

CITY OF ARCATATA

HCAOG REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN ENTITY PLANNING SURVEY

The following ten (10) factors are statutorily required by State Housing Law: Government Code (Article 10.6) 65580: Please use the comment box to provide indication as to the manner and/or issues which were developed in your entity's consideration of each factor. Return surveys to HCAOG as soon as possible or by close of business, Tuesday January 20.

Factor #1: Jobs and housing relationships							
Factor Relevance (circle one)							
Low						High	
1	2	3	4	5	6	7	
Comment: INFILL, WALKABILITY, & LIVE/WORK ARE IMPORTANT POLICIES IN ARCATATA, AS ARE 2ND FLOOR & REAL HOUSING UNITS IN COMMERCIAL & INDUSTRIAL ZONES AS CODIFIED IN CIP 2020							

Factor #2: Development opportunities and constraints:							
a. Capacity for sewer or water service							
Factor Relevance (circle one)							
Low						High	
1	2	3	4	5	6	7	
Comment: CURRENT CAPACITY TO DEVELOP HOUSING BASED ON CIP 2020; HOWEVER, INFLOW & INFILTRATION & UNFORESEEN INDUSTRIAL DEMAND MAY GREATLY AFFECT CITY'S CAPACITY FOR ADDED UNITS.							

Factor #2: Development opportunities and constraints:							
b. Availability of land suitable for urban development							
Factor Relevance (circle one)							
Low						High	
1	2	3	4	5	6	7	
Comment: THE CITY HAS SUITABLE LAND ON PAPER; HOWEVER, NATURAL CONSTRAINTS (E.G. WETLANDS, GEOLOGIC HAZARDS) LIMIT ACTUAL DEVELOPABLE AREA.							

Factor #2: Development opportunities and constraints:							
c. Lands preserved or protected from urban development							
Factor Relevance (circle one)							
Low						High	
1	2	3	4	5	6	7	
Comment: AGRICULTURAL LANDS, FOREST LANDS, & OTHER NATURAL AREAS IDENTIFIED IN VARIOUS PLANS & POLICIES ARE PROTECTED FROM DEVELOPMENT.							

Factor #2: Development opportunities and constraints: d. County policies to preserve prime agricultural land
Factor Relevance (circle one)
Low 1 2 3 4 5 6 7 High
Comment: AGR LANDS CURRENTLY PRESERVED; NEED TO FOCUS ON DENSITY CLUSTERED AROUND EXISTING INFRASTRUCTURE

Factor #3: Distribution of household growth of Regional Transportation Plans (RTPs)
Factor Relevance (circle one)
Low 1 2 3 4 5 6 7 High
Comment: NEED TO DEVELOP AROUND EXISTING INFRASTRUCTURE, LIMIT NEW ROADS, FOCUS RESOURCES ON MAINTAINING DEVELOPMENT AROUND ACCESS ESTABLISHED POINTS.

Factor #4: Market demand for housing
Factor Relevance (circle one)
Low 1 2 3 4 5 6 7 High
Comment: CITY PROVIDES HOUSING OPPORTUNITIES FOR THE RANGE OF HOUSING NEEDS - CITY'S POLICIES FOCUS ON STEADY GROWTH - DEVELOPERS MAY BE MORE AFFECTED BY DEMAND AS THEY BUILD MARKET, SOME SELL UNITS

Factor #5: Direct growth toward incorporated areas
Factor Relevance (circle one)
Low 1 2 3 4 5 6 7 High
Comment: INCORPORATION IS NOT THE CRITERION FOR DIRECTED GROWTH - INFRASTRUCTURE IS. CITY MAINTAINS THAT CLUSTERED DEVELOPMENT FOCUSED ON EXISTING INFRASTRUCTURE IS GOOD DEV. POLICY. IT DOESNT DEPEND ON INCORPORATION

Factor #6: Loss of units contained in assisted housing developments
Factor Relevance (circle one)
Low 1 2 3 4 5 6 7 High
Comment: AFFORDABILITY RESTRICTIONS OF THE 70'S & 80'S ARE NEARING EXPIRATION; THE CITY CONTINUES TO PURSUE ADDITIONAL RESTRICTIONS THROUGH HOUSING REHAB & OTHER FUNDS, WHICH ALLOW FOR ADDED AFFORDABILITY RESTRICTIONS

Factor #7: High housing costs burdens
Factor Relevance (circle one)
Low High
1 2 3 4 5 6 7
Comment: MODERATE INCOME HOUSEHOLDS ARE EFFECTIVELY ELIMINATED FROM THE OWNERSHIP MARKET - CITY PURSUES POLICIES TO PROMOTE HOUSING FOR MODERATE INCOME BUYERS

Factor #8: Housing needs of farm workers
Factor Relevance (circle one)
Low High
1 2 3 4 5 6 7
Comment:

Factor #9: Housing needs generated by presence of private or State University
Factor Relevance (circle one)
Low High
1 2 3 4 5 6 7
Comment: COLLEGES & UNIVERSITIES MUST DEVELOP THEIR FAIR SHARE OF HOUSING - CITY IS AFFECTED IN PARTICULAR BY RENTAL MARKET

Factor #10: Other factors (e.g., LAFCO Sphere of Influence, Municipal Service Review)
Factor Relevance (circle one)
Low High
1 2 3 4 5 6 7
Comment: THE CITY'S SERVICES ARE AFFECTED BY DEVELOPMENT IN UNINCORPORATED AREAS IN WHICH THE CITY PROVIDES SERVICES. TO THE EXTENT THAT THESE AREAS ARE DEVELOPED, THE CITY'S INTERNAL ABILITIES ARE COMPROMISED.