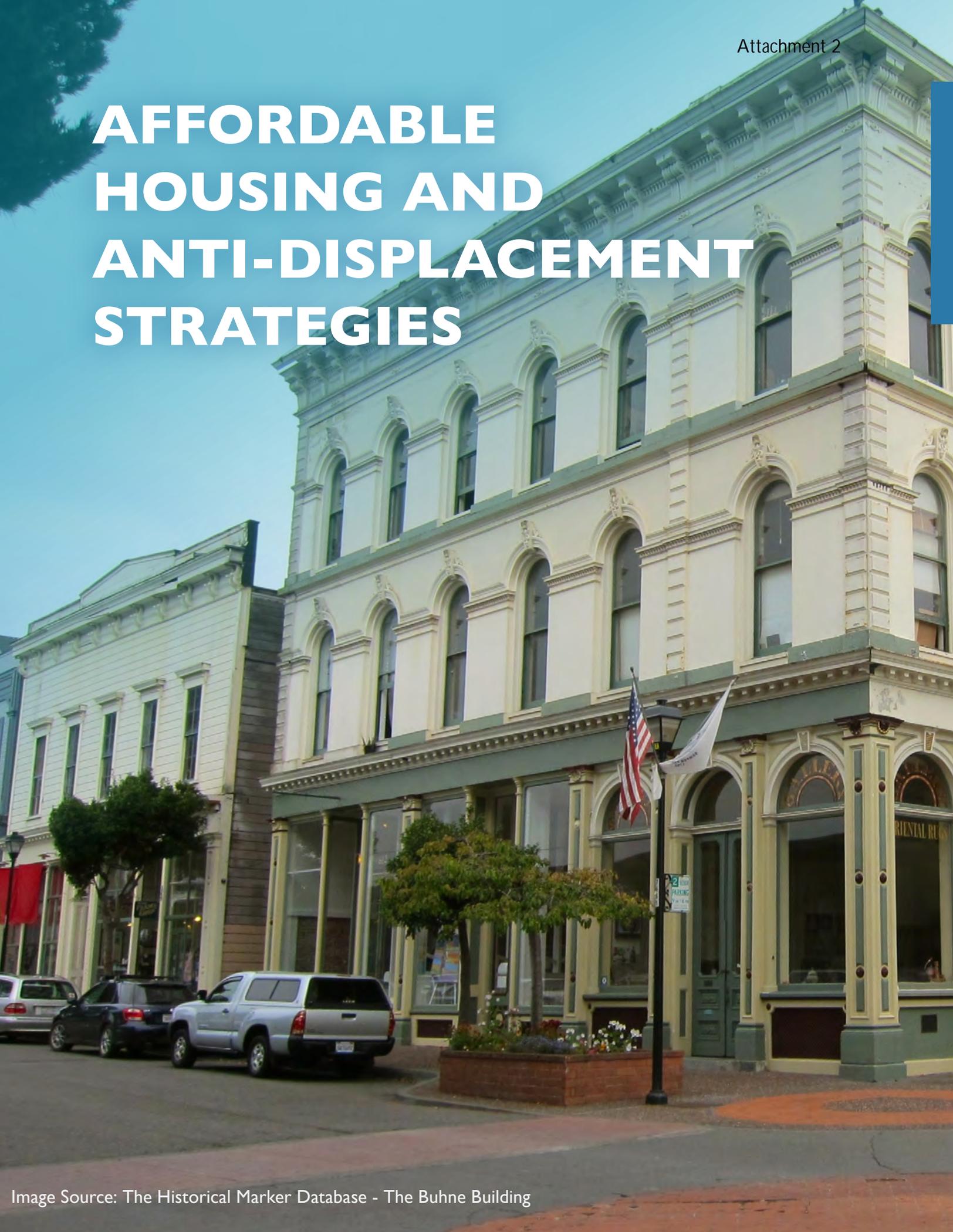


# Appendix A - Affordable Housing & Anti-Displacement Strategies

# AFFORDABLE HOUSING AND ANTI-DISPLACEMENT STRATEGIES



# INTRODUCTION

The Waterfront Eureka Plan aims to revitalize the Waterfront Eureka Plan Area (Plan Area) while minimizing the displacement of vulnerable populations.

Two major risks that are often associated with increased development are **gentrification** and **displacement**. **Table I** outlines the many causes of displacement and specifies the differences between forced and responsive displacement. Forced displacement is when a resident must relocate and responsive displacement is when a resident chooses to leave. It is important to be aware of the different forms of displacement when trying to alleviate it.

Gentrification and displacement present negative impacts that can build on each other. When a person is displaced, they can feel social, economic, and psychological stresses caused by moving to a new location. These stresses can

## GENTRIFICATION

*Gentrification occurs when investments and higher-income residents come into long-time working-class neighborhoods. As this occurs, the added demand increases rents, and low-income renters are priced out of the neighborhood.*

## DISPLACEMENT

*Displacement occurs when a household is forced to move from its residence because of conditions beyond their control.*

add up among individuals and create community issues, such as labor shortages or a loss of community culture. As such, by preventing the displacement of long-standing residents, community needs are better met.

This section will explore the risk of gentrification and displacement in the Plan Area through data and trend analysis. This analysis

**Table I. Categories of Displacement**

Causes	Forced	Responsive
Direct or Physical Causes	<ul style="list-style-type: none"> <li>Formal eviction</li> <li>Informal eviction (e.g., property owner harassment)</li> <li>Owner foreclosure</li> <li>Eminent domain</li> <li>Natural disaster</li> <li>Building condemnation</li> </ul>	<ul style="list-style-type: none"> <li>Deterioration in housing quality</li> <li>Neighborhood violence or safety concerns</li> <li>Removing parking, utilities, etc.</li> </ul>
Indirect or Economic Causes	<ul style="list-style-type: none"> <li>Foreclosure</li> <li>Condo conversion</li> </ul>	<ul style="list-style-type: none"> <li>Rent increase</li> <li>Increased taxes</li> <li>Loss of social networks or cultural significance of place</li> </ul>
Exclusionary Causes	<ul style="list-style-type: none"> <li>Section 8 discrimination</li> <li>Zoning policies (restriction on density or unit size)</li> <li>NIMBY resistance to development</li> </ul>	<ul style="list-style-type: none"> <li>Unaffordable housing</li> <li>Cultural dissonance</li> <li>Lack of social networks</li> </ul>

Source: Zuk, M., A.H. Bierbaum, K. Chapple, K. Gorska, and A. Loukaitou-Sideris. 2017. "Gentrification, Displacement, and the Role of Public Investment." *Journal of Planning Literature*, 33(1): 31–44. <https://doi.org/10.1177/0885412217716439>.

will uncover the specific risks and concerns for the Plan Area that must be overcome to achieve quality affordable housing. This section will conclude by presenting tools that can be used to reduce the risk of displacement and gentrification.

## EXISTING CONDITIONS

In recent years, the City of Eureka (City) has experienced the same housing shortage across all income levels that has been felt throughout California.<sup>1</sup> To address the need for housing, the City's 6th Cycle Housing Element update promotes the following five strategies to develop new housing:

1. Maximize development potential of the few remaining vacant and underutilized sites
2. Promote accessory dwelling units (ADUs)
3. Promote internal conversions
4. Promote small-lot subdivisions, urban lot split subdivisions, and conservation subdivisions
5. Promote geographically dispersed affordable housing through affordable-by-design incentives and local density bonuses

The Housing Element uses goals, policies, and programs to address and improve housing in Eureka. There are several programs that range across the topics of housing production, availability, preservation, and assistance, plus homelessness and displacement prevention. The City's various ongoing housing assistance programs are also important, but their implementation is highly dependent on funding opportunities. For example, the Homeownership Assistance Program's waiting list has more than 190 applicants waiting for future funding opportunities. City staff meet regularly and partner with multiple agencies, including the County of Humboldt, to identify and secure all possible housing assistance funding. Many of the remaining 6th Cycle Housing Element programs

are in progress. As they are implemented, they will remove constraints to the maintenance, improvement, and development of housing, and will further the process of fair housing.<sup>2</sup>

There are also State laws that protect residents from displacement and promote housing affordability. Senate Bill 330 requires housing replacement by prohibiting the issuance of a demolition permit unless there is a proposed development that will replace all units being demolished at the affordability levels of existing tenants.<sup>3</sup> This protects the existence of affordable housing, but also makes redevelopment more challenging. Assembly Bill (AB) 1482 is another State law that mitigates displacement by capping annual rent increases to 5% plus the price of inflation for most residential properties.<sup>4</sup> This means that rents can still increase above regional averages and gentrification can still occur, but it may take longer. There are also a number of State and Federal laws that govern tenant and property owner rights and responsibilities. These laws can mitigate or slow displacement and gentrification, but they need to be supplemented by local regulations and programs to be more effective.

## Methodology

To address the unique characteristics of Eureka, economic, demographic, and housing characteristics of the Plan Area were reviewed to understand the current risk of displacement. In addition to income and housing data, this methodology considers variables that contribute to social vulnerability, mirroring the Center for Disease Control's Social Vulnerability Index. The Social Vulnerability Index helps to identify communities that are more vulnerable to displacement. **Table 2** lists the overall vulnerability categories and indicators considered, as well as the methodology or reasoning for including the indicator.

<sup>2</sup> City of Eureka. 2021. *Housing Element Annual Progress Report 2021*.

<sup>3</sup> Housing Crisis Act, SB 330. 2019. [https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=201920200SB330](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330).

<sup>4</sup> Tenant Protection Act, AB 1482. 2019. [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201920200AB1482](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1482).

**Table 2. Displacement and Gentrification Risk Methodology**

Categories	Risk Indicator	Explanation
Socioeconomic Factors	Rate of Renters	Renters are more vulnerable to displacement than homeowners, who have a consistent mortgage and are less likely to be displaced if land value increases.
	Renter Cost Burden	Renters who already pay a high percent of their income to rent may be displaced with slight increases to rent.
	Homeowner Cost Burden	Cost burden for homeowners can occur from changes in income, variable mortgage interest rates, or other causes. Pressures related to housing costs can lead to foreclosures and other adverse health and housing conditions.
	Below Poverty	Residents below the poverty level are more vulnerable to displacement, and income levels are interrelated with renter cost burden.
	Unemployed	Unemployment can force residents out of housing situations.
	Median Income, Rent, and Home Value	Median income and housing costs are related. If costs rise faster than incomes, housing cost burden is increased, resulting in instability with housing situations, and eventual displacement.
	No High School Diploma	Individuals with lower educational attainment are more likely to have lower incomes and may not be able to keep up with rising costs of housing.
Household Composition	Households with Dependent Older Adults	Older adults often have limited incomes and physical conditions that make displacement more stressful.
	Households with Dependent Children	Households with children can require larger incomes and housing to accommodate everyone.
	Individuals with a Disability	Disabilities can impact individuals' incomes, and make moving more physically and economically stressful.
	Single-Parent Households	Single-parent households often have one income that supports multiple people.
Race, Ethnicity, and Language	Race and Ethnicity	For much of American history, public and private housing policies have targeted and excluded certain racial and ethnic groups from accessing homeownership, leading to economic inequality across races and ethnicities. The wealth gap created by past and present housing discrimination makes people of certain races and ethnicities (particularly Black and Hispanic people) more susceptible to displacement. Races and ethnicities are also considered to understand neighborhood makeup and trends.
	Speaks English "Less than Well"	This factor is considered to understand communication needs. Receiving the necessary housing resources can be more difficult if a person is unable to speak English. In addition, there is a link between language proficiency, race, and ethnicity, and these can tie back to the Race and Ethnicity explanation, above, related to housing discrimination and economic inequality.
Housing Type and Transportation	Overcrowding	This factor illuminates housing availability and residential experiences.
	Habitability	Habitability considers risk of redevelopment, quality of housing stock, and housing availability.
	Multi-Unit Structures	Proportion of multi-unit structures is included to consider the housing makeup of the area.

The source of the data for the indicators in **Table 2** is the U.S. Census Bureau’s American Community Survey. To assess trends, data was pulled from the 5-year estimates for 2010 and 2019. Since census tracts are the smallest geographic areas for which data is available, risk indicators were analyzed for both Census Tracts 1 and 5, which overlap the Plan Area. However, both census tracts cover large areas of Eureka, and the data reflects larger trends outside of the Plan Area (see **Figure 1**). Data for each risk indicator is also displayed on tables throughout this chapter for the Plan Area, City of Eureka, and State to show how they compare. Major findings are summarized in the section titled “Factors Contributing to Displacement.”

## DISPLACEMENT RISK IN THE PLAN AREA

This section details various existing conditions that can serve as warning signs of displacement.

### Socio-Economic Factors

#### COMMUNITY INDICATORS

##### Income

Poverty, unemployment, median income, and high school diploma achievement are all closely related with income. Unemployment and poverty rates are both particularly high for the census tracts that cover the Plan Area compared to Eureka as a whole, and are more than or nearly double the State’s poverty and unemployment rates (see **Table 3**). In turn, median incomes in the census tracts that cover the Plan Area are lower than the City’s median income. State median incomes are nearly incomparable to Eureka, as cost of living is much higher in the larger metropolitan areas of the State. High school diploma attainment rates in the census tracts that cover the Plan Area are similar to Eureka averages and are better than State averages. So, while educational attainment is relatively adequate, poverty, unemployment, and median incomes are all far worse in the census

tracts that cover the Plan Area than in Eureka and the State as a whole.

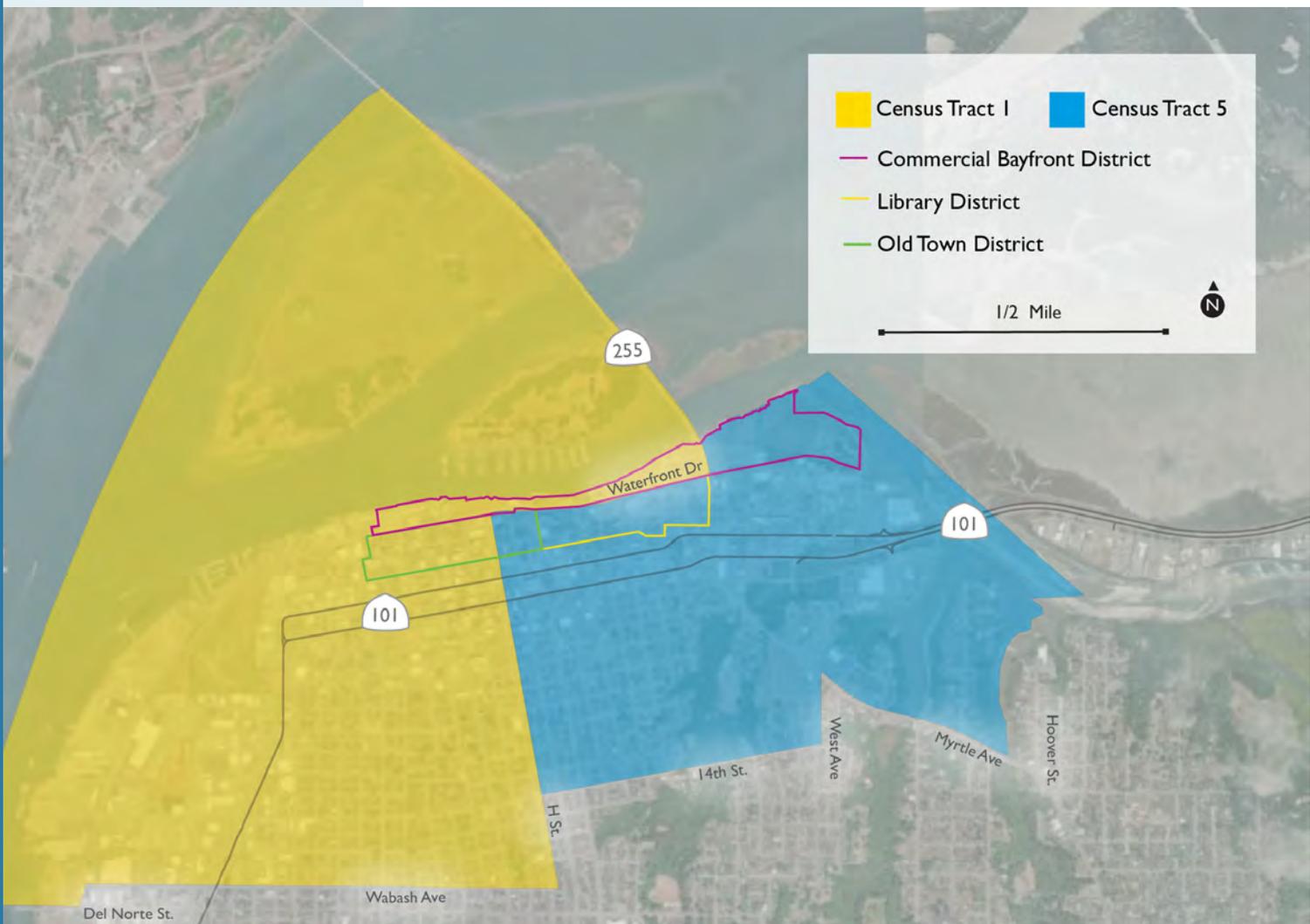
### Cost of Housing

Housing cost burden is a way to consider if someone is spending a disproportionate amount on housing compared to their income. If residents are housing cost burdened, it can cause them to make costly trade-offs between their housing options and other regular expenses that impact quality of life (e.g., paying rent instead of getting medical care). Housing cost burden for renters in the census tracts that overlap the Plan Area is in line with State averages; however, in light of California’s housing crisis, meeting State averages for housing metrics is less than ideal.<sup>5</sup> Furthermore, housing cost burden for homeowners is higher in Census Tracts 1 and 5 than in Eureka or the State as a whole.

### TRENDS

In recent years, certain socioeconomic factors have seen major changes in the census tracts that overlap the Plan Area (see **Table 3**). In Census Tract 1 (overlapping the majority of the Commercial Bayfront and Old Town Districts), homeowner cost burden has spiked from 22.7% to 34% from 2010 to 2019. This may be due to income reductions for homeowners who are retiring, as the percentage of older adults also increased during this time period. Incomes have remained fairly stagnant in Census Tracts 1 and 5, especially in comparison to trends that can be seen in Eureka and California. In Census Tract 1, median income fell 17% over the last 10 years, while median rent increased by 39% and median home value increased by 12%. In comparison, Census Tract 5 (the Library District and surrounding area) and Eureka as a whole have not had such drastic changes to income and housing costs. These trends show that Census Tract 1 is seeing economic decline, yet housing costs continue to increase.

5 California Legislative Analyst’s Office. 2015. “California’s High Housing Costs: Causes and Consequences.” March 2015. <https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx>.

**Figure 1.** Census Tract Locations

## Household Demographics

Household demographics refer to the traits of individuals within a household, such as age or disability. These traits are important because displacement or the threat of displacement can add more economic, social, and/or physical stress on households with certain traits. Household characteristic data varied between the two census tracts that overlap the Plan Area. Census Tract 1 contains fewer older adults and children on average than Eureka and California. Census Tract 5, conversely, had high rates of dependent older adults and children when compared to Eureka as a whole. See **Table 4** for detailed household characteristics data.

## TRENDS

In the last 10 years, the number of households with dependent older adults has increased in the census tracts that overlap the Plan Area beyond the increasing rates seen in California as a whole. Additional analysis indicates that people are likely deciding to both age in place and move to Census Tracts 1 and 5 to retire.<sup>6</sup>

<sup>6</sup> U.S. Census Bureau. 2022h. ACS 2010 5-Year Estimates S0101 Age and Sex.

**Table 3. Socio-Economic Factors**

Characteristic	Census Tract 1		Census Tract 5		Eureka		California	
	2010	2020	2010	2020	2010	2020	2010	2020
Renter Cost Burden	37.9%	56.1%	44.2%	39.7%	45.5%	50.4%	45.7%	44.7%
Homeowner Cost Burden	22.7%	34.0%	49.9%	32.9%	31.0%	26.2%	34.7%	24.1%
Below Poverty	28.1%	28.1%	18.5%	16.0%	21.1%	11.4%	13.7%	9.0%
Unemployment	5.4%	20.8%	6.2%	12.6%	5.2%	9.3%	5.8%	6.2%
Median Income	\$35,075	\$28,958	\$27,157	\$36,184	\$34,950	\$43,199	\$60,883	\$78,672
No High School Diploma	10.7%	13.0%	16.4%	12.1%	11.6%	11.8%	19.3%	16.1%
Median Rent	\$653	\$908	\$704	\$852	\$764	\$951	\$1,147	\$1,586
Median Home Value	\$260,000	\$292,700	\$320,700	\$281,100	\$288,800	\$295,500	\$458,500	\$538,500

## Sources:

U.S. Census Bureau. 2022a. ACS 2010 5-Year Estimates DP04 Selected Housing Characteristics.  
U.S. Census Bureau. 2022b. ACS 2020 5-Year Estimates DP04 Selected Housing Characteristics.  
U.S. Census Bureau. 2022c. ACS 2020 5-Year Estimates DP03 Selected Economic Characteristics.  
U.S. Census Bureau. 2022d. ACS 2010 5-Year Estimates DP03 Selected Economic Characteristics.  
U.S. Census Bureau. 2022e. ACS 2020 5-Year Estimates DP02 Selected Social Characteristics in the United States.  
U.S. Census Bureau. 2022f. ACS 2010 5-Year Estimates DP02 Selected Social Characteristics in the United States.

Note: The data presented was partially collected before the Covid-19 pandemic and may not reflect the most recent housing trends.

**Table 4. Household Characteristics**

Characteristic	Census Tract 1		Census Tract 5		Eureka		California	
	2010	2020	2010	2020	2010	2020	2010	2020
Households with Dependent Older Adults	11.3%	17.3%	18.5%	30.2%	18.4%	24.7%	17.5%	22.8%
Households with Dependent Children	24.6%	21.4%	19.2%	30.7%	28.3%	28.3%	40.1%	36.2%
Individuals with a Disability	*	20.9%	*	18.7%	*	19.3%	9.9%	10.7%
Single Parent Households	12.2%	5.0%*	7.1%	8.8%*	11.0%	7.3%*	9.9%	6.1%*

## Sources:

U.S. Census Bureau. 2022e. ACS 2020 5-Year Estimates DP02 Selected Social Characteristics in the United States.  
U.S. Census Bureau. 2022f. ACS 2010 5-Year Estimates DP02 Selected Social Characteristics in the United States.  
U.S. Census Bureau. 2022g. ACS 2020 5-Year Estimates S0101 Age and Sex.  
U.S. Census Bureau. 2022h. ACS 2010 5-Year Estimates S0101 Age and Sex.  
U.S. Census Bureau. 2022e. ACS 2019 5-Year Estimates DP02 Selected Social Characteristics in the United States.

Note: \* Data not available for the year in question. 2019 data has been substituted for 2020 data where possible.

## RACE, ETHNICITY, AND LANGUAGE

### COMMUNITY INDICATORS

A major concern of gentrification is that longstanding groups of residents are priced out of an area. Many historically minority communities are most at risk of gentrification. Additionally, race and ethnicity are both major aspects of culture and social connections within a community. See **Table 5** and **Figure 2** for race, ethnicity, and language data.

The Plan Area and Eureka are both home to a higher percentage of White residents than the State. However, Census Tract 1 is more diverse than Eureka as a whole, with higher rates of Hispanic, Native American, and African American residents.

In addition to the racial and ethnic makeup of the community, language can be examined as it relates to communication, outreach, and City resources. Compared to the State, Eureka and the census tracts that overlap the Plan Area have a low rate of people who do not speak English very well.

### TRENDS

In the last decade, the census tracts that overlap the Plan Area have grown significantly more diverse, although racial and ethnic diversity is still well below the State's averages. Rates of African American, Hispanic, Asian, and multiracial residents have grown across the census tracts that overlap the Plan Area. Meanwhile, Census Tract 1 saw nearly 1,000 White residents move elsewhere. All of this is within the context that Census Tract 1 saw nearly 500 residents leave in the last 10 years, while Census Tract 5 has grown by approximately 500 residents.

## Housing Type

### COMMUNITY INDICATORS

Some housing characteristics make displacement more likely, such as **overcrowding, habitability,** and the presence of multifamily housing. If overcrowding or habitability are major issues, it is likely because residents cannot afford to move or repair their housing. Furthermore, areas with habitability issues have a higher chance of land redevelopment, which can cause displacement. See **Table 6** for housing type data.

Homeownership is very low in the census tracts that overlap the Plan Area. Additionally, some areas, such as Census Tract 5, have relatively high rate of homes with habitability issues.

#### OVERCROWDING

*Homes with more than one person per room are considered overcrowded.*

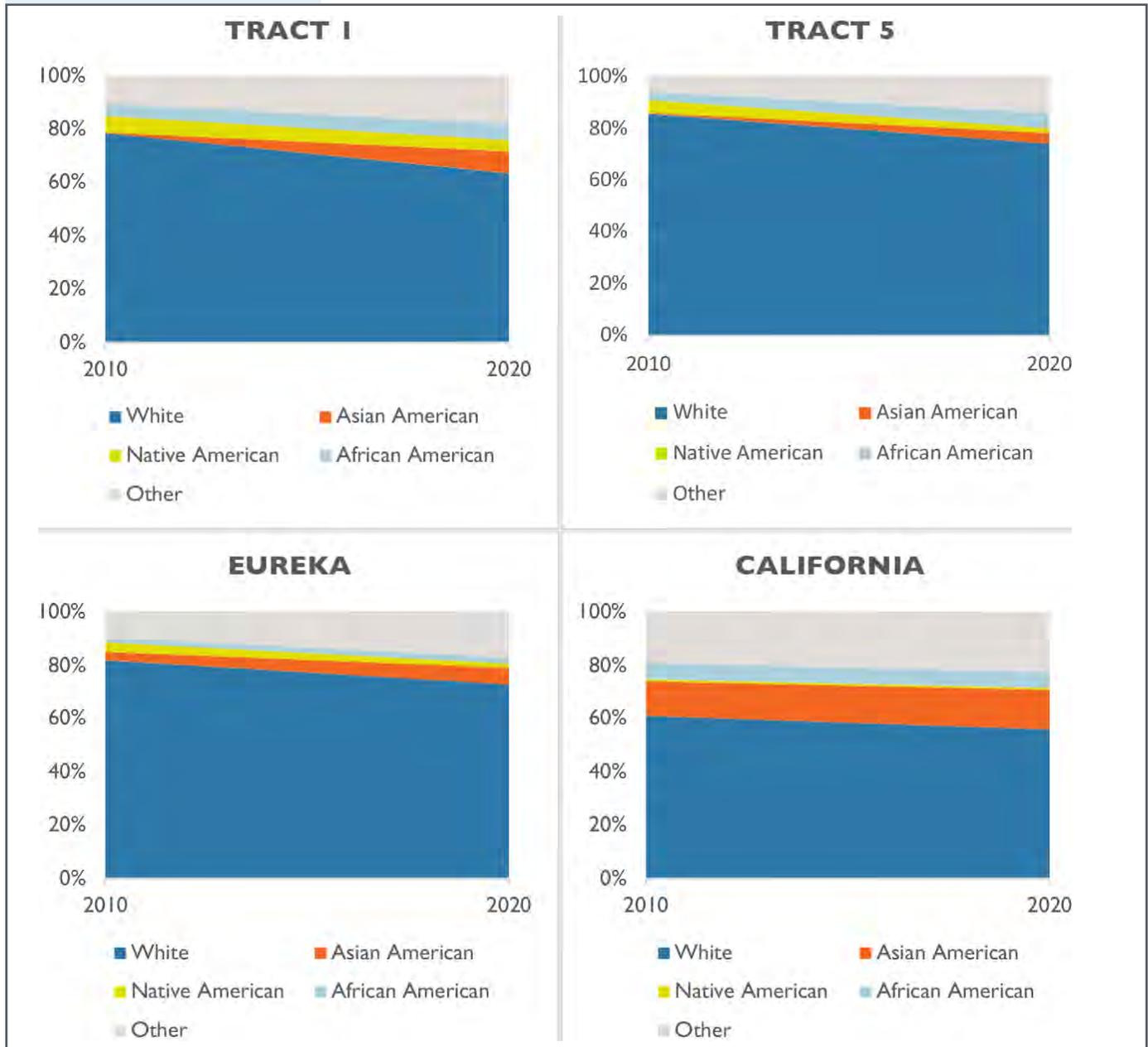
#### HABITABILITY

*Occupied homes without basic kitchen or plumbing facilities have habitability issues.*

### TRENDS

Multifamily housing has increased in the Plan Area in the last decade. This growth coincides with growth in the rate of renters in the Plan Area. One concerning trend has to do with overcrowding. Overcrowding was nearly non-existent in the census tracts that overlap the Plan Area in 2010, and grew to outpace Eureka as a whole by 2020.

**Figure 2. Racial Composition**



Sources: U.S. Census Bureau. 2022i. 2010 and 2020 ACS 5-Year Estimate. B01001A. SEX BY AGE (WHITE ALONE)  
 U.S. Census Bureau. 2022j. 2010 and 2020 ACS 5-Year Estimate. B01001B. SEX BY AGE (BLACK OR AFRICAN AMERICAN ALONE)  
 U.S. Census Bureau. 2022k. 2010 and 2020 ACS 5-Year Estimate. B01001C. SEX BY AGE (AMERICAN INDIAN AND ALASKA NATIVE ALONE)  
 U.S. Census Bureau. 2022l. 2010 and 2020 ACS 5-Year Estimate. B01001D. SEX BY AGE (ASIAN ALONE)  
 U.S. Census Bureau. 2022m. 2010 and 2020 ACS 5-Year Estimate. B01001E. SEX BY AGE (NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE)  
 U.S. Census Bureau. 2022n. 2010 and 2020 ACS 5-Year Estimate. B01001F. SEX BY AGE (SOME OTHER RACE ALONE)  
 U.S. Census Bureau. 2022o. 2010 and 2020 ACS 5-Year Estimate. B01001G. SEX BY AGE (TWO OR MORE RACES)  
 Note: The race "Other" includes individuals with "two or more races," "Native Hawaiian and other Pacific Islander races," and "some other race alone." Native Hawaiian and other Pacific Islander races were included in other due to the lack of presence in the Plan Area. To see further details, visit <https://www.census.gov/topics/population/race/about.html>.

**Table 5. Linguistic, Ethnic, and Racial Composition**

Characteristic	Census Tract 1		Census Tract 5		Eureka		California	
	2010	2020	2010	2020	2010	2020	2010	2020
Speaks English “Less than Very Well”	6.7%	4.8%	4.8%	7.1%	5.8%	7.5%	19.9%	17.4%
Hispanic	14.1%	20.9%	11.3%	15.7%	11.6%	15.1%	37.6%	39.4%
African American	4.6%	6.0%	3.2%	4.2%	1.9%	2.3%	6.1%	5.7%
Asian American	0.3%	8.2%	0.4%	6.1%	3.2%	6.2%	13.0%	14.8%
Native American	6.1%	4.2%	4.9%	1.8%	3.6%	1.7%	0.8%	0.8%
Other	10.3%	17.9%	6.0%	14.0%	9.4%	16.9%	19.0%	22.6%
White	78.7%	63.7%	85.6%	74.0%	82.0%	72.9%	61.1%	56.1%

Sources:  
 U.S. Census Bureau. 2022e. ACS 2010 and 2020 5-Year Estimates DP02 Selected Social Characteristics in the United States.  
 U.S. Census Bureau. 2022f. ACS 2010 5-Year Estimates DP02 Selected Social Characteristics in the United States.  
 2010 and 2020 DEC Redistricting Data (PL 94-171) P2. HISPANIC OR LATINO, AND NOT HISPANIC OR LATINO BY RACE  
 U.S. Census Bureau. 2022j. 2010 and 2020 ACS 5-Year Estimate. B01001A. SEX BY AGE (WHITE ALONE)  
 U.S. Census Bureau. 2022k. 2010 and 2020 ACS 5-Year Estimate. B01001B. SEX BY AGE (BLACK OR AFRICAN AMERICAN ALONE)  
 U.S. Census Bureau. 2022l. 2010 and 2020 ACS 5-Year Estimate. B01001C. SEX BY AGE (AMERICAN INDIAN AND ALASKA NATIVE ALONE)  
 U.S. Census Bureau. 2022m. 2010 and 2020 ACS 5-Year Estimate. B01001D. SEX BY AGE (ASIAN ALONE)  
 U.S. Census Bureau. 2022n. 2010 and 2020 ACS 5-Year Estimate. B01001E. SEX BY AGE (NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE)  
 U.S. Census Bureau. 2022o. 2010 and 2020 ACS 5-Year Estimate. B01001F. SEX BY AGE (SOME OTHER RACE ALONE)  
 U.S. Census Bureau. 2022p. 2010 and 2020 ACS 5-Year Estimate. B01001G. SEX BY AGE (TWO OR MORE RACES)

**Table 6. Housing Type**

Characteristic	Census Tract 1		Census Tract 5		Eureka		California	
	2010	2020	2010	2020	2010	2020	2010	2020
Rate of Renters	76.1%	87.2%	68.3%	71.2%	53.5%	55.9%	42.6%	44.7%
Overcrowding	1.7%	4.8%	0.4%	5.8%	2.4%	4.7%	8%	8.2%
Habitability	1.1%	0.0%	2.7%	3.4%	0.9%	0.6%	1.1%	1.6%
Multi-Unit Structures	53.4%	64.9%	51.7%	57.2%	31.4%	32.5%	30.7%	31.4%

Note: Habitability was calculated by adding the percent of occupied housing units lacking complete plumbing facilities and the percent of occupied housing units lacking complete kitchen facilities. It should be noted that this may result in an overcount, as some of these housing units may lack both complete kitchen and plumbing facilities. Sources:  
 U.S. Census Bureau. 2022a. ACS 2010 5-Year Estimates DP04 Selected Housing Characteristics.  
 U.S. Census Bureau. 2022b. ACS 2020 5-Year Estimates DP04 Selected Housing Characteristics.

## Displacement from Hazards

Natural hazards present additional risks to residents. The low-lying portions of the Plan Area (Commercial Bayfront District and western portion of Old Town District) are specifically at risk of coastal flooding. Storm and tidal flooding will increase in frequency and extent due to sea-level rise (SLR). Additionally, groundwater levels can fluctuate closer to Humboldt Bay in response to tides, meaning that SLR may also cause the emergence of shallower **groundwater**.

When groundwater is shallow, residents can see impacts to stormwater systems, underground utilities, and foundations.<sup>7</sup> The combination of shallow groundwater with flooding can create extended damp conditions and recurring

## GROUNDWATER

*Water present beneath Earth's surface in rock and soil pore spaces and in the fractures of rock formations.*

property damage, which has the potential to cause forced displacement. This risk may be especially high for homeowners who do not have flood insurance but are in areas impacted by SLR, as existing Federal flood maps do not currently account for SLR projections.<sup>8</sup> Furthermore, low-income renters may be impacted because they may feel the impacts of flooding without receiving benefits from flood insurance and, due to their income, are less likely to have renter's insurance. To better understand risk and SLR, refer to the [Background Report](#).

7 City of Tauranga. 2020. "The Impacts of Shallow Groundwater." September 2020. [https://www.tauranga.govt.nz/Portals/0/data/living/natural\\_hazards/files/infograph\\_impacts\\_shallow\\_groundwater.pdf](https://www.tauranga.govt.nz/Portals/0/data/living/natural_hazards/files/infograph_impacts_shallow_groundwater.pdf).

8 Cash, A., K. Chapple, N. Depsky, R.R. Elias, M. Krnjaic, S. Manji, and H. Montano. 2020. "Climate Change and Displacement in the U.S. – A Review of the Literature." University of California Berkeley Urban Displacement Project. [https://www.urbandisplacement.org/wp-content/uploads/2021/08/climate\\_and\\_displacement\\_-\\_lit\\_review\\_6.19.2020.pdf](https://www.urbandisplacement.org/wp-content/uploads/2021/08/climate_and_displacement_-_lit_review_6.19.2020.pdf).



Coastal Flooding- Source Humboldt Baykeeper

## FACTORS CONTRIBUTING TO DISPLACEMENT

Displacement is a risk for many households in the Plan Area. The main reasons for displacement vulnerability are the high rate of poverty and low median incomes in the Plan Area. Based on other data analyzed, many residents are also coping with undesirable housing situations to maintain their housing location. The area may also be at risk of gentrification, as housing is more affordable for moderate-income households in the Plan Area than low-income households, and the area has not experienced gentrification in the past 30 years. However, rent increases, which are an early sign of gentrification, are occurring at a rate similar to Eureka as a whole, and gentrification is less likely in cities like Eureka that have lower demand for development.<sup>9</sup>

The following are the key displacement factors for the Plan Area:

- Low rates of homeownership
- High rates of households with someone with a disability
- Large growth in overcrowding
- High rates of renter and homeowner cost burden
- High rates of poverty and unemployment

## STRATEGY RECOMMENDATIONS

As the Plan Area is revitalized, vulnerable residents will need to be protected from displacement. The Waterfront Eureka Plan will use tools centered around five major housing topics: producing more affordable housing, reducing the barriers to development, facilitating pathways to ownership, empowering and protecting residents, and funding

<sup>9</sup> Thomas, T., C. Hartmann, A. Driscoll, K. Chapple, A. Cash, R.R. Elias, and M. Zuk. 2020. "The Urban Displacement Replication Project." University of California Berkeley Urban Displacement Project. [https://github.com/urban-displacement/displacement-typologies/blob/main/.assets/udp\\_replication\\_project\\_methodology\\_10.16.2020-converted.pdf](https://github.com/urban-displacement/displacement-typologies/blob/main/.assets/udp_replication_project_methodology_10.16.2020-converted.pdf).

housing assistance programs. Reducing the barriers associated with development and producing affordable housing are the most important topics in the near term for the Plan Area, as housing production is not in high demand and incentivizing and streamlining the development process can act as a spark. Once housing is being developed, other strategies, like homeownership and resident protections, grow more important. At all times, exploring funding streams for housing programs remains important. Funding options may become more attractive as the local housing market, political will, and economic conditions evolve.

### Affordable Housing Production

Affordable housing production is always important to consider, but this is especially true when planning for redevelopment to ensure gentrification and displacement do not occur as a result of the redevelopment. The Plan Area's high rates of poverty and housing cost burden further necessitate the need for affordable housing production.

### **AFFORDABLE HOUSING ON CITY OWNED PROPERTIES**

City-owned land is a well-known opportunity for affordable housing development. The City strategically releases requests for affordable housing development proposals on specific sites. If a proposal is accepted by the City, the developer either leases or purchases the land from the City.

#### ***How Affordable Housing on City Owned Properties Connects to the Waterfront Eureka Plan***

In the Plan Area there are approximately 30 City-owned parcels covering 25 acres.<sup>10</sup> Some of these parcels are environmentally constrained and not allowed or able to have housing, but others have potential for affordable housing development.

<sup>10</sup> City of Eureka. 2022. "City of Eureka Community Development Web Application." City of Eureka Community Development Web Application.

## INCLUSIONARY ZONING

Inclusionary zoning is a broad term that refers to requiring and/or incentivizing developers to include a share of below-market-rate units in developments. The City adheres to the State Density Bonus Law that allows developers to build more units overall if a certain ratio of them are reserved for low-income tenants. This is a form of voluntary inclusionary zoning, meaning that developers can choose to opt in or out of this incentive.

Other cities have mandatory inclusionary zoning, requiring a certain percentage of units in larger developments to be affordable. In many cases, these requirements come with options for developers to pay into an affordable housing bank through **in-lieu fees** if they cannot supply the affordable housing on site.

### IN-LIEU FEES

*When a developer is required to build units onsite but allowed to pay a fee as an alternative. Sometimes called an impact fee or linkage fee*

### How Inclusionary Zoning Connects to the Waterfront Eureka Plan

The City currently offers Infill Incentive Permits through the zoning code and allows incentives, concessions, and waivers as allowed by the State Density Bonus Law. The City can monitor whether these incentives are working, based on the number of affordable units developed over and above the number of units allowed by current zoning. If little to no residential and/or affordable development is occurring in general, bolstering the incentives may be a future consideration. Strategies such as increased infill incentives and/or a transition to mandatory inclusionary zoning may be needed to produce more affordable housing. Outreach with local developers can also provide insight as to why voluntary inclusionary zoning is not generating affordable units.

## CASE STUDY Fort Bragg, California

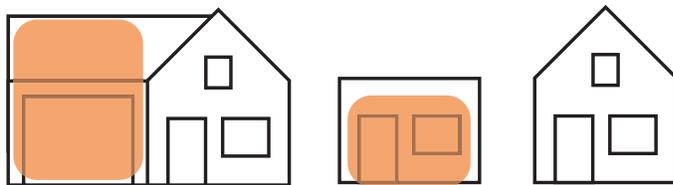
Fort Bragg, California, developed mandatory inclusionary housing requirements to increase the production of affordable housing. Under the City of Fort Bragg Zoning Code, for all rental and “for sale” developments with five or more residential units, between 10% and 20% of the units are required to be affordable. Affordable rent and sales prices are defined in Fort Bragg’s Municipal Code and align with definitions used by State agencies. In addition, there are affordability requirements related to allocation of units to certain income groups, and prioritization of tenants who are “essential public service employees” as defined by the zoning code. There are also multiple options for the developer to meet requirements by developing affordable units off site, developing secondary units (like accessory dwelling units),

donating land, paying an in-lieu fee, or some other equivalent alternative, subject to City Council approval. Fort Bragg uses certain procedures related to phasing of construction, equity accrual, household eligibility, and monitoring to ensure that affordability is being maintained as required. In addition to benefits provided in the State Density Bonus Law, the city of Fort Bragg also provides a list of pre-approved incentives, voluntary pre-application review, and priority processing of applications.<sup>11</sup> Fort Bragg’s program is in its early stages, making its success difficult to judge; however, if Eureka were to consider some version of inclusionary zoning, it would be prudent to reach out to Fort Bragg staff for their insights.

## ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are additional units added to single-family or multifamily homes. ADUs vary in size, shape, and type. They can be **attached or detached**, and some may even be considered tiny houses, or tiny houses on wheels. Many ADUs are considered “affordable by design,” which means they often are rented at more affordable prices due to their smaller size. ADUs can also help older adults live semi-independently and provide extra rental income for property owners. Eureka has been cited as a leader in Northern California and among small towns Statewide for its ADU ordinance and outreach efforts.<sup>11</sup> The City’s ordinance removes multiple barriers to development. The City has also reached out to the public to promote ADUs, holding an ADU fair in 2018.

<sup>11</sup> Center for Community Innovation. 2020. “The ADU Scorecard.” <https://www.urbandisplacement.org/wp-content/uploads/2021/09/ADU-Scorecard-InterimReport-200201-1.pdf>.



Attached and Detached ADUs

Building upon the ADU ordinance, the City’s Housing Element has actions related to ADUs, including consideration of an unpermitted ADU amnesty program and an ADU ambassador program. The first would more easily allow residents with unpermitted ADUs to bring them into compliance without penalty. The second program would work with banks and lenders to educate the public more effectively on ADU financing. The Housing Element has also called for exploration into regulations for tiny houses and tiny houses on wheels to create more units on small lots. Currently, the City’s Building Code allows homes as small as 150 square feet, but they must be on permanent foundations.

ADUs can be promoted beyond these planned actions to add more density and affordable housing to the Plan Area. The City already incentivizes ADUs with fee waivers for sewer and water hookups, but other possible incentives include low-interest loan programs and development standard flexibility, such as reduction or removal of open space requirements. There also may be potential for programs or waitlists that link ADU owners with populations that would especially benefit from affordable ADU housing, like formerly unhoused people, low-income households, or older adults. The City of Los Angeles has an ADU Accelerator Program that refers qualified older adult tenants who are interested in renting for up to 5 years to ADU owners who will rent their ADU at affordable rates. In return, the city’s program covers tenant screenings to ensure stable rental payments and limited turnover. The program also has case managers to provide new ADU owners with support and resources and to improve owner/tenant relationships.<sup>12</sup> Although this type of program may not be feasible without grant funding, it is important to understand the resources needed for new ADU owners and the populations most benefitted by ADU production.

### ***How Accessory Dwelling Units Connect to the Waterfront Eureka Plan***

The Plan Area has limited single-family homes, but those that are present, mainly in the Library District, could be prime sites for ADUs. Also, ADUs could provide additional dwelling units on several sites in the Plan Area with existing multifamily housing.

### **Reduce Development Barriers**

The Plan Area does not currently have major demand for development, which can cause the housing supply to be stagnant. It can also relate to overcrowding, which has grown substantially in the past 10 years for the census tracts that overlap the

<sup>12</sup> City of Los Angeles. 2022. “LA ADU Accelerator Program.” <https://adu.lacity.org/>.

Plan Area. To fuel development, the City can look to reduce barriers to development.

### **ENVIRONMENTAL REVIEW STREAMLINING OPPORTUNITIES**

Environmental review streamlining removes requirements tied to technical studies and special permits by performing California Environmental Quality Act (**CEQA**) review and permitting at a broader plan level. The Waterfront Eureka Plan is an example of environmental review streamlining, because it will undergo environmental review for developments outlined within. Environmental review streamlining is a key way to remove costs and reduce time associated with development. This reduction of time and cost encourages production of housing units, increasing supply and keeping housing costs stable.

#### **How CEQA Streamlining Connects to the Waterfront Eureka Plan**

CEQA streamlining can reduce time and costs for housing development and is a primary goal of the Waterfront Eureka Plan.

#### **CEQA**

*The California Environmental Quality Act requires disclosure of significant environmental impacts for discretionary projects*

### **REDUCED OFF-STREET PARKING AND OPEN SPACE REQUIREMENTS**

Required off-street parking can take up valuable land and increase the cost of development. Off-street parking can increase rents and cause low-income residents who cannot afford cars to pay for parking they do not need. Reducing off-street parking requirements makes more land available for development. California's State

Density Bonus Law includes provisions for off-street parking requirement reductions in special circumstances (such as supportive housing in proximity to transit), which can reduce required parking ratios from 1 or more spaces per unit in the Plan Area to 0.5 or 0 spaces per unit.<sup>13</sup> However, these development circumstances are limited and likely would not apply for the vast majority of developments.

Other requirements that can take up land and increase the cost of development are open space requirements. Reducing, removing, or offering other options to comply with open space requirements for housing could incentivize housing development.

In conjunction with the recommendations of the Downtown Parking Management Plan, updates can also be made to the Municipal Code to reduce required off-street parking ratios and allow parking exemptions for developments that create affordable housing. This update has been made to the inland portion of Eureka, but the Coastal Zone, including the Plan Area, requires additional regulation and approval, and thus has not received this update yet.

Specific to open space requirements, the Plan Area's zoning currently requires dwelling units in the OR and CW zoning districts to provide group or private usable open space. Reducing private open space standards, would encourage adaptive re-use of historic structures and encourage activating the ample public space and Bayfront Trail. Lowering or removing off-street parking requirements is a potential option, as is reducing the number of off-street parking spots required in exchange for more affordable housing units. This incentive is commonly used as one of multiple optional incentives within a voluntary inclusionary housing ordinance.

<sup>13</sup> Goetz, J., and T. Sakai. 2021. "Guide to the California Density Bonus Law." [https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law\\_2021.pdf#:~:text=The%20Density%20Bonus%20Law%20%28found%20in%20California%20Government,in%20density%20for%20projects%20which%20are%20completely%20affordable.](https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf#:~:text=The%20Density%20Bonus%20Law%20%28found%20in%20California%20Government,in%20density%20for%20projects%20which%20are%20completely%20affordable.)

### ***How Development Barrier Reduction Through Off-Street Parking Reduction Connects to the Waterfront Eureka Plan***

Recently, the Downtown Parking Management Plan was developed for Eureka's downtown area (which includes a portion of the Plan Area), which included recommendations for navigating parking.

Parking recommendations from the Downtown Parking Management Plan that may allow for additional affordable housing include resident parking permit programs and the promotion and expansion of multimodal alternatives. Resident parking permit programs allow residents to purchase parking permits that let them park in public parking spaces or on the street for extended periods of time. This type of program could act in tandem with parking requirement reductions to incentivize the production of more low-income housing while still giving low-income renters the option to pay for parking in an area that has available parking. The Downtown Parking Management Plan also recommends the exploration of a shuttle system and additional bike infrastructure to reduce residents' need for a car when making regular trips. These alternative transportation improvements could be funded through a parking in-lieu fee—a fee that developers can pay into in lieu of developing parking on site themselves.

### **UPPER FLOOR OFFICE AND SINGLE-FAMILY HOME CONVERSIONS TO MULTIFAMILY HOUSING**

Existing buildings can offer potential for adding residential space through conversions from other uses to residential uses, or conversions of less-dense single-family houses to multiple units. Office to residential conversions are an emerging possibility because the COVID-19 pandemic sparked a work-from-home revolution that has

created uncertainty around the future of office demand. However, these conversions can be expensive and take time, and if there is not a clear long-term trend of high vacancy rates, developers and property managers may be reluctant to convert their units.

These types of conversions require adequate square footage and layouts. For example, interior portions of offices are leasable, but when a floor is converted to housing, the interior portions that lack natural light make them unable to be leased. So depending on the size of the office, there may not be enough light or windows to make housing conversion feasible. Plumbing infrastructure is another major consideration. Adding plumbing and kitchen amenities, especially to older structures, can be expensive. Because of these logistical reasons, hotel conversions are a more affordable option than office conversions.

Conversions may also trigger required retrofits to bring buildings up to code. Older buildings are often the most likely to be converted. However, because of their age, older buildings are more often out of compliance with the current building code, which can add further costs to conversions.

There are additional factors that can deter upper-floor conversions that are out of the control of the City. Existing leases are one factor. Even if a building is mostly vacant, existing leases can require additional costs related to early terminations. Construction costs is another major factor that has become an issue recently. Higher construction costs act as a deterrent to conversions.

The Library District also has several existing single-family houses with potential for conversion into multifamily housing, such as duplexes, triplexes, or quadplexes. Conversions could be incentivized through permit streamlining, tax exemptions or abatements, or simply through outreach. Current homeowners may be interested in conversions but be without the knowledge or resources to understand the total cost-benefit or where to start.

### ***How Development Barrier Reduction through Conversions Connects to the Waterfront Eureka Plan***

In the Plan Area, the Old Town District has a lot of upper-floor office space that has become vacant. The most direct way to streamline office-to-residential conversions is to remove the use permit currently required for upper-floor housing.

Other incentives are more costly, such as grant funding or tax incentives for converted buildings or floors. These more costly incentives have been used by large cities or counties in recent years, but smaller cities have not traditionally been able to provide these types of incentives. Perhaps comprehensive building conversion incentive programs will become State or Federally funded in the future as working from home continues to grow in popularity.



Ten Window Williams

### **TRANSFER OF DEVELOPMENT RIGHTS**

Transfer of development rights (TDR) programs allow property owners to transfer their development rights to the owner of another property. This flexibility can provide environmental benefits or affordable housing preservation given the right circumstances. In the Plan Area, development rights transfers could be especially beneficial to preserve existing affordable housing and historic structures

while still spurring development and economic activity. Existing affordable housing or historic site owners could sell their unused development capacity to the owner of a receiving site. Profit from the sale can be used to preserve the housing or historic structure further. Other uses for a TDR program could be managed retreat related to SLR or the expansion of park space along the waterfront.

A TDR program is only effective if there is demand for additional density. To reduce this dependence on demand, some cities with TDR programs elect to use a TDR bank. With TDR banks, jurisdictions or nonprofit partners act as intermediaries, purchasing and selling development rights even if a buyer or seller is not immediately available. This allows a city to facilitate time-sensitive opportunities and provide support for existing historic sites or affordable housing when they are in need.

### ***How Development Barrier Reduction through Transfer of Development Rights Connects to the Waterfront Eureka Plan***

The Plan Area is rife with historic buildings, especially in the Old Town District.

Furthermore, the Commercial Bayfront and a portion of the Old Town Districts are projected to be impacted by SLR in the future. These constraints make for possible “sending” sites when it comes to transfers of development rights. However, there may not be demand for density beyond what is currently allowed at receiving sites. Still, this may be a viable strategy in the future, as higher-priority sites are built out and SLR further constrains development.

The Plan Area has sites that are both historic and at risk of SLR inundation. Historic buildings that fall under this criterion can be preserved

as sending sites; however, if the building is destroyed or regularly inundated by SLR it would not achieve historic preservation or affordable housing preservation. This means that if the City is considering this strategy in the Plan Area, staff should ensure that any programs include clear expectations and enforcement. The TDR program could clearly exclude buildings within projected SLR inundation zones from being sending sites. Alternatively, sending sites in inundation zones could be required to have flood insurance, or could be required to use a portion of the money from the TDR to retrofit the site relative to the SLR risks.

### **CASE STUDY** *Arlington County, Virginia*

Arlington County, Virginia, has a TDR program meant to preserve the long-term affordability of historically valuable garden apartments and shift excess density to parts of town where the county is aiming to more densely develop. Historic garden apartments were deemed “sending” sites, and participating owners committed to preservation of the existing buildings, renovation of units, and maintenance of affordable rent for a percentage of the units for at least 30 years. Eligible receiving sites are along corridors and in neighborhoods that have been targeted for redevelopment, as well as areas that can accommodate additional height.<sup>15</sup>

### **Affordable and Creative Ownership Models**

Homeownership is becoming a more difficult and expensive endeavor in the Plan Area, as evidenced by the high rates of homeowner housing cost burden. Furthermore, with the high rate of multifamily housing in the Plan Area, households that want to own their own home and collect some level of equity are not able to in many circumstances. Condominiums (condos) offer ownership in an area with concentrations of multifamily housing. However, the down payments for condos are a barrier that can make them out of reach for low-income households without assistance. Furthermore, if rental apartments are converted to condos, it can result

in displacement of long-term low-income residents (see Enforcement or Enhancement of State Protections). Affordable and creative ownership models can present opportunities to bridge these gaps—improving the affordability of homeownership and providing some level of wealth accumulation over the course of ownership.

### **COMMUNITY LAND TRUSTS**

Community land trusts (CLTs) are nonprofit organizations that manage land to preserve long-term affordability of dwellings. CLTs can own the land for single-family homes or apartments. When CLTs sell dwelling units, they maintain long-term affordability by adding conditions to the land that limit resale to income-eligible families and balance long-term affordability with the homeowner’s accumulation of wealth. Most CLTs maintain ownership of land and sell structures. CLTs maintain the right to repurchase buildings when the owner wishes to sell, maintain control over the resale price, maintain control over building use, and control eligibility of future purchasers.

CLTs usually use local, State, or Federal grant funding to start up and subsidize housing to affordable standards, but can also receive philanthropic donations from major employers, religious organizations, or others. Continuing operations after startup can usually be economically sustainable using ground lease fees once a CLT is managing 150 to 200 dwelling units.<sup>14</sup> This number of units is large for the Plan Area or even the City of Eureka, so an economically sustaining CLT may require a regional approach.

Cities are not usually in charge of CLTs, but their support and collaboration are important to the success of CLTs. At times, city officials

<sup>14</sup> Palmer, A. 2019. “Strategies for Sustainable Growth in Community Land Trusts.” Joint Center for Housing Studies of Harvard University. [https://www.jchs.harvard.edu/sites/default/files/media/imp/harvard\\_jchs\\_palmer\\_strategies\\_sustainable\\_growth\\_community\\_land\\_trusts\\_2019.pdf](https://www.jchs.harvard.edu/sites/default/files/media/imp/harvard_jchs_palmer_strategies_sustainable_growth_community_land_trusts_2019.pdf).

are on CLT boards alongside other residents. Some ways cities can support the formation of CLTs is through land donations or funding allocations. The funds to start a CLT are often one of the biggest hurdles, so start-up grants are especially helpful. Furthermore, cities can provide technical assistance with the development of a CLT, including toolkits or connections to existing guidance.

### ***How Community Land Trust as an Ownership Model Connects to the Waterfront Eureka Plan***

The Plan Area is on land originally stewarded by the Wiyot people, and Tuluwat Island is located across the bay from the northern portion of the Commercial Bayfront District.

The City of Eureka owned approximately 202.3 acres of land on Tuluwat Island, and in 2004, the City of Eureka returned 40 acres of culturally significant land on the southeastern tip of Tuluwat Island to the

Wiyot Tribe. Since then, the Tribe has worked on restoration of this site (which was impacted by a ship repair facility), and in 2019, the City transferred the remaining City-owned land back to the Wiyot Tribe.

After years of managing this land, the Wiyot tribe developed Dishgamu Humboldt, an Indigenous-led community land trust intended to generate positive social and environmental impacts.<sup>15</sup> In recent years,

Dishgamu Humboldt has worked on proposals for apartment complexes within the City.<sup>16</sup> This type of development can provide valuable experience and increase revenue for Dishgamu Humboldt, which in turn can be leveraged into future projects. The City can communicate and collaborate with Dishgamu Humboldt to gauge interest and understand what level of support or incentives are necessary for possible future expansions that benefit the Wiyot people and the City of Eureka as a whole.



### **Resident Empowerment and Protection**

The high rates of poverty and unemployment in the Plan Area mean many residents are likely living check-to-check and could be unable to pay for a security deposit if displaced from their current housing situation. Strategies related to resident empowerment and protection help to keep residents from being displaced in the first place.

### **MULTILINGUAL TENANT OUTREACH**

Community members who are not proficient in English do not currently have the same level of access to City resources as people who are proficient in English. Developing multilingual housing resources is a program within the City's 6th Cycle Housing Element (IMP H-31: Foreign Language Housing Materials); however, it has not been implemented yet. As implementation occurs in the coming years, it is important to make sure both City development and planning documents, as well as housing assistance resources, are made available in multiple languages. Rent control, homeownership, and fair housing resources promoted by the City are especially important to prioritize because they can mitigate displacement.

15 Wiyot Tribe. 2022. "Dishgamu Humboldt Community Land Trust." <https://wiyot.us/350/Dishgamu-Humboldt-Community-Land-Trust>

16 Greenon, T. (2021, July). "Dishgamu Humboldt." <https://www.northcoastjournal.com/humboldt/dishgamu-humboldt/Content?oid=20929557>

### ***How Multilingual Tenants Outreach Connects to the Waterfront Eureka Plan***

Within the two census tracts overlapping the Plan Area, there are approximately 74 Spanish-speaking households, 25 Asian and Pacific Island–language speaking households, and 54 non-English Indo-European language–speaking households that have limited English proficiency. So although Spanish may be the biggest translation need, there are needs for other languages as well.

Within the two census tracts overlapping the Plan Area, there are approximately 74 Spanish-speaking households, 25 Asian and Pacific Island–language speaking households, and 54 non-English Indo-European language–speaking households that have limited English proficiency.<sup>17</sup> So although Spanish may be the biggest translation need, there are needs for other languages as well.

One way to improve people’s ability to engage is the use of plain language in presentations, resources, and documents. Using plain language helps everyone to understand what is being said—not just people with limited English proficiency.

Some best practices listed on New York City’s Digital Blueprint, a resource for accessible documents, include the following:

- Writing at or below an eighth grade level
- Using an active voice
- Using bullets and lists to break up text
- Keeping sentences short<sup>18</sup>

17 US Census Bureau. 2022p. ACS 2020 5-Year Estimates S1602 Limited English Speaking Households.

18 City of New York. 2018. “Plain Language and Readability.” <https://blueprint.cityofnewyork.us/content/plain-language-and-readability/>.

## **ENFORCEMENT OR ENHANCEMENT OF STATE PROTECTIONS**

The State has protections for low-income housing through housing replacement and rent regulations.

Senate Bill 330, or the Housing Crisis Act of 2019, developed replacement requirements to ensure that residents are not displaced during condominium conversions. To better protect existing tenants in these cases, some jurisdictions have gone beyond Senate Bill 330 by requiring early noticing, relocation assistance to be paid to the tenant, or **first right of refusal**. These requirements need to be balanced, as they can increase costs to the owner, which can reduce the investment in existing rental buildings or stymie the construction of new rental buildings. Furthermore, first right of refusal may be meaningless if renters do not have the necessary support to purchase the building or unit. Non-profits and land trusts can be key players in helping tenants exercise purchase rights.

AB 1482, or the Tenant Protection Act of 2019, created rent increase limits to protect renters from egregious rent hikes without stopping new housing from being constructed. Most single-family homes, condominiums, and housing built within the last 15 years are exempt from this rent increase cap. Furthermore, these protections only protect renters staying in their homes, and do not apply when a unit becomes vacant. Some larger cities have combatted this perceived loophole by expanding the applicability of the cap. Another potential issue with AB 1482 is that rental owners and tenants most commonly oversee implementation. A more formal tracking of rent increases can help to ensure AB 1482 is enforced, rental owners are following state regulations, and tenants are protected.

### **FIRST RIGHT OF REFUSAL**

*If required, tenants in units being converted to condominiums reserve the right to buy the unit or building being converted.*

### **How Resident Empowerment and Protection through State Protections Connects to the Waterfront Eureka Plan**

The Plan Area is home to a high number of renters, so protections for renters are especially important. However, condominium conversions are uncommon in Eureka, and only one conversion of an existing residential building has been performed in recent years.

### **How Resident Empowerment and Protection through Legal Assistance Connects to the Waterfront Eureka Plan**

The Plan Area is home to a high number of renters, so protections for renters are especially important there. Legal Services of Northern California is an existing legal service provider in the Plan Area that provides family, housing, public benefit, and veterans benefit legal services to qualifying individuals.<sup>1</sup>

## **LEGAL ASSISTANCE FOR AT-RISK RENTERS**

Cities can help at-risk tenants by funding legal assistance or legal resources related to housing. Assistance may come in the form of free representation, counseling or assistance via a hotline or drop-in center, and resource guides provided by legal rights organizations. Cities can choose to fund only specific locations as well, for example, areas most at risk for displacement, like the Plan Area. Funds can also be specifically put toward certain housing legal matters, like eviction prevention, which helps to reduce expenses and attain the preferred results. These programs also generally screen prospective clients based on eligibility and the merits of their cases.

## **Funding for Housing Preservation, Rehabilitation, Production, and Assistance**

Affordable housing trust funds are funds dedicated to financing specified affordable housing programs. These funds can be powerful tools because funding is often the limiting factor related to implementation of the housing preservation, rehabilitation, production, and assistance programs identified in the Housing Element. Furthermore, affordable housing funds can improve the City's chances of receiving additional grant funding and/or attracting

<sup>19</sup> Legal Services of Northern California. 2022. "Legal Services of Northern California – Eureka." <https://lsnc.net/>

## **CASE STUDY San Francisco, California**



Housing in San Francisco, CA

In San Francisco, rent regulations had been in place long before AB 1482. These regulations allow rental owners to only raise a tenant's rent annually by an amount tied to inflation, unless the owner petitions for other increases, such as capital improvements. To enforce many of its rent regulations, San Francisco uses a Rent Board. Among its many functions, the Rent Board documents and approves rent increases that rental owners petition for beyond the predetermined cap.<sup>21</sup> This extra step ensures that rent regulations are enforced.

affordable housing developers. Federal, State, or private grants can assist with funding needs at times, but leverage funding (partial funding for a project provided by the grant applicant or outside sources) is often a required or prioritized component of applications. One example of a State grant with leverage funding considerations is the Affordable Housing and Sustainable Communities (AHSC) grant. If an affordable housing developer applied to the current round of AHSC funding (Round 6), the applicant would receive between 1 and 4 points depending on the ratio of leveraged funding compared to the amount of funding being requested in the grant application. If 50%–99% of the requested funds were leveraged, the applicant would receive 1 point; if 100%–149% of funds requested were leveraged the applicant would receive 2 points, and so on. In total, 100 points are available to the AHSC grant applicant, and maximizing the project score through all avenues including leverage funding improves the chances of the applicant receiving funding.<sup>20</sup> Strategies in

20 California Strategic Growth Council. (2021, February). "Affordable Housing and Sustainable Communities Program." [https://sgc.ca.gov/meetings/council/2021/docs/20210224-AHSC\\_Round\\_6\\_Guidelines.pdf](https://sgc.ca.gov/meetings/council/2021/docs/20210224-AHSC_Round_6_Guidelines.pdf)

## CASE STUDY *East Palo Alto, California*

Many cities have preexisting transient occupancy taxes, but only recently have cities begun to increase these taxes and dedicate funding to affordable housing specifically. The City of East Palo Alto had a ballot measure in 2020 supporting a 2% increase to the transient occupancy tax, from 12% to 14%, implemented over 2 years. It was anticipated that this increase would raise approximately \$390,000 annually. Funds raised by the increased rate were to be dedicated to affordable housing development, acquisition, and rehabilitation. This measure did not pass, needing a two-thirds (66.7%) approval and garnering yes votes for 64.7% of all votes.<sup>21</sup>

21 Lee, L. (November, 2020). "Higher hotel tax for East Palo Alto fall below two-thirds needed to pass." <https://paloaltoonline.com/news/2020/11/04/higher-hotel-tax-for-east-palo-alto-falls-below-two-thirds-needed-to-pass>.

## Attachment 2

this section discuss potential funding sources for an affordable housing trust fund, should additional funding be desired.

### TRANSIENT OCCUPANCY TAX

Short-term vacation rentals are permitted dwelling units that are rented for fewer than 30 consecutive days. Their prevalence has increased with the growth of online rental sites like VRBO and Airbnb in recent years. Many cities, including Eureka, have rules and guidelines for short-term vacation rentals to ensure guests and the public are safely accommodated. To improve city conditions, many cities also have a transient occupancy tax, which is a tax paid by guests staying in the City temporarily (for less than 30 days). Eureka's existing transient occupancy tax is 10%.

Short-term vacation rentals provide options for visitors and tourists in Eureka, but their existence removes permanent dwelling units from the market that would otherwise be used by residents, effectively reducing the supply of housing. One option to mitigate this issue is to increase the rate from 10% to 11% or 12% with voter approval, and to dedicate the additional taxes levied to an affordable housing fund.

### TAX INCREMENT FINANCING

Tax increment financing is a tool that can be used to generate funds for affordable housing and other public improvements in a defined tax increment financing district. It works by freezing tax revenues from an area in the base year and diverting projected tax revenue in future years to pay for improvements or pay back bonds issued to fund improvements.

In California, there are multiple types of districts that can establish and use tax increment financing, including Enhanced Infrastructure Financing Districts (EIFDs), Affordable Housing Authorities (AHAs), and Community Revitalization and Investment Authorities (CRIAs).<sup>22</sup>

22 California Governor's Office of Business and Economic Development. 2022. "Economic Development Districts." <https://opzones.ca.gov/resources-best-practices/economic-development-districts/>.

Each of these are established by a city or county and are public entities separate from the city or county that established them. Once established, they can exist for a 45-year term and require specified planning documents to guide operations and independent audits to ensure compliance with State laws. Each of these districts have a governing board that consists of city council members and community members who live and/or work in the district.

EIFDs are generally focused on public infrastructure improvements but can also use funds to develop affordable housing. There are no affordable housing requirements or requirements related to the location or characteristics of the district, which make this district more flexible and able to fund a wider variety of projects. Funds generated are able to be used for construction, acquisition, planning, design, restoration, and rehabilitation related to a variety of public infrastructure improvements.

CRIAs are similar to EIFDs, but have more strict eligibility requirements for the location of the district related to a community's level of disadvantage. Pursuant to AB 2492, 80% of the land in a CRIA must have an annual median household income that is less than 80% of the Statewide, countywide, or citywide annual median income. Additionally, 80% of the land in a CRIA must satisfy three of the following four criteria:

1. A non-seasonal unemployment rate that is at least 3% higher than Statewide average annual unemployment rates
2. Crime rates that are at least 5% higher than Statewide average crime rates for violent crime or property crime
3. Deteriorated or inadequate infrastructure (streets, sidewalks, water supply, sewer treatment, and/or parks)
4. Deteriorated commercial or residential structures

CRIAs have these added requirements because they are intended to fund economic revitalization in disadvantaged communities. In addition to their tax increment financing power, CRIAs have eminent domain authority and can issue bonds, borrow money, receive grants, and accept investments from private or public lending agencies. Funds generated can be used for construction, seismic retrofits, acquisition, planning, design, restoration, rehabilitation, property purchase and sale, direct business assistance, and provision of loans or grants. Eligible projects include public infrastructure improvements, affordable housing, business assistance, brownfield remediation, and more.

AHAs are another district with tax increment financing power specific to the development of housing. AHAs are separate from housing authorities. AHA funds are only able to be used for construction, expansion, or rehabilitation. Eligible projects include very-low, low-, and moderate-income affordable housing; workforce housing; transitional housing; supportive housing; and emergency shelters. AHAs also are unique because their financing source can be from property tax and/or sales and use tax. AHAs also have eminent domain authority.

### ***How Housing Funding through Tax Increment Financing Connects to the Waterfront Eureka Plan.***

Tax increment financing is a unique tool that could be useful for the Plan Area because it could be used to expeditiously make public improvements that stimulate private development and assist in implementing the Waterfront Eureka Plan. Determining whether a CRIA, EIFD, or AHA is the right fit would require further analysis to ensure eligibility, garner support, and develop boundaries. A CRIA may be the most applicable entity, and initial unemployment and average household income data suggest that CRIA eligibility is possible. However, CRIAs

**CASE STUDY** *Vancouver, Washington*

are new—the City of Victorville approved the first CRIA in California in August 2021.<sup>3</sup>

EIFDs and AHAs have fewer boundary requirements, so if CRIA eligibility is not possible, an AHA or EIFD may be the next best option. As discussed above, AHAs have more power related to funding, but their funds are only allowed to go toward affordable housing, whereas EIFDs can fund housing and/or other public infrastructure.

State planning grant funding, such as potential future rounds of Local Early Action Planning (LEAP) grants, may be ideal to determine the feasibility of these districts.

**CONCLUSION**

Displacement is a risk for many households in the Plan Area. Poverty and unemployment are relatively common in the census tracts that overlap the Plan Area, and when considering housing factors like cost burden and overcrowding, it is likely that residents are being forced to make trade-offs, which can negatively impact their quality of life or housing situation. Vulnerable residents will need to be protected from displacement as the Plan Area is revitalized. The City can use different policies and programs to establish these protections, depending on different internal and external factors. To quickly understand the initial actions that can be taken, see **Table 8**.

Because they are relatively new regulations, tax increment financing programs in California are not ideal case studies. However, the City of Vancouver, Washington, developed a property tax system that can at least show the potential results from something similar. Recently, Vancouver experienced high rates of housing cost burden and homelessness, and intense housing demand resulting in gentrification and low-income households being displaced. In early 2016, the city’s Affordable Housing Task Force prioritized the creation of a locally controlled affordable housing fund. A property tax levy was determined to be the best option for the fund, and an outreach campaign was developed to raise awareness of the housing crisis and advocate for the tax measure. In November 2016, the tax measure passed. The levy is temporary (7 years) and has a set amount of funds that will be generated (\$6 million annually or \$42 million total). Because the levy rate is capped, the amount charged to each property owner can adjust downward if there is an overall increase in property values citywide. Funds from the levy are specifically outlined for housing production, housing preservation, homelessness prevention, and program implementation. See **Table 7** for an update on the affordable housing fund’s progress.<sup>26</sup>

24 City of Victorville. 2021. “Community Revitalization Investment Authority Board.” <https://www.victorvilleca.gov/government/city-departments/development/planning/cria>.

**Table 7. City of Vancouver Affordable Housing Fund Results**

Project Types	Projects Completed 2017–2019	Projects in Progress as of 2020	2023 Goal
Housing Units Created for Low-Income Households	137	175	336 (92% completed or in progress)
Housing Units Preserved for Low-Income Households	7	172	454 (39% completed or in progress)
Households Prevented from Eviction	549	62	1,500 (40% completed or in progress)
Shelter Beds Created	30	128	Not set

Source: City of Vancouver. 2020. “2017-2019 Affordable Housing Fund Report.” [https://www.cityofvancouver.us/sites/default/files/fileattachments/community\\_and\\_economic\\_development/page/28951/2017-2019\\_ahf\\_report\\_-\\_final\\_-\\_9.14.20.pdf](https://www.cityofvancouver.us/sites/default/files/fileattachments/community_and_economic_development/page/28951/2017-2019_ahf_report_-_final_-_9.14.20.pdf).

**Table 8. Affordable Housing and Anti-Displacement Strategy Roadmap** Attachment 2

Category	Strategy	Relation to Plan Area and Recommendations
Affordable Housing Production	City Land Donations for Affordable Housing	Continue to solicit requests for proposals, as outlined in the Housing Element.
	Inclusionary Zoning	Consider bolstering voluntary incentives.  If development is in demand in the future but low-income housing is not being developed, consider a mandatory inclusionary zoning program.
	Accessory Dwelling Units (ADUs)	Continue to implement ADU policies, as outlined in the Housing Element.
Reduce Development Barriers	Environmental Review Streamlining Opportunities	Occurring in conjunction with the Waterfront Eureka Plan.
	Reduced Off-Street Parking and Open Space Requirements	Reduce parking requirements similar to the Inland Zoning Code in tandem with a resident parking permit program and other Downtown Parking Management Plan recommendations. Consider Open Space requirement reductions, removal, or potentially a hybrid that incentivizes affordable units.
	Upper-Floor Office and Single-Family Home Conversions to Multifamily Housing	Remove use permits required for upper-floor housing. Consider outreach related to multifamily conversions. Owners of older buildings and homes may be ideal for targeted outreach.
	Transfers of Development Rights	Consider this strategy in the future as higher-priority sites are built out and sea-level rise further constrains development.
Affordable and Creative Ownership Models	Community Land Trusts	Communicate and collaborate with Dishgamu Humboldt and any other local or regional Community Land Trusts that may be established.
Resident Empowerment and Protection	Multilingual Tenants Outreach	Implement a foreign language housing materials program, as outlined in the Housing Element. Consider other best practices for accessible documents, as possible.
	Enforcement or Enhancement of State Protections	Consider further protections if rent is excessively increasing.
	Legal Assistance for At-Risk Renters	Refer residents with inquiries to Legal Services of Northern California. Consider funding collaboration with local legal services if demand is high and grant funding is available.
Funding for Housing Preservation, Rehabilitation, Production, and Assistance	Tax Increment Financing	If new funding streams are in demand related to a Housing Trust Fund, this strategy may be ideal. Public engagement should be sought out to decide what is politically favorable. At that point, City staff could consider applying for a planning grant, such as a Local Early Action Planning (LEAP) grant, to assist in funding the necessary feasibility study.

# Appendix B - Online Engagement Results

# Waterfront Eureka Plan



## Online Engagement Results

Sept.30, 2022 | Crowdbrite

**DUDEK**

# Engagement Summary – The Website

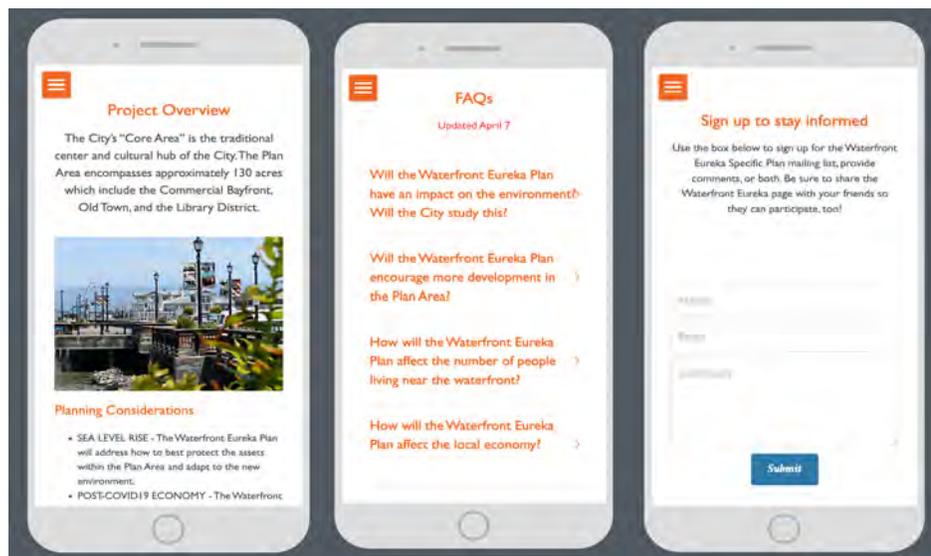
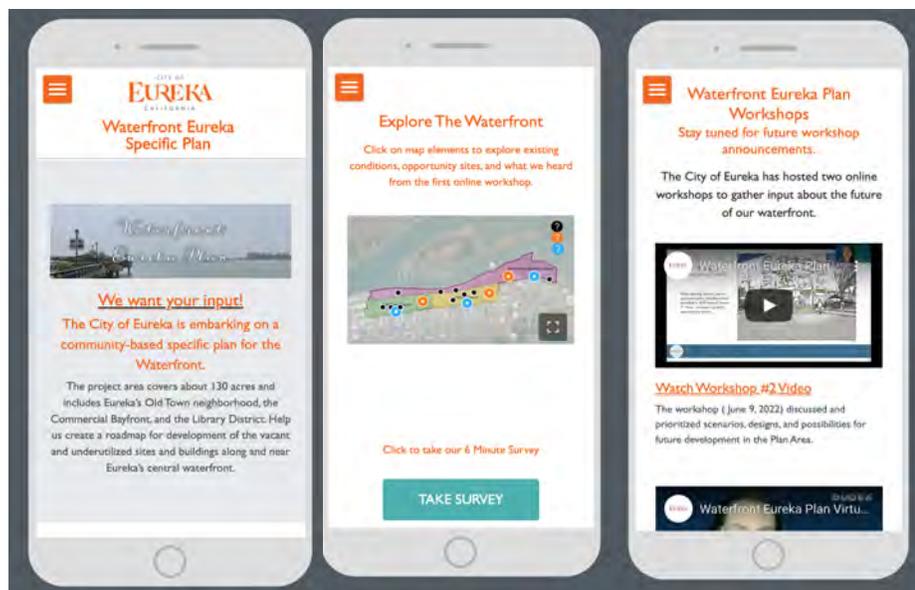
[www.waterfronteureka.com](http://www.waterfronteureka.com) to-date (Sept 30)

- 18,490 Page Views
- 870 Unique Visitors
- 100+ people on mailing list
- 110+ General Comments

## DEVICES



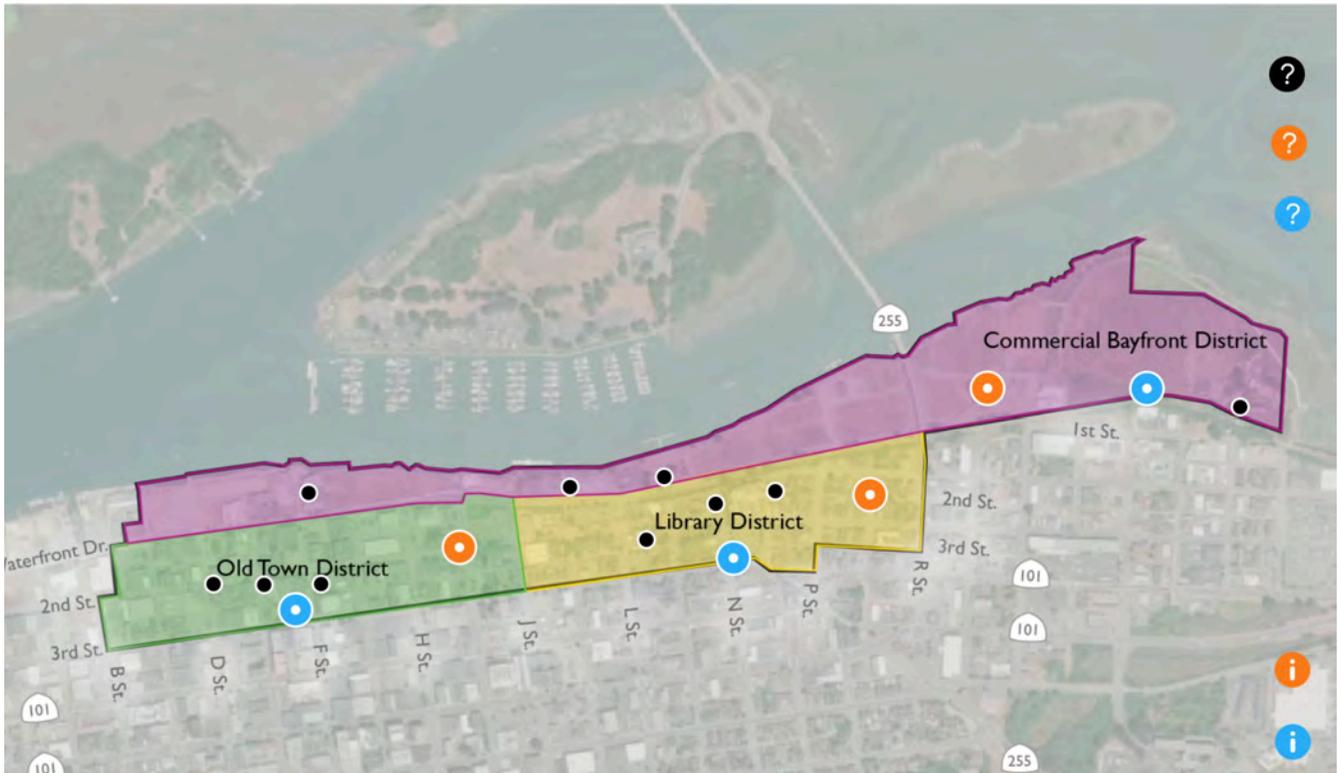
54.5% Desktop  
45.5% Mobile



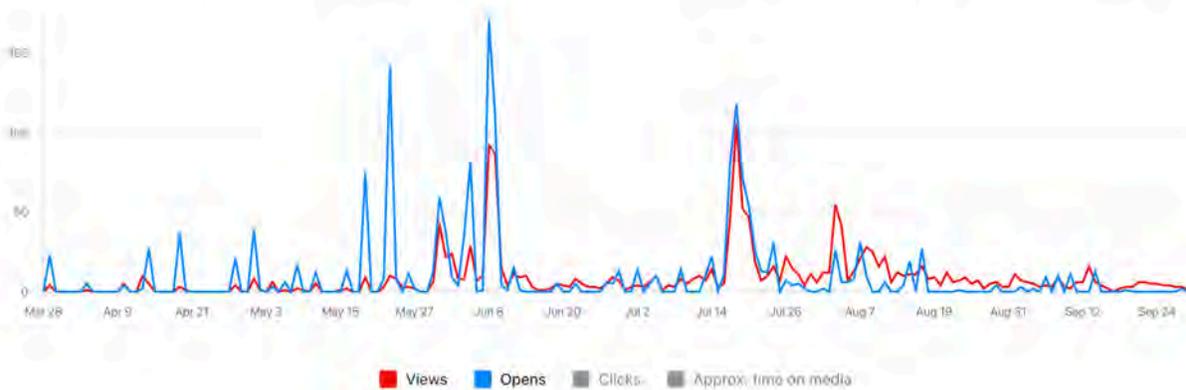
# Waterfront Eureka– Interactive Map

More than 1500 views on The Interactive map!

- 1746 Interactions
- Average 2 minutes exploring the map



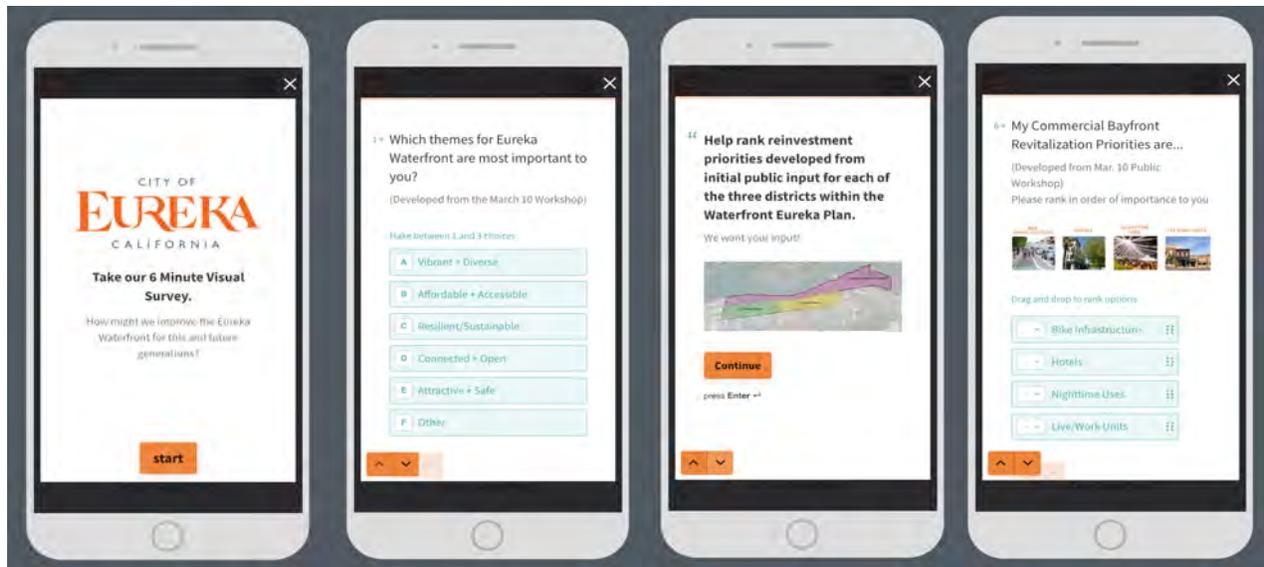
<b>4</b> Embed	<b>1561</b> Views	<b>1746</b> Tag opens	<b>0</b> Tag clicks	<b>111.85%</b> Open rate	<b>0%</b> CTR	<b>119.7 s</b> Approx. time on media
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# Engagement Summary – The Survey

## Deep Survey Engagement

- 281 Respondents
- 2687 written responses
- Average 28 minutes to complete

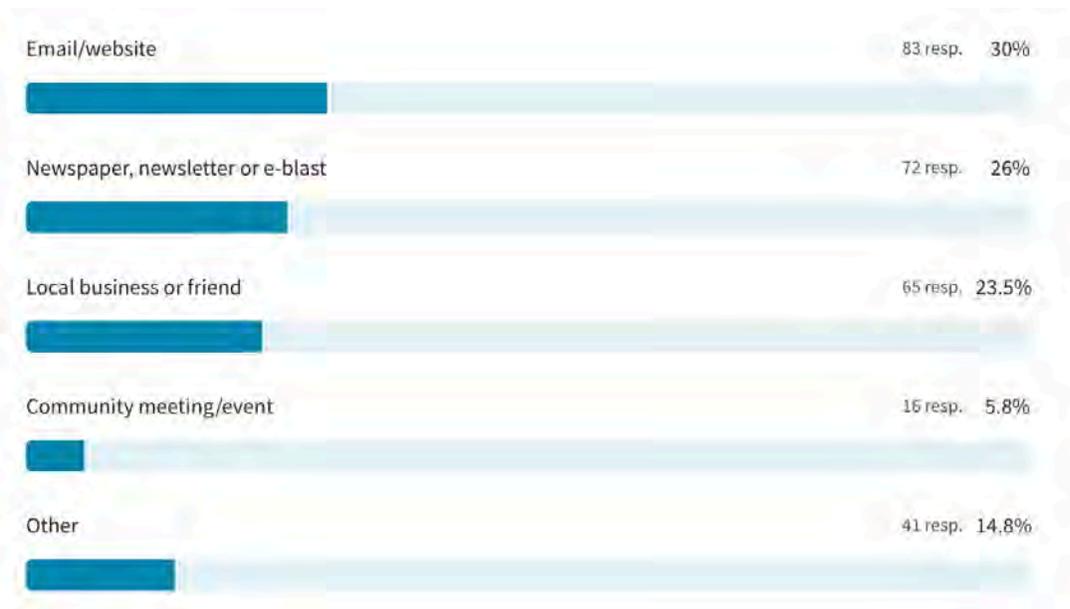


## A. Age of Respondents





## B. How did you hear about the Eureka Waterfront Specific Plan project?



## Other Comments

1. QR code on storefront.
2. The QR code downtown in the window next to the gazebo
3. Sign on new visitor center building
4. Flyer posted at local business.
5. Meeting at work
6. Window
7. QR code on public restrooms
8. Flyer in old town
9. Posted QR code
10. Take Back Eureka
11. QR code in sign in Old Town storefront

B .



How did you hear about the Eureka Waterfront Specific Plan project?

12. Spoke with city planner at Eureka Street Art Festival where I was working as a vendor.
13. Because the drunk lady told me to do it
14. Person handing out a flyer
15. flyer
16. It was handed to me by one of your employees
17. City rep came to our office in old town.
18. City of Eureka employee stopped by our office
19. Work
20. Flyer delivered to my office
21. Scan code
22. work
23. communication from City itself - appreciate being informed like you do
24. Facebook
25. Lost Coast Outpost
26. Online newspaper, The North Coast Journal
27. Google
28. Google search
29. Employees
30. Robin Arkley
31. Rob Arkley
32. It was sent to everyone at work
33. work
34. Employer
35. Owner of my company
36. My employer
37. Facebook lost coast outpost
38. Facebook
39. I am a local reporter.
40. Radio
41. Main Street

## C. How are you connected to the Eureka Waterfront?

279 out of 281 answered.



### Other Comments

1. Work nearby. Hang out a lot here.
2. I live by Eureka High -- but walk through or bike the waterfront/Old Town 3+ times a week.
3. I live in Eureka, but not the waterfront
4. I live in Arcata but frequently come to old town
5. Recreation
6. live nearby
7. I spend time on the waterfront on a regular basis
8. I recreate here where there used to be a Chinatown, Chinese people, Chinese businesses, Wiyot people, Wiyot who fished, gathered, and held ceremonies.
9. I recreate here
10. It's the center of our area

C.



## How are you connected to the Eureka Waterfront?

1. I used to live and work there for many years. Many of my friends own businesses or work there currently. I have always loved and appreciated that part of town.
2. I attend events and bike here.
3. my son owns a business here
4. I love Eureka!
5. I work downtown
6. Would love to relocate but no jobs
7. Recently moved to Eureka because of my love for the historic downtown & waterfron.
8. I like to walk in the area
9. Career Hobo for Coastal Experiences
10. I play here
11. Nightlife. I would spend a lot more time strolling around the area if some of these ideas were implemented
12. I live in Eureka and especially appreciate all of the Waterfront trails bordering our city
13. I recreate on the Eureka Waterfront Trail - hiking and biking.
14. ride bikes, kayak on bay regularly
15. I walk and bike here
16. I walk/cycle in Old Town and rarely drive.
17. Consulting with a local company
18. I volunteer here.
19. I care about how the waterfront is developed.
20. I live in henderson center and would like to utilize the waterfront more

## 1. Which themes for Eureka Waterfront are most important to you?

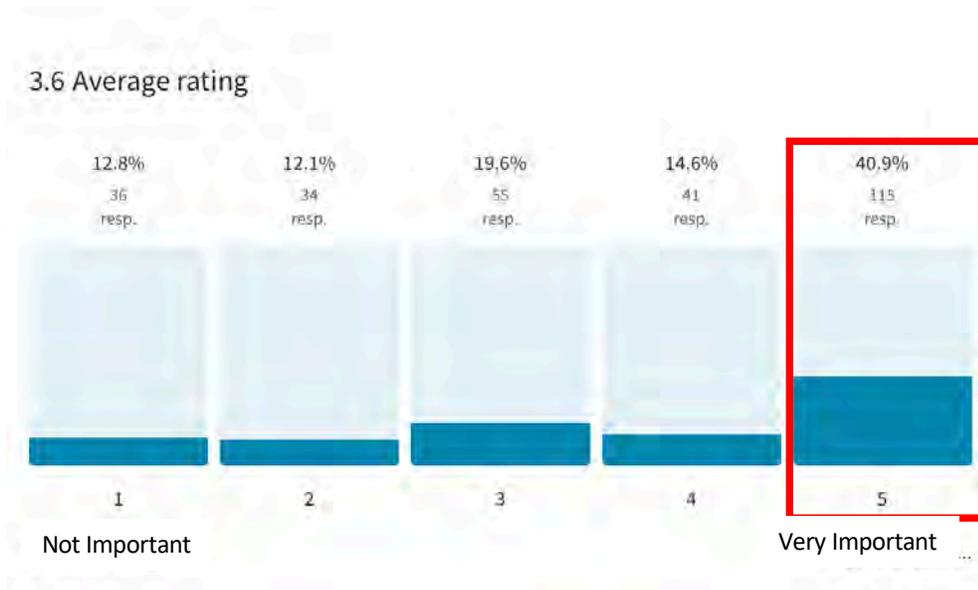
279 out of 281 people answered this question (with multiple choice)



### Other Comments

1. Housing!!
2. Natural and undeveloped
3. Provides jobs
4. Mowed
5. Multi-pupose outdoor gathering spaces
6. Recreation + Fun
7. CLEAN
8. all of them
9. Living opportunities for many

## 2. How important is increasing housing options to you?



113 respondents left detailed comments and proposed solutions

The Top 6 Responses Included:

1. Infill / redevelopment on underutilized land and parking lots
2. Build up with increased density and residential above shops etc.
3. More mixed-use development
4. Increase the variety of building types such as apartments, townhomes, mixed-use, ADU and tiny homes
5. Increase affordability options
6. Streamlined development process to get housing on the ground



3 .



## How might the Waterfront Eureka Plan increase housing options?

1. build a couple extremely large apartment complexes. like a super tall building that towers over all the other buildings and provides low income/section 8/ and regular apartments. 1 or 2 giant developments to really pack people in there, even though they stick out and are ugly
2. Dock type on-water housing. Housing-first homeless option like Finland has done to end homelessness.
3. Mixed use buildings, small apartments, parking lot housing?
4. Open up housing on top of existing buildings.
5. Encouraging more mixed use buildings.
6. The construction of new housing complexes
7. Housing should be increased for low income people including Section 8. Moderate income housing does not help the need for low income populations.
8. Mixed use buildings
9. Provide sliding scale housing not just low income also STUDIO APARTMENTS WOULD BE GREAT we have enough one and two bedroom places
10. a house boat "lot" where people can dock their house boat or rent one to live in just like a normal apartment, convert an existing building to transitional housing to help the homeless population transition from the streets to permanent housing, waterfront apartment building
11. Higher density housing in existing areas, mixed residential/industrial zoning
12. The City should do all they can to make building housing in this part of town as easy as possible. For example: decreasing/waiving any fees and perhaps approving (preapproving if possible) certain designs -- like the County has done with ADUs.
13. Taller buildings and fewer off street parking lots
14. Housing everywhere - replace parking lots, build tall(er) buildings, increase infill. Housing housing everywhere. :)
15. Taller multi-unit, mixed income apartment buildings with commercial space or community rooms on the first floors. Take vacant buildings and underused parking lots and convert to housing if permitting allows.
16. Library District

3 .



## How might the Waterfront Eureka Plan increase housing options?

15. Mixed residential and commercial
16. Affordable/safe housing
17. Multi unit buildings
18. Increase density in existing abandoned buildings and unused industrial spaces.
19. I like the idea of mixed use buildings with shops, offices, and apartments.
20. Make way for development while ensuring resilience against climate change and public access.
21. Apartments for seniors, students, small families, trailer park and/or RV park. Not allowing homes to be used for short term rentals like AirBnB. Incentives to improve existing properties and develop unoccupied lots.
22. 2 story housing with lots of parking
23. I'm not super familiar with the plan but if more housing is being created, then that's helping. Any way to get people into a house they can afford is a huge step in the right direction.
24. Zoning more office building for residential use
25. Mixed use buildings in old town and the library district
26. Condos, townhouse and multi family units along bayfront, or in existing buildings in Old Town, upgraded and remodeled.
27. Affordable apartment units with businesses on the first floor. Must include parking nearby.
28. Build more apartments and sell them individually instead of having to buy an entire building.
29. Renovate empty buildings in old town —repurpose warehouse area to create affordable or transitional housing for the unhoused.
30. Use the open lot between Cairo Fish and Bayfront Restaurant for 2-3 story apartments
31. As much infill on vacant lots as possible. Increased public transportation to offset any loss of public parking. Take over buildings that stand empty for 2+ years and repurpose them into housing.
32. More apartments on upper floor of shops. Don't require parking for them.
33. Multi-story multi-use buildings that emphasize maximizing urban space through urban infilling, as well as being affordable to young people who do not possess much wealth. The buildings should be at least four stories tall.
34. allow for infill development, taller buildings, mixed use
35. Build out underutilized properties.

3.



## How might the Waterfront Eureka Plan increase housing options?

29. Build out underutilized properties.
30. first story business, second floor condo's
31. Make more low income housing.
32. Apartments
33. We need to create low-income and transitional housing for houseless people.
34. Building up, multistory
35. Mixed business and housing
36. Mixed use. Commercial spaces that are affordable for business owners and residential on top.  
Make the waterfront a place where lots of people gather regularly.
37. develop Town homes and Condominiums for middle class and professionals to live in in the commercial bay front district.
38. Second floor and higher should include housing.
39. build 100% affordable housing
40. affordable, high-density in-fill housing with subsidized lofts for artists and with small footprint retail & nonprofit spaces below
41. Build mixed use buildings and limit the ability for units to get used for vacation rentals
42. How about some planned communities, small houses that share common yard and garden spaces - like tiny houses not on wheels.
43. More mixed use, commercial ground floor and housing units above
44. Build more residential low income housing
45. somewhat if planned and made properly
46. Mixed use residential apartments, vacation rentals, and businesses. I support affordable housing projects in Eureka, but feel they are better suited to areas of Eureka closer to services such as schools, grocery, hospital district. I see Bayfront housing as more suited to executive style, leveraging access to local tourism and shopping.
47. Diverse options/ Income based multi use complex or two; duplex/ condos
48. Buy buildings that are rotting and replace with senior units.
49. Develop unused buildings and warehouses into affordable townhomes, or other high-density residential options.

3 .



## How might the Waterfront Eureka Plan increase housing options?

45. Build mixed-use development at medium to high density.
46. housing above store fronts
47. Use upstairs of existing buildings throughout the three districts
48. tiny homes, condos, apartments
49. mixed use - office, retail, and restaurant downstairs, residential upstairs. Don't forget to plan parking!
50. Allow housing to be developed in the surrounding area.
51. By embracing development at multiple price points and not just low income!
52. add affordable options for low income individuals
53. Make sure you have enough parking for all improvements
54. Changing the zoning to residential housing will be a huge benefit for the people of Eureka. We are in desperate need of housing, changing the ideology of the coastal commission allowing developers to get more reasonable buffers in 1, 2, and 3 parameter wetlands will open up so many more projects for housing in Eureka. I hope that we can find neutral ground and protect the people of eureka and give them places to live.
55. Look at abandoned properties that are run down. Those can be rebuilt for the use of apartment buildings.
56. Develop in abandoned lots, re-certify commercial units, develop affordable housing
57. Utilizing and Maximizing development of the Commercial Bayfront District especially west of 255.
58. Decrease tweekers
59. There needs to be more affordable housing in Eureka, as the pay scale doesn't match the cost of living. I am moving out of Humboldt next month because of it.
60. By decreasing rental pricing.
61. There is a housing crisis. Things are short and expensive. The More options the better.
62. This would deliver many benefits - housing for permanent residents, visitors and workers provides a strong basis for a vibrant economy.
63. utilize already empty buildings for apartment complexes, it would be a poor decision to get rid of parking space or build new building's when we already have empty buildings that are quite an eyesore and can be something beautiful

3.



## How might the Waterfront Eureka Plan increase housing options?

62. hopefully provide a platform where affordable, safe and accessible are possible for residents
63. I'm more concerned about housing for Homeless
64. Condos with bay view and not over priced
65. tear down abandoned/condemned buildings, rebuild affordable & safe housing on those lots
66. commercial bayfront district
67. commercial bayfront
68. Affordable apartments
69. Making affordable housing options available
70. Build Up, taller building
71. use the commercial bayfront district
72. Eureka needs more affordable housing for single parents raising a family.
73. Streamline process and approvals for developers.
74. Multi story apartments with center Gazebo area
75. Multi story, mixed use buildings on high ground and tiny houses in the low lying areas
76. Add dense multifamily & live work housing. Rent cap/price cap some housing for affordability.
77. Create more building options that have housing on top of small, local storefronts.
78. More parking lot-to-housing projects. Programs to incentivize building owners to convert existing empty buildings to housing
79. One or two apartment units or townhouses would give rich people options for waterfront properties, while also blocking the views of the waterfront.
80. Allows affordable housing development in the Bayfront commercial district
81. Higher density apartments in mixed-use buildings (e.g. first floor businesses, several floors of apartments above), in areas well connected to public transit
82. Allowing higher density development with parking on first floor
83. Affordable housing
84. 2 story townhouses and mix of retail/ business units
85. Adding more apartments above current businesses. Making said apartments more modern.
86. Mixed into the different areas.
87. New multistory mixed use construction with street level shops, rooftop restaurants, etc.

3.



## How might the Waterfront Eureka Plan increase housing options?

85. New multistory mixed use construction with street level shops, rooftop restaurants, etc.
86. Converting some city parking lots into housing, as previously proposed sounded like a good idea to me. Perhaps there are places where space can be made for tiny house villages, especially as transitional housing for currently unhoused folks. In the creation of new retail spaces, adding housing space above these.
87. Affordable 1-3 bedroom apartments. Multiple stories without blocking access to the bay or bay views (3 stories or less).
88. Multi-story buildings (greater than 4 stories). No parking requirements.
89. Bay view upscale mixed use condos, trendy nice apartments with bay balconies take advantage of South side solar and windblock
90. Market rate with nice views
91. Infill on vacant property, parking lots. Also redevelop abandoned, boarded up properties
92. Apartments/condos targeted to Humboldt county residents
93. Lofts above retail
94. mixed use building, ie retail on ground level and apt above, rehabbing underutilized buildings, and buying decrepit properties and encouraging development.
95. Affordable housing in Old Town and Library Districts
96. Mixed use development
97. Affordable housing in the commercial bayfront district. Promote mixed-used development in the Library District.
98. By building in the Old Town and Library districts. By building up instead of out. By taking over parking lots that aren't frequently used. Or, by rezoning and making use of existing buildings that have sat defunct. There are many, many empty storefronts in Old Town and Downtown. While they are not City-owned, perhaps there could be some kind of incentive program to convert some into housing.
99. Providing attractive coastal-themed multi-family housing potentially in the commercial Bayfront district
100. Turn unused buildings into condominiums
101. Mixed use building
102. Mixed use

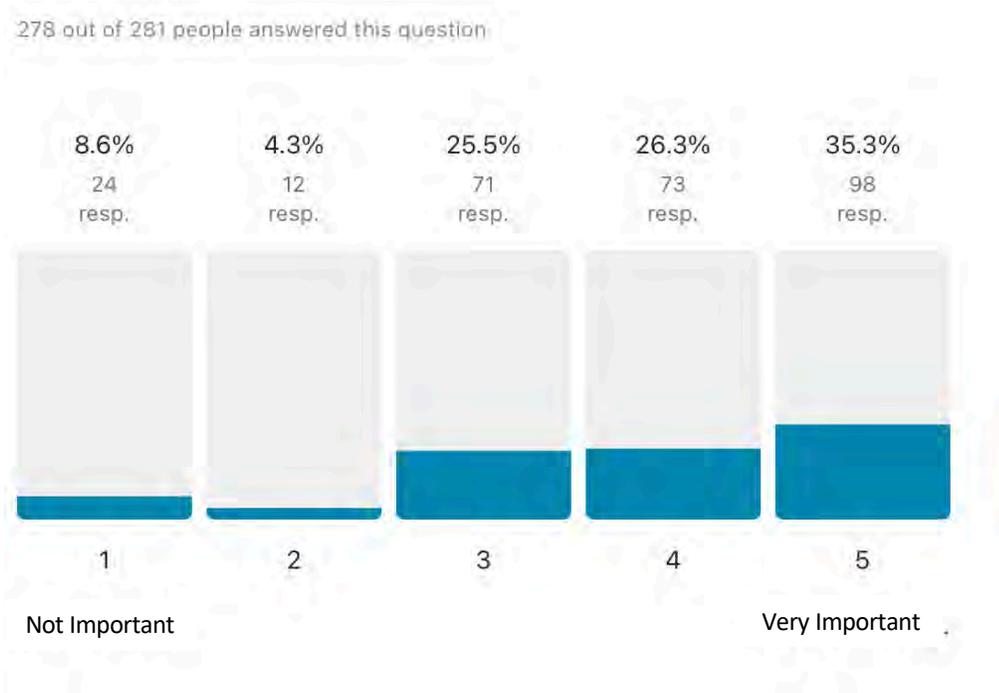
3.



How might the Waterfront Eureka Plan increase housing options?

101. I like the housing plan for the 3rd and g street area.
102. Infilling of developed lots. Maintaining the dynamic viewshed of the bay
103. Hi-rise residential w/commercial on 1st floor, take advantage of the view. Keep bldgs back from bayshore & maintain boardwalk.
104. Using vacant lots along the water front
105. Multi level live/work spaces, mixed use. Affordable.
106. Build up?
107. Small, affordable condos!
108. Continue converting parking lots to high density housing options
109. Library, old town
110. High density affordable housing in library district
111. Build more mixed use buildings in Old Town and Library District
112. Build up; 4, 5 stories with restaurants and mixed use on the bottom, and apartments on the next 3 - 4 floors. Frankly I'd love to see things go higher, but would push to keep on the waterfront lower than in the Old Town district / library district (to retain views and community feel goods).
113. Every building has to incorporate housing on the upper floors. Diverse housing options (like condos) would also be great

#### 4. How important is addressing post-Covid-19 economic recovery to you?



5 .



How might the Waterfront Eureka Plan best address tourism and new business opportunities?

1. Providing safe area for tourists, lots of businesses for tourists, affordable business rents
2. Employee parking areas.
3. Ask businesses that had to close because of the pandemic to reopen.
4. Without more foot traffic recovery will lag. How can the City partner with Cal Poly to provide housing?
5. Housing will help actually - bring people downtown. Especially young people, students... link with cal poly Humboldt.
6. Develop hotels in Commercial Bayfront District
7. Not sure
8. Billboards north and south of the county to gain attention of people otherwise just passing through
9. Include parks and picnic areas along the waterfront, as well as more spots for food trucks and local art businesses
10. Embrace our beauty and quirks. Fishing and water-sport opportunities.
11. Tourism would be well addressed if a hotel in conjunction with markets, retail businesses adjacent to the hotel could be developed. Getting people to stay in the waterfront area by providing clean and safe lodging would go a long way to having tourists spend money in the area. I was born and raised here in Eureka, I do not recognize the town I grew up in, the homeless have been allowed to take over town and destroy things. The amount of fences that have gone up at businesses and the windows that get broken out of businesses at night are a huge detriment to getting more businesses established. In order to foster business opportunity and growth this condition needs to change, and soon!
12. Have more events outside in the community. Advertise and encourage locals and tourists to be involved. Clean up Old Town, walking trails and park spaces from garbage more often.
13. More policing, currently there isn't an Old Town beat officer and we desperately need one, actually 2 full time beat officers would be good.

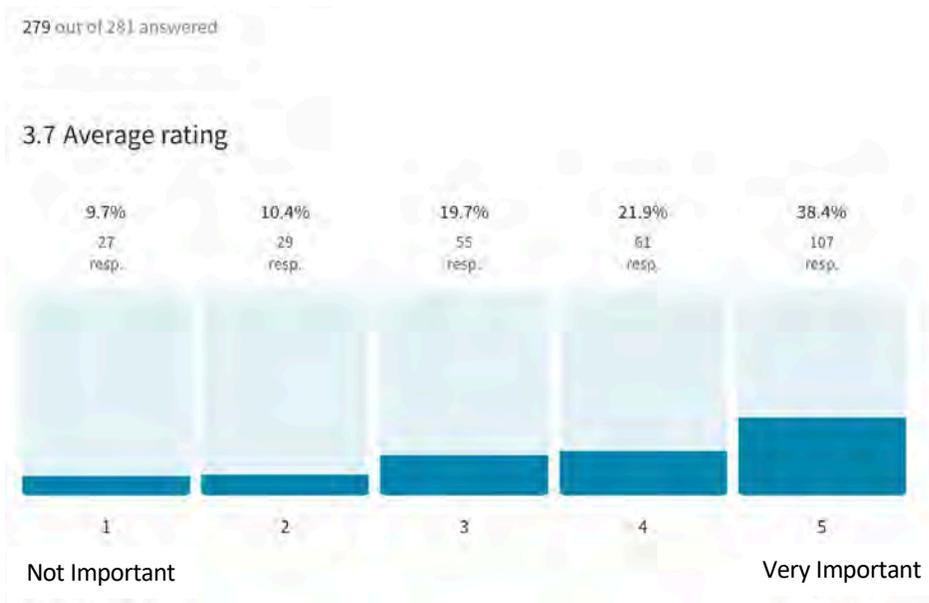
5 .



How might the Waterfront Eureka Plan best address tourism and new business opportunities?

15. We need safe and open public restrooms, better access to mental health services for the houseless who are in the area rather than arresting them and recycling them through the system over and over again, better parking signage
16. Have city employees maintaining the streets-sidewalks on a daily basis. I live and work in Old Town and it looks neglected and dirty.
17. Remove the squatters and homeless from the Waterfront and Old Town Areas. This is a HUGE deterrent. No one wants to be on vacation and bothered by drugs and people camping out in the gravel lot between C and F Streets.
18. If there is more housing in old town, that means that there will be more bodies I'm old town. That's more people in shops, more foot traffic. Employment opportunities within walking distance of their home...
19. Entice businesses to use vacant storefronts in old town area
20. Add day time draw to engage both tourism and local traffic
21. We need more, better hotel options. Signage for parking. Places for homeless people to go besides being on the street. as the owner of a retail shop, I can tell you this is the feedback we get from tourists.
22. Make the area attractive to tourists & shoppers
23. Encourage and support businesses moving into all of the vacant restaurants and retail spaces in Old Town.
24. Places to stay, affordable hotels. Safe walking pathways with food and drink vendors along waterfront. Plant the beautiful planters and keep the plants alive!!! Refurbish the dock walkway, it is beautiful but in disrepair. That is a shame. designated parking. Keep buildings at waterfront low level, one story, then build higher behind. Give us handicapped access to water front.
25. Provide safe camping for bicycle travelers coming through.
26. More events that would attract tourism

## 6. How important is addressing sea level rise to you?



7.



## How might the Waterfront Eureka Plan best address sea level rise?

1. looking at the projected sea level in the plan it kind of looks like old town west (I actually live in this part so it's spooky) will be all underwater if we don't mitigate. so I think we don't bother building anything in the commercial bayfront or old town and then doing some mitigation to try and preserve the history of the stuff that might get underwater. so any new development should be in the old town east and library district. and I would just really avoid building anything close to the water and allowing that to return to a marshland, so maybe spending some money on removing some of the human stuff so it can be environment for birds or whatever
2. I guess just knowledge about how it's mainly corporations that pollute and not so much the consumers. Maybe some type of ocean upwelling device off our coasts? [www.ocean-based.com](http://www.ocean-based.com) is a start up and has a viable solution I believe. Collaboration with them? Their solution seems proactive.
3. Retaining walls?
4. require new construction to be carbon neutral. Plan dikes that are aesthetically pleasing, and are walking paths or green space.
5. Perhaps make some new developments on the water like on a floating dock so it rouses with the tide. That would be some cool housing like they have in San Francisco Bay. There are some houses that are house boosts but they look like regular houses it's cool
6. create a boardwalk on "stilts" as a tourist attraction where business can have store fronts like other seaside towns, use heavy duty docks, house boats
7. I defer to the experts.
8. This is tough! But I think we need to think bay wide. Lots of marsh and wetland restoration.
9. sea wall/attractive barrier to sea rise
10. I don't know
11. Ensure that new buildings are prepared, and that existing buildings are retrofitted
12. restore salt marshes
13. Do not make plans for the Commercial Bayfront District until you figure out how to mitigate sea level rise.
14. Build for resilience.

7.



## How might the Waterfront Eureka Plan best address sea level rise?

15. looking at the projected sea level in the plan it kind of looks like old town west (I actually live in this part so it's spooky) will be all underwater if we don't mitigate. so I think we don't bother building anything in the commercial bayfront or old town and then doing some mitigation to try and preserve the history of the stuff that might get underwater. so any new development should be in the old town east and library district. and I would just really avoid building anything close to the water and allowing that to return to a marshland, so maybe spending some money on removing some of the human stuff so it can be environment for birds or whatever
16. I guess just knowledge about how it's mainly corporations that pollute and not so much the consumers. Maybe some type of ocean upwelling device off our coasts? [www.ocean-based.com](http://www.ocean-based.com) is a start up and has a viable solution I believe. Collaboration with them? Their solution seems proactive.
17. Retaining walls?
18. require new construction to be carbon neutral. Plan dikes that are aesthetically pleasing, and are walking paths or green space.
19. Perhaps make some new developments on the water like on a floating dock so it rouses with the tide. That would be some cool housing like they have in San Francisco Bay. There are some houses that are house boosts but they look like regular houses it's cool
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28. Build for resilience.

7.



## How might the Waterfront Eureka Plan best address sea level rise?

29. Have specialists Analyze computer models of areas predicted to be impacted by rising sea level. reinforce existing structures for continued use or remove structures before they become problematic. Flood proofing, flood barriers.
30. dont build so close to the water thats not the only thing that is beautiful out here
31. Not sure what can actually be done...
32. That is a very large question that I am unqualified to answer
33. Conduct a vulnerability assessment to determine the most vulnerable areas and then conduct pilot studies, preferably with living shorelines to determine if a more environmentally friendly method of protection is feasible.
34. Create long term plan to hopefully save areas and prevent loss
35. Hire the engineers from the Netherlands to help us figure it out. Not kidding.
36. good question. you will need to build in protective structures.
37. No idea
38. That's a question for engineers. All I know is no-one's going to invest in development if the issue is not addressed.
39. Protect the existing buildings along the coast and not build any new ones.
40. Parking garages under all new structures.
41. Ensure new development addresses sea level rise in the development plans. Se what other cities are doing as a guide.
42. I don't know. Don't want a big seawall but not sure what to do. I've thought about just turning it into a little island.
43. This is arguably the most important issue to consider and prepare for. It would be foolish to assume that humans can prevent the sea level from rising anytime soon, so we need to plan strategies that will mitigate the rise of the sea level in our area. Humboldt Bay apparently is particularly vulnerable to sea level rise. I don't pretend to know what we can do to mitigate these effects. How effective are sea walls? What do the Dutch do with their dikes?
44. restore native habitat, build creatively to withstand increased water levels, remove housing/traffic from vulnerable areas

7.



## How might the Waterfront Eureka Plan best address sea level rise?

45. Raise our highway. Clean out/restore our sloughs and inlets/flood plains into the bay> be responsible stewards of the land, build living barriers and walls where necessary. Offshorwind to combat climate change.
46. build up from ground
47. Hire qualified scientists and engineers
48. Utilize the best available science and where it looks like flooding is unavoidable, coordinate managed retreat and restoration projects that create saltmarsh bio-buffers. It's the only things we'll be able to permit, and thus the best possible solutions.
49. Build seawalls with walking and biking paths along the walls. Walls low enough to see views but high enough to keep water back. Maybe paths are higher up on levees.
50. Don't know
51. By building higher up such as Florida does now.
52. Not sure. Construction akin to Ketchikan, Alaska perhaps?
53. Like I said in my previous answer, The Commercial Bayfront District should be developed as park land. This will be inundated by the sea as oceans levels rise.
54. yurok leadership, repairing industrial damage to the coast
55. Work with regional entities to start solutions to mitigate damage to existing buildings and lowlands. If the Netherlands can do, so should Humboldt with financial help from state.
56. Put in a lock & dam across the Harbor Bay Entrance between the North & South Jetties
57. Breach the levees and let the estuarine habitat return to Humboldt Bay. Design the waterfront and Old Town with a Cultural Arts District and SLR in mind.
58. Don't build where it is projected to be flooded
59. I dont know
60. Don't build in the sea level rise projected areas for a 50-100 year model. Keep them open public park spaces. Perhaps it is time to look at sea wall like in Holland or NOLA?
61. In areas that will be prone to flooding, require parking garages or other non-habitable uses for the ground floor of the building (see Phyllis Rex development in Samoa)

7.



## How might the Waterfront Eureka Plan best address sea level rise?

62. Permaculture principle: The problem is the solution. Too much sea water. What is sea water good for? Wetlands, sloughs. I think to address sea level rise in this area of Eureka we will have to leverage areas where wetland establishment makes sense. Consult a permaculture certified engineer.
63. I do not know.. a wall? Agriculture- An area for rice paddies or cranberry bogs, enough defensible space, new developments built higher
64. levee, raising round, I know... It's tough.
65. I don't have specific recommendations.
66. levees or building codes
67. Limit high-value development along the very edge of the water, invest in seawall protection.
68. Not sure
69. Careful long-term planning, elevated buildings
70. That is a global issue.
71. Follow the experts advise.
72. no idea
73. Start now, don't wait
74. assume it is going to rise and plan accordingly when building and planning
75. building up, retrofitting
76. Employ good engineers to make sure these projects aren't a waste of funds
77. Good question-
78. Monitor levels of highest to lowest days and see if there could be a pattern.
79. A canal that could direct periodic flooding into it
80. Initiate fill-in options, develop less under sea level, have a buffer for a certain zone to not build at all
81. Move housing back
82. No idea, Army Core of Engineers? I think you need to get specialists in this field.
83. Put up signs, local news etc..
84. Well we could try to enforce the coastline with man made coral reefs which act as a way to stabilize the coastline and provides shelter for the wild life which are integral to the chemical ratios we enjoy here.

7.



## How might the Waterfront Eureka Plan best address sea level rise?

85. There is no direct solution to sea level rise however we do know some factors that play a major role in making matters worse. Therefore we start small. We inform people where the safe zones are we invest in advances infrastructure in order to protect ourselves as much as possible (having signs but most importantly word of mouth).
86. Build a de-sal water treatment plant. Suck water in as it rises, give clean water back to the people. Build an algae biofuel plant for biogasoline production. Make gas cheap again.
87. hire someone with a knowledge of Creating Natural Infrastructures
88. Plan will address how to best protect the assets (existing and future structures, sites, and infrastructure, including roadways and utilities) within the Plan Area and adapt to the new environment.
89. sea level rises are due to the economic incompetence all around us, we should do everything we can to be economically mindful. However at this point in time, there is not much we can do to reverse the damage of the current and prior generations.
90. by building up, keeping structure secure and safe
91. I do not know.
92. Depending on the expected water rise, some sort of levy to prevent flooding into the town. New and renovated buildings requiring sump pumps. If the first floor is expected to flood in the future, build commercial properties with multiple floors for future use.
93. Do not think they have that problem now
94. Work with local agencies such as Cal Poly Humboldt to create a boardwalk that will allow water to pass under the waterfront area
95. Either Barriers, or moving away from the shoreline
96. leveys
97. Tough one, largely going to make sure structures do not increase local subsidence and would remain above projected models.
98. By assessing the shore and restructuring where necessary
99. Listen to scientists
100. Keep areas next to the bay open, with trails and parks. Just don't build too close to the water.

7.



## How might the Waterfront Eureka Plan best address sea level rise?

101. Limit new growth to areas above 2 meters in elevation and build a sea wall and promenade where existing properties are vulnerable. Some highly vulnerable areas may be beyond protection.
102. Sustainable development & mitigation. Protect and utilize local plant and animal life.
103. Start extending Old Town inward, build sea walls, focus on reducing our city's carbon footprint.
104. Plan with scientist and calculate 50 years ahead to enable safety with sea levels raising.
105. Adaptable development, net-zero buildings
106. Engineered Levi's and drainage have proven to be effective in many other area, and we have some of the best engineers in the industry in our area, allow them to do their job.
107. For areas likely to be affected by sea level rise, keep enough open park space so that buildings are not damaged and enough to ensure there will still be public park space left (i.e. it won't all be submerged)
108. Why are you proposing to spend money on an area that will soon be under water. A better and much more difficult task would be to begin moving Eureka to higher ground.
109. Create more levees.
110. Talking to scientists and experts such as Michael Furniss and others who study the local effects at Cal Poly Humboldt.
111. I have no idea! I would want to hear from scientists who are studying what sea level rise might look like for us and from engineers who have studied to address this very real problem.
112. Sea wall
113. Plan for expected sea level rise. Old Town/Library District seems less vulnerable (already higher up) than other areas that would be flooded without levees. But, plan new developments accordingly, and in a manner than can adapt to changes.
114. Levees, floating docks, sea wall
115. Don't build where it will flood
116. Parks and natural areas in Commercial Bayfront District.
117. Unsure
118. This is a question for the larger city plan
119. Build resilience into every new development, require it as a part of upgrading existing developments when new permits are required. Implement natural "sea walls" etc.
120. Act sooner than later. Build accordingly.

7.

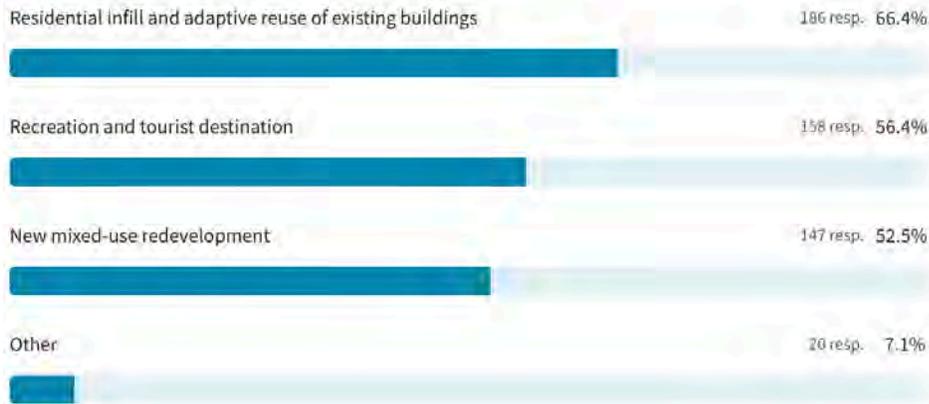


How might the Waterfront Eureka Plan best address sea level rise?

121. Have businesses install flood barriers individually, as has been done in Sebastopol. Possibly dredging and spreading out to the wetlands. And a sea wall.
122. Don't build in areas where the bay is going to flood...(balloon track, halverson park, etc
123. "Flow through" first floor structures with living/working areas above. Opening up direct waterfront to intertidal flows.
124. Require built-up building sites, flood proof foundations as FEMA requires in 100 yr flood plain.
125. seawalls, storm water planning such as pumps, maintaining or upgrading sewer systems
126. As a marine engineer
127. I have no idea. Not my strong area. It's concerning.
128. encourage renewables and probably some seawalls
129. Create a mini Venice, Italy. More boat houses and floating housing. Not just for rich people.
130. Don't build housing right on the waterfront

## 8. Which redevelopment strategies are most important to you in the Plan Area?

280 out of 281 answered



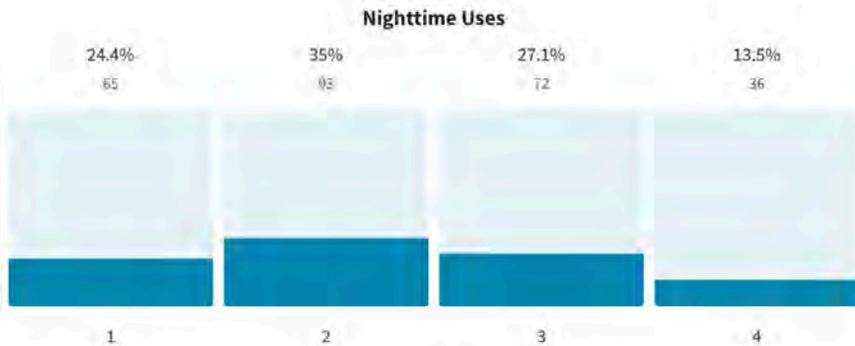
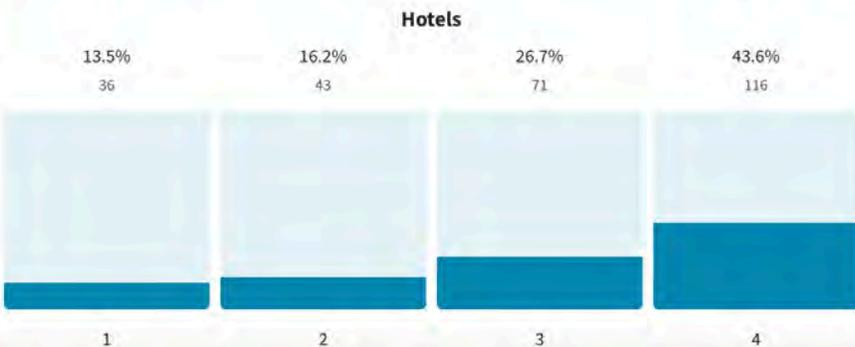
8.



Which redevelopment strategies are most important to you in the Plan Area?:

1. Preserving safety and livability for residents and employees already present.
2. Can the City "donate" land to Cal Poly to build student housing? These units could be rented out to tourists in the summer.
3. MORE COMMERCE, LESS BUMS
4. None
5. All of the above
6. Commercial shops
7. fun safe place for current residents to go, including elders
8. Parking
9. Accessible neighborhood for multiple generations to simultaneously gather
10. General Parking and Easy Access for Tourist Parking
11. Retail businesses and other employment opportunities as well as areas for people to gather with recreational places
12. Safer feel to area around NC Co-Op and railroad tracks to Wharfinger building. More lighting and rec/bike path area.
13. Clean the pile of homeless people/human feces off sidewalk
14. Accessible and FREE parking
15. all
16. Building on undeveloped land.
17. Take care of the community that lives here
18. Public park space, e.g. expanding waterfront boardwalk adjacent to new development
19. Maintaining open coastal habitat and native plants and pollinators.
20. More car free spaces.

## 9. My Commercial Bayfront Revitalization Priorities are...



10.



## My other priorities for the Commercial Bayfront include:

98 out of 281 answered

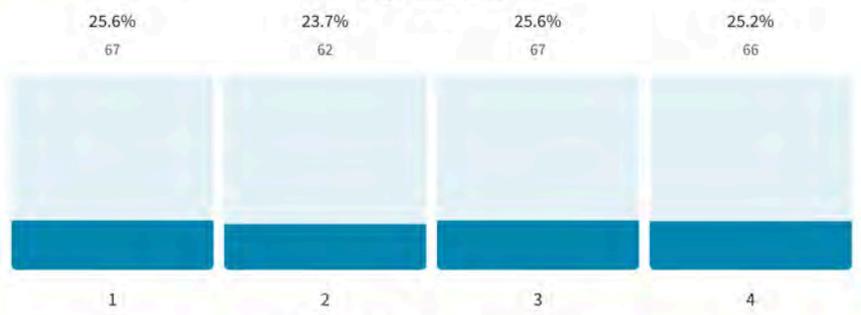
1. pls build one community garden it doesn't have to be huge! or add one on the top of new building. also I don't think it's worth the money to do a convention center, i'm sorry but use that land to house the people who live here
2. If you connect to a trail between Eureka and Arcata more people will find that to be a fun activity to do and use it as a commute for people who work in both cities but live in the other. Less pollution is always good. Also move the jail out of the middle of the city might improve everything, what an eyesore.
3. That anything down not be harmful to the environment. Building using solar would be great. Nicely designed buildings that fit with our Victorian feel would be great
4. Emphasize the sense of public commons.
5. Safety, less homeless presence
6. Recreation would be number 3 for me
7. Further encouragement of downtown activity, similar to events like Friday Night Market and Arts Alive
8. Pallet housing options as used in Butte County could help relocate some of the unhoused population.
9. Ensuring there is a strategy for adequate parking that benefits all property owners
10. Focusing on ease of use for both residents and visitors.
11. I still think that a Coney Island atmosphere with a Ferris wheel a merry go round s roller coaster would be great here we have a moderate enough climate. Carnival stuff too
12. Its a gem of an area that people don't know about, marketing campaign to promote tourism here. one idea is a holiday boat parade along the waterfront where boats sign up and decorate with lights to compete for a prize.
13. Regularly trimmed and manicured greenways
14. Art!
15. parking that is easy and available in Old Town
16. Not sure
17. Adequate signage to show where trails, fishing access and bathrooms can be found
18. Places for transient folks to live that are safe- maybe a tiny house village with social service supports
19. Restored salt marsh and parks
20. Old town is not the place to introduce living areas. Parking and other influences already create a chaotic atmosphere.
21. Until you can get Bike riders to follow traffic rules, you need to stop making bike lanes. Rarely do I see someone using them correctly.
22. There needs to be police patrols and strict enforcement of loitering and camping in Eureka so that nice things that are built/constructed do not get destroyed by vagrants/mentally unstable people.
23. Market responsiveness
24. Clean up garbage, discourage street camping.
25. More affordable restaurants. Oriental restaurants.

# 11. My Old Town District Revitalization Priorities are...

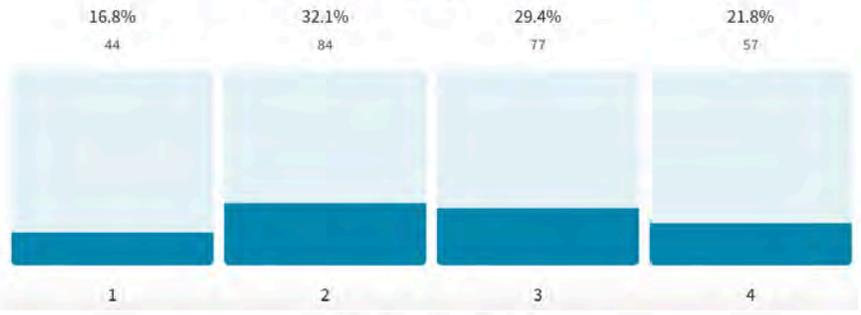


- #1 Neighborhood Market #2.47 average
- #2 Live/Work Units #2.47 average
- #3 Nighttime Uses #2.5 average
- #4 Activated Alleyways and Parklets #2.56 average

### Nighttime Uses



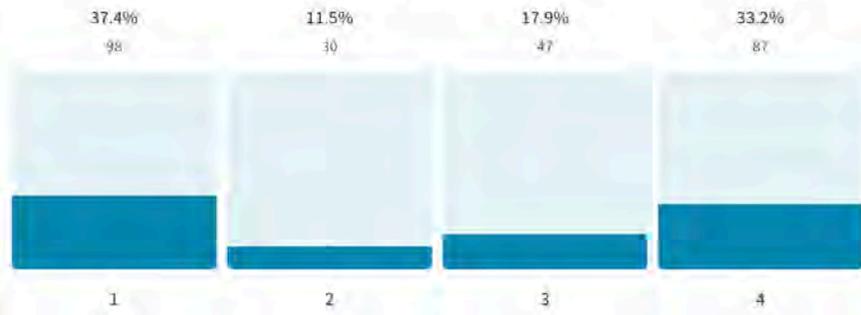
### Activated Alleyways and Parklets



### Neighborhood Market



### Live/Work Units



12.

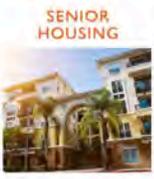
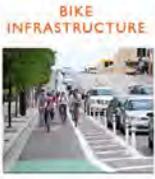


## My Old Town District Revitalization Priorities are...

98 out of 281 answered

1. Perhaps some decorative lighting would go a long way.
2. Safety and accessibility. Library is hard to get to, even driving there.
3. Emphasize the sense of public commons.
4. Reduced transient activity
5. Activated alleyways should make allowances for residents who need them for recycling, garbage, laundry access, etc.
6. Bring back the benches and the pay phones and put in place to charge up phones. Tourists and homeless alike need to be able to charge their stuff up make it a Solar powered charging station
7. More housing because apartments = foot traffic and people = more eyes on the street = increased public safety.
8. Love/work units
9. Housing, hotels and mixed-use construction
10. Not sure
11. More local shops (coffee, restaurant, art galleries)
12. Please seek other areas for additional housing.
13. There needs to be police patrols and strict enforcement of loitering and camping in Eureka so that nice things that are built/constructed do not get destroyed by vagrants/mentally unstable people.
14. Residential
15. Increase occupancy of store fronts, more lighting in Old Town, more art, clean up garbage.
16. We desperately need to eliminate the illicit drug use and used needles in this area.
17. MORE BOOKS, LESS BUMS
18. Maintain the sidewalks and landscaping. The Fireman's memorial landscaping looks like a mess most days.
19. This area does not need additional redevelopment, it's not very close to the business district
20. Safety
21. Residential area, clean up and restore homes in area
22. This is the area for increased housing
23. Things that attract tourists
24. Clean up homelessness
25. Beautiful places to walk and relax

### 13. My Library District Revitalization Priorities are..

 <p><b>SENIOR HOUSING</b></p>	 <p><b>NEIGHBORHOOD MARKET</b></p>	 <p><b>BIKE INFRASTRUCTURE</b></p>	 <p><b>LIVE WORK UNITS* BNB's</b></p>	<p>#1 Senior Housing</p> <p>#2 Live/Work Units</p> <p>#3 Neighborhood Market</p> <p>#4 Bike Infrastructure</p>	<p>#2.27 average</p> <p>#2.29 average</p> <p>#2.43 average</p> <p>#3.02 average</p>
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#### Senior Housing

29.6%	31.2%	21.9%	17.3%
77	81	57	45



1 2 3 4

#### Neighborhood Market

18.5%	36.5%	28.8%	16.2%
48	95	75	42



1 2 3 4

#### Bike Infrastructure

14.6%	13.8%	26.9%	44.6%
38	36	70	110



1 2 3 4

#### Live/Work Units

37.3%	18.5%	22.3%	21.9%
97	58	58	57



1 2 3 4

14.



### My other priorities for the Library District include:

98 out of 281 answered

1. It's all just a bunch of rentals, maybe have science themed library event nights. Something that draws family and friends to the library.
2. Decreased presence of homeless
3. Senior housing is a great idea
4. Do we really need more B&Bs?
5. Public bathrooms
6. More parks and public art
7. None
8. safe neighborhood. Reduce crime and homeless encampments
9. Improved signage
10. Safe shelter/housing for homeless folks
11. Please seek alternate areas for additional housing
12. There needs to be police patrols and strict enforcement of loitering and camping in Eureka so that nice things that are built/constructed do not get destroyed by vagrants/mentally unstable people.
13. Residential
14. Safer streets for walking, biking, more lighting, improving buildings.
15. MORE BOOKS, LESS BUMS
16. Make less inviting for homeless without using anti-human infrastructure
17. Job opportunities
18. Get rid of the loitering and clean the parking lot
19. Transportation center and tours to other places in Eureka like Zoo
20. no
21. Create closer linkage to Old Town, perhaps via art projects
22. Open space needs better maintenance so less camping and more clear up
23. Strong pedestrian link to waterfront.
24. Affordable, fun, clean, no homeless or drug addicts.
25. increasing housing and infill development in general. get rid of parking minimums. no more chain stores/restaurants

# 15. What types of alternative transportation options should be promoted in the Eureka Waterfront Plan Area?

Choose as many as you like



**A** Buses



**B** Scooters/ebikes



**C** Bike trails



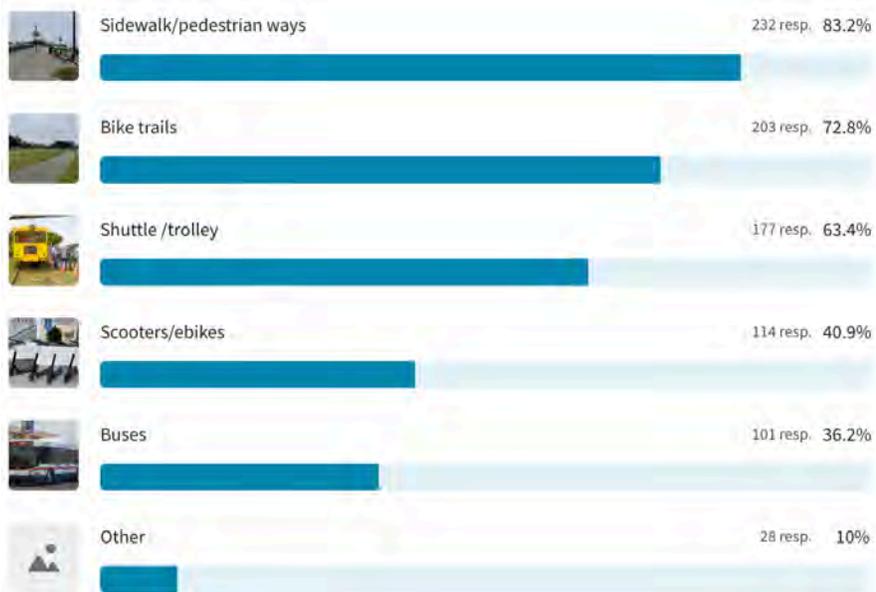
**D** Sidewalk/pedestrian ways



**E** Shuttle /trolley



**F** Other



## 15. What types of alternative transportation options should be promoted in the Eureka Waterfront Plan Area

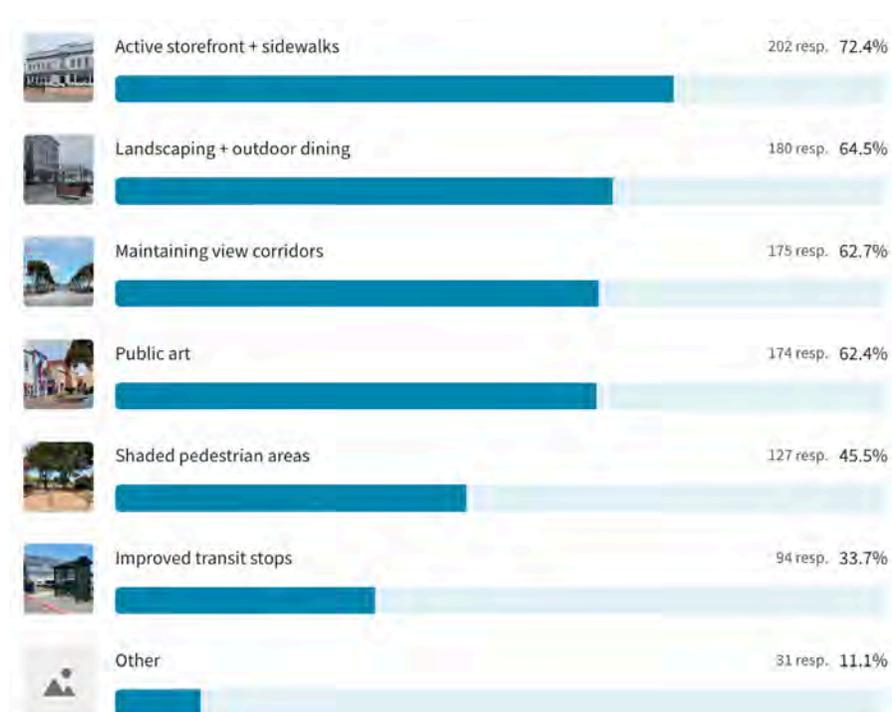
1. More 4 ways stops. More parking permits for residents.
2. Helicopter Pad
3. Acknowledge the need for vehicular use
4. Parking for autos
5. Water taxi/Madaket shuttles from west end business/hotels to east end businesses, to woody island, etc.
6. Horse and buggy rides
7. Ride share/ Tesla taxi hub
8. pedicabs?
9. Parking
10. Accessible multi-modal, contiguous paths that connect to existing trails/bike lanes like J Street.
11. Npne ... Dollars should be allocated to other aspects of the City .... IF one had to be selected, it would be the "Trolley cars" on the old rail lines.
12. Horse carriage
13. Consider making some streets open to pedestrian traffic only...no cars, similar to Pearl Street in Boulder.
14. Horse & Carriage
15. Horses
16. bike rentals
17. pedi-cabs
18. Parking lots
19. Add parking so visitors can stop and walk around old town. Don't force people to ride buses and bikes no one will want to visit humboldt. Take advantaged of useable land to have parking
20. Electric Vehicle filling stations.
21. Golf Carts that can carry up to 4 people, so tourists who are normally older will not be required to walk, bike or ride a scooter or bike and get on public transportation. Golf carts are small and will not take up much parking space and has many other options besides for tourists and the community
22. Organize your localities so that housing and business are in reach of each other.
23. 12 hour transportation 7 days a week= more jobs
24. Cars
25. Trolley

## 16. What types of streetscape improvements would you like to see in the Eureka Waterfront Plan Area?

Choose as many as you like

The image shows six options for streetscape improvements, each with a representative photograph and a label:

- A Maintaining view corridors**: A wide, open street with trees and utility poles.
- B Public art**: A street corner featuring a large, colorful mural on a building.
- C Shaded pedestrian areas**: A paved walkway with several trees providing shade.
- D Active storefront + sidewalks**: A large, historic-style building with a wide sidewalk.
- E Landscaping + outdoor dining**: A street scene with a wooden outdoor dining structure and greenery.
- F Improved transit stops**: A modern, green transit stop shelter on a sidewalk.



## 16. What types of streetscape improvements would you like to see in the Eureka Waterfront Plan Area?

1. community gardens (mini)
2. Light up different sections of the trail, completely connect hikshari trail to arcata so trail.
3. benches
4. Fewer places for people to hide and commit vandalism, defecate, scream, etc.
5. Bike lanes!
6. Clean accessible public bathrooms
7. Maintenance of existing facilities and improvements. Lack of maintenance sends the wrong message.
8. Food Booths
9. Parking and signage
10. Places to sit and relax
11. More outdoor eating/drinking establishments
12. lots of trees & shrubs
13. Native vegetation (not non-native or invasive vegetation).
14. Public sculptures
15. More lighting and trees
16. All of the above
17. Benches!
18. Clean and free of weeds
19. cleaner public areas
20. Lack of trash and human feces
21. More FREE parking (all day)
22. safe places to walk in the waterfront
23. Weeded sidewalks and landscaped areas
24. A car-free main drag
25. Less cars
26. Public safety is the most important issue at the waterfront. It's extremely scary to venture down there at any hour of the day or night.
27. Parks & open areas
28. Greater water features
29. All of the above
30. Improve lighting in all areas
31. More lights

# 17. What types of signage would you like to see in the Eureka Waterfront Plan Area?

Choose as many as you like



**A** Digital signs



**B** Hanging signs



**C** Preserve vintage signs



**D** Billboards



**E** Other

+



## 17. What types of signage would you like to see in the Eureka Waterfront Plan Area?

1. Large graphic maps for tourists, large cross street signs for lost tourists.
2. Sign language 🙌
3. All Signs are good
4. Colorful quirky signs
5. no Signage
6. no billboards or digital signs
7. attractive way-finding and informative signage
8. Talking (accessiblen for the blind) and high contrast, large font sans serif signs (for the visually impaired or people who cannot afford glasses/eye care)
9. Don't you dare allow digital signs here!
10. window signage, sandwich boards
11. None. Or, if we have signs, they shouldn't be billboards or digital. But they also should be kept up to date
12. None
13. None
14. Better waterfront trail signs. Can be confusing.
15. Art signs like the mural by Pen and Pine
16. None or minimal
17. Less is more
18. mixed opinion about preserving old signs I like them but also some businesses need new signage.s

# 18. What types of gathering spaces are desired in the Eureka Waterfront Plan Area?

Choose as many as you like

The grid contains the following options:

- A Improved bikeways**: Image of a paved path with streetlights.
- B Parklets and pocket parks**: Image of a small park area with a bench and trees.
- C Event Plazas**: Image of a large open area with a structure, possibly for events.
- D Community play Fields**: Image of a fenced-in sports field.
- E Neighborhood parks**: Image of a park with a playground and trees.
- F Senior recreation**: Image of a paved path with a bench.
- G Community Garden**: Image of a garden area with plants and a fence.
- H Other**: A light blue box with a paperclip icon.



## 18. What types of gathering spaces are desired in the Eureka Waterfront Plan Area?

1. Safe, well-lit place with benches.
2. Bike pump track or skate park!
3. Commercial Food Court
4. Places where families can hold birthday parties
5. children's playground
6. landscaped areas for relaxing/picnicing
7. Public restrooms
8. Sensory park and accessible park for kids with disabilities
9. Picnic area? With Grills?
10. Two items selected ONLY if the Homeless would be kept out of the parks and open space, ONLY UNDER THOSE CONDITIONS
11. Picnic areas
12. Roller Skating Zone (concrete pad)
13. more flowers
14. Greater access to an active shoreline

## Is there anything we missed?

1. that <https://news.cgtn.com/news/3d3d514f786b6a4d31457a6333566d54/share.html> creates a night time attraction can increase tourism alone, millennials and zoomers love to travel to places with lights. Like mosquitos to a lamppost, anything to post it online. See article for reference ideas.
2. More benches. Find a more sustainable way to deal with difficult people than by removing benches for EVERYONE.
3. Thank you for the community survey
4. Need to make sure highest value properties are not strictly park/event space. Need to bring in business and residential.
5. Please include residential amenities in your plans. Livability would help the neighborhood immensely.
6. It would be great if there was free housing for transient folks
7. Nope.
8. I'm really hoping that a bike pump track or skate park could be built in one of the empty lots by the bridge- more activities for youth in the area!
9. I'd like to see restoration efforts and the Wyott tribe involved in the planning efforts.
10. The city of Eureka appears to be notorious for hiding plans. Please be sure that future ideas are blasted on the front page of the time standard.
11. It is absolutely critical to change the "view" that one receives when driving through town on Highway 101 (4th and 5th streets). The colors need to change to more vibrant and inviting, on existing buildings. Business owners should be rewarded for maintaining their sidewalks and gutters, those that are not maintained need to be noticed. Lastly, the people that are sleeping on the sidewalks and gutters and in business doorways have got to be removed and remain removed. Allowing this to continue will prevent tourists from stopping in town and they will spread the word about what Eureka looks like.
12. Allow residential above first floor in all buildings by right.
13. I am really excited to see improvements in the Waterfront districts. I hope to see cleaner walkways, more businesses, more locals and tourists enjoying our beautiful town. Thank you!
14. We do not approve of housing on the waterfront
15. I am excited about the improvements being considered. I really feel that the City should employ maintenance workers to regularly maintain parking areas for weed abatement. The workers from the Rescue Mission are exceptional and they do excellent work helping at the Friday night markets and cleaning up throughout Old Town. The City needs workers through the week to take some of the load off of the Mission volunteers.
16. Nothing matters much if we don't tell the homeless to move on somewhere else
17. I want to reiterate the need for addressing the needs of the houseless in the area. Being removed by police is cruel and isn't solving the problem and just fosters aggressive and unfriendly environment.
18. Additional artist studio spaces would be nice, or art events similar to arts alive more frequently
19. More parking spaces is essential
20. Get the homeless off the street
21. a way to keep the area clean with bathroom that are open during daylight hours.
22. More detailed explanations of some things. For example, I have no idea what the "senior spaces" item was towards the end of the survey.
23. As these projects develop time lag is an issue. Concerns from 2 or 3 years ago maybe are already dated in some instances. Current planing has to be consistently put up for review before final approvals and not be predetermined by the power brokers.
24. Emphasize- Historic preservation city wide, limit building heights, visual and pedestrian connections.
25. Please make this opportunity golden! Don't mess up this incredible opportunity to completely revitalize and improve/change our local image to the state, country, and world. You may think this cruel of me, but the homeless and drug addicts need to go. Any respectable waterfront in any desirable city in America is often times devoid of these type of inhabitants. Good luck!



Thank you.

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Crowdbrite

*Visit the project website for more information or email us:*

<https://www.waterfronteureka.com>

[Planning@ci.eureka.ca.gov](mailto:Planning@ci.eureka.ca.gov)