

To: City of Arcata  
Mayor, Council Members,  
City Manager  
Planning Commissioners ✓

March 2, 2019

RE: The Village

Since once again this project has come before you, we feel compelled to express our concerns, which are based on facts and logic.

1. Yes, there are students who are homeless at HSU. This project will not resolve that problem. In speaking with various students, it seems that the homeless and "couch surfing" students were accepted to HSU, but came here with no plan for housing and how to afford it. There is some resentment among students who came here prepared for their education. A plan needs to be devised by HSU to assure that their students are prepared financially for their education.

2. With all the construction that has already been allowed, the housing market has been equalized and there are many vacancies. Should additional large-scale construction be allowed vacancies would increase and housing prices will go down.

That might sound like a good idea, but historically that scenario only creates blight, as properties are not maintained and what were robust neighborhoods become slums. This project would only contribute to this scenario.

Additionally, this project itself will suffer from vacancies and having to lower rents. Not only is this project just too big for our community, but also it is not the type of housing that attracts students, nor is additional housing needed in our community at this time. Property owners and property managers support that fact and should be contacted to confirm this fact.

3. Last, but most important, you as planning commissioners and council members, and we as a community are morally responsible for the safety of the students who attend HSU.

The report regarding this project states it would create "unmitigatable traffic" on LK Wood. With the possibility of 700 plus residents residing in this project (plus around 5,000 residents feeding into LK Wood) and with the only access to HSU and US 101 along Lk. Wood... are we fulfilling our responsibility to those students and families who trust us to create a safe environment? We think not and we firmly believe, if this project, on this large-scale basis if approved, that the City of Arcata would and should, be held liable for any harm to those students and residents traversing LK Wood by allowing this know hazardous traffic situation to come to fruition.

Just one more note, which we have not been able to confirm, but we are told that because of the way the dorm rooms are allocated, the dorms are never completely occupied. The guess was about 17% vacancy.

We believe that around 250 would be acceptable on LK Wood, soften the rental market in a manner that would allow for it to adjust and would help to maintain our beautiful City. Thank you for your consideration of this matter.

Sincerely,  
Jim & Edy Vaissade

