,278,614	\$2,742,329	\$3,239,466
Total Equity Requirement	\$4,091,024	\$3,839,028	\$3,559,033	\$3,250,321	\$2,912,157	\$2,543,786	\$2,144,433	\$1,713,306	\$1,249,591	\$752,454
Return on Investment (Year 31)										

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

City of Arcata Housing Element

6TH CYCLE 2019-2027

ARCATA GENERAL PLAN

CHAPTER 3

CITY OF ARCATA

736 F STREET
ARCATA, CA 95521

ADOPTED

DECEMBER 18, 2019

HCD CERTIFIED

JANUARY 28, 2020

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

2019 HOUSING ELEMENT ACKNOWLEDGEMENTS

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 Michael Winkler – Vice Mayor
 Susan Ornelas
 Sofia Pereira
 Paul Pitino
 Karen Diemer – City Manager

Planning Commission

Daniel Tangney – Chair
 Judith Mayer – Vice Chair
 John Barstow
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Joe Bishop – Building Inspector
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Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

3. CITY OF ARCATA HOUSING ELEMENT

3.1 INTRODUCTION

Meeting the housing needs of Arcata residents as well as the City's share of regional housing needs remains an important goal for the City of Arcata. As the population of the state continues to grow and pressure on resources increases, Arcata is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. This Housing Element (2019–2027) was created in compliance with State General Plan law and was certified by the California Department of Housing and Community Development (HCD) on January 28, 2020.

Purpose. The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, the government should assist the private sector in developing the greatest diversity of housing opportunities feasible for all and accommodate regional housing needs through cooperative efforts, while maintaining a responsibility toward economic, environmental, and fiscal factors and community goals as outlined in the general plan.

Further, State Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires analyses of:

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

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types in Arcata that are available at a range of costs.

3.2 RELATIONSHIP TO OTHER ELEMENTS (GENERAL PLAN CONSISTENCY)

State law requires that “the general plan, its elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The update to the Housing Element has been reviewed for consistency with all elements of the Arcata General Plan, and amendments have been made as necessary to ensure General Plan consistency.

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

3.3 SUMMARY OF FUTURE HOUSING NEEDS

The City's future housing needs are projected by HCD based on demographic trends. The full methodology is provided in the Regional Housing Needs Allocation adopted by the Humboldt County Association of Governments Board on March 21, 2019. The Housing Element identifies the housing stock characteristics, housing market trends, and the availability of appropriately zoned land to accommodate projected need. The following summarize the detailed analysis of housing needs included in Appendix A.

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

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

3.4 REGIONAL HOUSING NEEDS ALLOCATION

The State of California (Government Code, Section 65584), requires regions to address housing issues and needs based on future growth projections for the area by developing a Regional Housing Needs Plan (RHNP) to distribute the Regional Housing Needs Allocation (RHNA) as determined by HCD. HCD provides the County's total RHNA to the Humboldt County Association of Governments (HCAOG) and that entity then develops the RHNP, which allocates to cities and the unincorporated county their "fair share" of the total county RHNA. The principal use of the allocations in the RHNP is inclusion in local housing elements as the shares of regional housing need. The state-established RHNA period of Humboldt County is 2018 to 2027, with a Housing Element update due on August 31, 2019. **Table 3-1** shows the City's adopted "fair share" allocation as provided by HCAOG.

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

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

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

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill their share of the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides opportunity for a mix of housing affordable to all economic segments of its population. The RHNP process requires local jurisdictions to be accountable for ensuring that projected housing needs can be accommodated and providing a benchmark for

evaluating the adequacy of local zoning and regulatory actions to ensure that sufficient appropriately designated land and opportunities for housing development address population growth and job generation. Based on the HCAOG's adopted allocation, the City of Arcata is planning for a total of 610 residential units to meet the projected housing need for the 2019 to 2027 period. The residential units are distributed into four household income groups for the City of Arcata. The income groups are defined by HCD as follows:

- Very low income: 31 to 50 percent of Area Median Income (AMI)
- Low income: 51 to 80 percent of AMI
- Moderate income: 81 to 120 percent of AMI
- Above moderate income: 120 percent or more of AMI

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

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

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

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

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

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

The majority of vacant land in the City is zoned Residential Very Low density (RVL), which permits two primary units per acre. However, because of the constraints associated with developing in the RVL zone, such as hillside development standards, creeks, and accessibility, the conservative estimate of capacity of one unit per parcel was used in this analysis.

3.5 QUANTIFIED OBJECTIVES SUMMARY

The quantified objectives summary estimates the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. It does not assess the sites available to meet the RHNA; rather, it shows projects likely to be built. The quantified objectives do not seek to represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Based on the goals, objectives, policies, and implementation measures in Section 3.6, the City has established the following quantified objectives (**Table 3-3**). Over the next planning period, the City anticipates new construction of 610 new units, assistance with the rehabilitation of 36 units, most of which will be substantial rehabilitations. Staff at Humboldt Plaza indicated to the City that they are renewing their section 8 Contract so that the 135 “at-risk” affordable units there will be preserved during this planning cycle.

TABLE 3-3. QUANTIFIED OBJECTIVES SUMMARY

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

*Project-based section 8.

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

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

3.6 HOUSING GOALS, POLICIES, AND IMPLEMENTATION MEASURES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that

... the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

This chapter presents the City of Arcata’s housing program, which is based on state, regional, and local housing policies; identified housing needs of the City’s residents; housing resources; and housing constraints. The housing program works to preserve, improve, and develop housing for Arcata. The

housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities can be developed and implemented.

The Housing Element Goals are:

- A. Housing Quality
- B. Housing Quantity
- C. Affordable Housing
- D. Equal Housing Opportunity

A. HOUSING QUALITY

It is the goal of the City of Arcata to promote the development of new sustainable and energy efficient housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.

- Policy HE-1 Support innovation and creativity in sustainable construction techniques, energy efficient design, property conveyances, and types of development. Condominium, Community Land Trusts, cooperative and co-housing, developments, and planned developments shall be encouraged. (Reference Implementation Measures: 8 and 19)
- Policy HE-2 Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan. (Reference Implementation Measures: 2 and 3)
- Policy HE-3 Continue to provide understandable information to the public about the City's policies, standards, and procedures for housing. (Reference Implementation Measures: 2, 7, 19 and 21)
- Policy HE-4 Continue to encourage and support public involvement in decisions concerning housing. (Reference Implementation Measures: 2, 7, 19 and 21)

B. HOUSING QUANTITY

It is the goal of the City of Arcata to provide housing opportunities for people of all income levels through the development of a wide range of housing types and the preservation of existing housing.

- Policy HE-5 Identify adequate sites that are or will be made available with appropriate zoning and development standards and that will have the public services and facilities needed to facilitate and encourage the development of a variety of types of housing for the needs of all income levels. (Reference Implementation Measures: 4, 13, 19, and 20)
- Policy HE-6 Provide opportunities for infill development of vacant and redevelopable properties in a way that allows for gradual, rather than drastic, changes from surrounding development density or type. Design features such as gradual increases in building height, functional open space, well-designed landscaping and natural vegetation, breaks in wall and roof lines, and building separations. (Reference Implementation Measures: 11, 12, 13, and 19)

- Policy HE-7 Encourage a wide range of public and private investment to help meet the City's Housing Goals. (Reference Implementation Measures: 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18 and 20)
- Policy HE-8 Eliminate unnecessary discretionary review procedures and delays in the housing development process due to complex processing procedures for housing projects, which may be under tight timelines imposed by state and federal funding programs. (Reference Implementation Measure: 10, 19 and 20)
- Policy HE-9 Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing. (Reference Implementation Measures: 10 and 19)
- Policy HE-10 Focus housing development in the downtown area to promote higher densities and levels of affordability and to create a more vibrant city center. (Reference Implementation Measures: 11, 12, and 13)
- Policy HE-11 Encourage higher densities near the Intermodal Transit Facility and near bus stops. (Reference Implementation Measures: 11, 12, 13, 16, and 18)
- Policy HE-12 Encourage Humboldt State University to maintain, rehabilitate or replace existing campus housing, develop additional on-campus housing, and to work with the City and private developers to ensure that there are adequate and appropriate housing opportunities for Humboldt State University students and staff. (Reference Implementation Measure: 18)
- Policy HE-13 Support affordable housing and greenhouse gas emissions reduction by prioritizing high-density, mixed-income, infill housing projects that improve alternative transportation infrastructure. Affordable housing and infill projects that include public and/or private infrastructure for public transit, bike and other ride share programs, electric vehicles, and other transportation demand management strategies or alternative transportation modes will receive incentives including deferred fees and reduced development standards, including but not limited to reduced parking, setbacks, or landscaping requirements. (Reference Implementation Measures: 11, 12 and 20)

C. AFFORDABLE HOUSING

It is the goal of the City of Arcata to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

- Policy HE-14 Support private and nonprofit developers through grants, loans, and other forms of assistance to voluntarily develop housing affordable to extremely low-, very-low-, and low-income households. (Reference Implementation Measures: 4, 5, and 6)
- Policy HE-15 Preserve assisted housing identified in this document as reserved for lower-income households. (Reference Implementation Measure: 3)
- Policy HE-16 Seek and support programs that address the housing needs of and prioritize housing for special groups such as seniors, disabled persons, farmworkers, those in need of

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

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

D. EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Arcata to ensure that discrimination is not a factor in the ability of households to obtain housing.

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

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>2 Housing Review and Rehabilitation Program</p> <p>Identify neighborhoods with housing requiring rehabilitation, then offer financial assistance to lower income households for housing rehabilitation through code enforcement and a rental inspection program.</p>	<p>The City will continue to identify housing in need of preservation or replacement, and to provide information about its Housing Rehabilitation Program to people living in housing units in need of rehabilitation, and community agencies that can help identify such housing.</p> <p>The City will continue to implement processes for prompt responses by its Building Department to complaints of housing code violations and making educational materials for tenants accessible including (“A Guide for Renters – Substandard Housing,” and “Getting Repairs Corrected in Rentals”).</p> <p>The City will continue to implement the recently launched Rental Inspection Program.</p> <p>The City will continue to focus on the following areas to ensure safe and decent housing:</p> <ul style="list-style-type: none"> • Education; • Tenant Rights; • Voluntary Inspections; • Flexible regulatory compliance to correct health and safety violations; • Recorded notices of nuisance for non-compliance; and • Abatement of violations on a case-by-case basis under the process outlined in the Arcata Municipal Code. <p>The City will continue to apply for CDBG and</p>	<p>Community Development Department</p> <p>Redwood Community Action Agency (RCAA)</p> <p>HBHDC</p> <p>Environmental Services</p>	<p>CDBG</p> <p>HOME</p> <p>Earthquake Retrofit Program</p> <p>Housing Fund (244)</p>	<p>Apply annually or as funding becomes available.</p>	<p>The Building Official will promptly respond to complaints of substandard housing conditions and initiate code enforcement as necessary.</p> <p>Seek funding sources for targeted rehabilitation programs such as ADA accessibility, window replacement, and roof repairs.</p> <p>The City estimates that 36 units will be rehabilitated during this planning cycle.</p>

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	develop: <ul style="list-style-type: none"> • Mortgage tax credit projects • Planning and technical assistance for private and non-profit developers of affordable multifamily housing. • The City will strongly promote mixed-income developments. 				
<p>6 State and Federal Grants and Loans</p> <p>Identify, advocate, sponsor, and connect developers with state and federal housing programs, grants, and loans.</p>	<p>The City will work with Federal, State, County and other local resources to identify sources of funding for development of affordable housing units, updating such information annually and as it becomes available.</p> <p>The City will apply for funding programs where appropriate and beneficial for Arcata residents, emphasizing funding for extremely low-income households including persons with disabilities, including persons with developmental disabilities.</p> <p>The City will also work with developers to connect them with appropriate programs and sources of funding.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>2019 and ongoing</p>	<p>Award of state and federal funding to support affordable housing development.</p> <p>City staff will meet directly with affordable housing advocates a minimum of one time every year during the planning cycle.</p>
<p>7 Housing Market Monitoring</p> <p>Monitor the local housing market to evaluate effectiveness of housing assistance.</p>	<p>The City’s Community Development Department shall collect data from landlords and tenants regarding housing costs, rents, vacancy rates, and other pertinent information in order to determine current housing costs and availability.</p> <p>The Community Development Department will also increase coordination with the Humboldt</p>	<p>Community Development Department</p>	<p>General Fund CDBG HOME</p>	<p>Coordination in 2019 Ongoing monitoring</p>	<p>Continue coordination with the Humboldt Associate of Realtors will assist monitoring efforts.</p> <p>Use monitoring data to determine whether existing programs are</p>

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>Association of Realtors to assist in making information more readily available to the public, private developers, and housing advocates.</p> <p>The data will be used to monitor rent structures and vacancy rates, and to assist in determining effectiveness of existing housing assistance, and where to target further assistance.</p>				<p>effective and where additional effort and funding should be focused.</p>
<p>8</p> <p>Community Land Trust</p> <p>Coordinating with the Community Land Trust to develop and resale restricted affordable housing units to very low-, low-, and moderate-income households.</p>	<p>The City will continue to work with and monitor Humboldt Bay Housing and Development Corporation’s (HBHDC) Community Land Trust to identify whether support in areas such as financial assistance and management are needed.</p> <p>The City will also continue to work with the HBHDC to facilitate and maintain a “project pipeline” of affordable new owner-occupied homes.</p> <p>The City will also coordinate with RCAA and Habitat for Humanity to ensure that available resources and information are shared.</p> <p>The City will continue to use CDBG and HOME to assist with Community Land Trust developments.</p>	<p>Community Development Department</p> <p>HBHDC</p> <p>RCAA</p> <p>Habitat for Humanity</p>	<p>HOME</p> <p>CDBG</p>	<p>2019 and ongoing</p>	<p>Community land trust properties will continue, and new units will be added.</p>
<p>9</p> <p>Affordable Housing Trust Fund</p> <p>Development of an</p>	<p>The City will assess the feasibility and, if feasible, develop an Affordable Housing Trust Fund to be used for the development of affordable housing in the City.</p>	<p>Community Development Department</p> <p>Humboldt</p>	<p>General Fund</p> <p>In-Lieu Fees</p> <p>Local Housing Trust Fund</p>	<p>2019 and ongoing</p>	<p>If determined feasible, opportunities for development of affordable housing projects will be</p>

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TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
Affordable Housing Trust Fund.	In developing the Affordable Housing Trust Fund, the City will investigate the feasibility and appropriateness of fees and funding sources. The City will also apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the California Department of Housing and Community Development (HCD).	County Community Services Planning Commission City Council	Matching Grant Program		expanded by assisting through a new and stable funding mechanism. For the program to be considered feasible, the Trust Fund would likely need to generate a minimum of \$250,000 annually.
<p>10 Access for Persons with Disabilities, Including Persons with Developmental Disabilities</p> <p>Provide housing units accessible to persons with disabilities, including persons with developmental disabilities.</p> <p>Identify and remove possible governmental constraints to development of accessible housing for persons with disabilities, including</p>	<p>The City will continue to encourage developers to build or convert dwelling units to be accessible to persons with disabilities, including persons with developmental disabilities. These efforts will include the following measures:</p> <ul style="list-style-type: none"> • Education and promoting concepts that more easily allow for unit changes in occupant age, ability, and other special needs in housing projects; • Developing other building design concepts in cooperation with appropriate service agencies; and • Encouraging nominal changes to development plans that would not affect marketability but would make them more usable by persons with disabilities, including persons with developmental disabilities. <p>The City also continues to evaluate and improve its City’s Handicap Access Appeals Board (HAAB)</p>	Community Development Department Planning Commission City Council	CDBG HOME General Fund	2019 and annually	<p>All housing projects will meet the California Building Code (CBC), Chapter 11A (Housing Accessibility) for accessible units. In addition, all City assisted housing units will exceed the CBC, Chapter 11A accessibility requirements by a minimum of 10%.</p> <p>As State law allows, priority for financial assistance will be given by the City to residents needing accessibility improvements for each year of the planning</p>

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TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
<p>persons with developmental disabilities.</p>	<p>process:</p> <ul style="list-style-type: none"> • The City’s Building Inspector is a Certified Accessible Specialist (CASP); • Information on reasonable accommodations is publicly available; and • HCD-funded projects require accessibility compliance. <p>The City will continue to use guidelines from HCD regarding reasonable accommodation policies, practices, and procedures, and will continue to post the information locally and on the City website, and in pamphlets.</p> <p>The City will continue to provide grants up to \$1,000 through its Housing Rehabilitation Program for materials and installation of handicap-accessible ramps for low-income units.</p> <p>The City will continue to ensure that its policies and regulations ensure that housing for disabled persons, including developmental disabilities is not inhibited. ADA compliance is part of all building permits. The City will monitor land use controls, permit and processing procedures, and building codes. If constraints on development, maintenance, or improvement of housing intended for persons with disabilities, including developmental disabilities are identified, the City will take action to address the constraint, including removal of the constraint or providing reasonable accommodation for housing</p>				<p>cycle.</p> <p>The City will be responsive to the HAAB and will continue to ensure information is readily available to the public.</p> <p>City policies and regulations will be regularly evaluated, to identify barriers to housing and ensure compliance with ADA standards.</p> <p>Four accessibility grants during the planning cycle are expected.</p>

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TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>affordability restrictions</p> <p>Evaluate the feasibility of reducing or assisting with the cost of sewer lateral upgrades triggered by the construction of an ADU.</p> <p>The City will continue to encourage production of ADU housing by the following methods:</p> <ul style="list-style-type: none"> • Providing educational materials regarding ADUs at City Hall; • Conducting outreach to property owners to encourage development; • Targeting Humboldt State University, Downtown, and RVL, and RL zones for ADU development; • Increasing density in C and IL zones, and through the infill development program. • Identifying areas where fourth units on existing parcels zoned residential low will be principally permitted and develop design standards for these. 				<p>development where appropriate.</p> <p>An average of ten ADU will be developed for each year of the planning cycle.</p>
<p>14 Residential Relocation and Anti-Displacement Program</p> <p>Provide financial assistance to those displaced by property acquisition or renovation.</p>	<p>The City will continue to implement its Residential and Business Anti-Displacement and Relocation Assistance Plan (Plan) (adopted 08-04-04 by Resolution No. 045-12), which provides financial assistance to low-income households of rental-occupied units who are permanently displaced when the City acquires a property, and to property owners who undertake repairs that require occupants to be temporarily relocated.</p>	<p>Community Development Department Planning Commission City Council</p>	<p>CDBG HOME Earthquake Retrofit Program General Fund</p>	<p>2019 and ongoing</p> <p>The replacement requirement will be implemented immediately and applied as</p>	<p>The public will be aware of available assistance under the Plan, and the City will continue to review the Plan to ensure ongoing effectiveness and compliance with applicable regulations.</p> <p>Loss of affordable housing</p>

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TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>The City will periodically review the Plan to ensure ongoing compliance with relocation and fair housing law, amending the Plan as necessary.</p> <p>In accordance with Government Code, section 65915, subdivision (c)(3) and section 65590, article 10.7, the City will continue to require all developers to replace and/or finance the replacement of all low- and moderate-income housing lost as a result of their development on any sites in the Coastal Zone and on sites outside of the Coastal Zonte that are identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished 			<p>applications on identified sites are received and processed.</p>	<p>units will be mitigated by requiring new housing developments to replace all affordable housing units lost due to new development..</p>
<p>15 Housing Discrimination and Housing Equal Opportunity Prevent housing and discrimination and</p>	<p>The City will continue to act as an independent third party in discrimination complaints and alleged violations of State or Federal fair housing requirements, coordinating and referring interested persons to appropriate agencies. The City will continue to maintain a file, recording information about alleged violations.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>2019 and ongoing</p>	<p>The public will be aware that the City is a resource for those experiencing housing discrimination or violation of tenant rights. The City will continue to record violations and refer those in need to</p>

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TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	students.				
<p>19 Residential Development Information Program and Development Review Process Streamlining</p> <p>Make information readily available and reduce processing time for residential development.</p>	<p>The City will continue its practice of engaging the public and housing development community about the availability of approved residential development and vacant land, particularly as the economy continues to improve, in order to promote residential development and increase public participation in the process.</p> <p>The Community Development Department will continue to provide information through postings in the Planning Division and on the City's website.</p> <p>The City will continue to add to its existing handouts and checklists that explain processes and procedures for making permit applications, with the goal of having information available to the public for all forms of permits and processes and making the permit application process more user friendly.</p> <p>The City will develop high quality information to assist with navigating the pre-development process. The City will also evaluate and manage systems to create more efficiency in the planning process.</p> <p>The City will continue to work to streamline permit review procedures to minimize processing time and reduce developing costs.</p> <p>The City will establish a written policy or</p>	<p>Community Development Department</p> <p>Community Development Department, Building Division</p> <p>Historic and Design Review Commission</p> <p>Planning Commission</p> <p>City Council</p>	<p>General Fund</p>	<p>2019 and annually</p> <p>The SB 35 written policy or procedure will be completed by January 2023</p>	<p>The public will have ready access to useful information about the City's design and planning processes and forms that are easy to use, making applying for permits clear-cut and uncomplicated.</p> <p>Every year of the planning cycle, staff will improve a user friendly public informational material related to the planning permit process.</p> <p>The City will continue to improve applications and process information.</p>

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

Implementation Measures	Action Required	Responsible Agency	Funding Source	Timeframe	Result
	<p>procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.</p>				
<p>20 Residential Rezone and Up zone Identification of vacant and under-utilized land suitable for residential development.</p>	<p>The Community Development Department continues to maintain a database identifying vacant and under-utilized residential land and constraints to the development of that land. To ensure low- and very low-income housing units are developed with the rezoned properties, the City will evaluate a range of incentive-based and regulatory approaches, including principally permitted development pathways, inclusionary zoning scaled for feasibility, permit fee waivers, and financial assistance.</p> <p>To meet the City’s RHNA allocation, the City will complete these programs:</p> <p>“Re-use” of sites program: Per AB 1397, on sites that are available for lower income housing that have been used in two previous housing elements, the City commits to allowing owner-occupied or rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. For the sixth cycle housing element, this includes APNs 507-071-004 and 503-470-002.</p> <p>Rezone program: In order to meet state law requirements (Government Code Sections</p>	<p>Community Development Department</p>	<p>General Fund LMIHF SB 2</p>	<p>Rezone by August 31, 2022</p>	<p>Identification and monitoring of land suitable for residential development will assist in removing barriers to stalled projects and developing and disposing of housing assets held by the City. (see 32 “Residential Development Information Program”.)</p>

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

Attachment: A. Resolution No. 234-01 (4221 : CDBG 2017 grant closeout)

TABLE 3-4. IMPLEMENTATION MEASURES

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

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TABLE 3-4. IMPLEMENTATION MEASURES

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

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