

CITY OF BLUE LAKE

HOUSING ELEMENT UPDATE DRAFT

November 2015



As Adopted _____201_ by the City Council

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I. INTRODUCTION

A. OVERVIEW

This Housing Element ~~Amendment~~ **Update** to the General Plan is designed to meet State requirements for Housing Elements and to provide an overall plan for meeting the housing needs of the City of Blue Lake. In addition, the Element discusses Blue Lake's share of the regional housing need. This document is intended to supplement Blue Lake's Residential Land Use Policies (Land Use Element) ~~to~~ **and plan for provide providing** adequate housing for all segments of the population while maintaining a quality living environment in Blue Lake and its environs.

In recent years there has been increasing emphasis on promoting sustainable growth, exploring ways to reduce contributions towards greenhouse gas (GHG) emissions and climate change, and creating more livable communities. A key component of this effort is how cities and counties plan, design, rehabilitate, preserve and manage housing and its relationship to transportation systems, jobs and services. The types of housing provided, where that housing is located, and the design and efficiency of housing impacts who lives in a community, resource use and generation of emissions, and quality of life. As a result, the direction provided in a housing element can play an integral role in defining community sustainability and in furthering the principles of economic prosperity, environmental protection and social equity.

~~The City of Blue Lake last adopted a Housing Element Update in 2004. State legislation requires the City to review its Housing Element every five years, with the next review due by at least August 31, 2009. The review must evaluate all of the following:~~

- ~~1. The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State Housing Goal.~~
- ~~2. The effectiveness of the Housing Element in attainment of the City's housing goals and objectives.~~
- ~~3. The progress of the City in implementation of the Housing Element.~~

The California Legislature has declared that a decent home and suitable living environment for every resident is the primary housing goal for the State. Section 65581 of the California Government Code reflects the Legislative intent for mandating preparation of a housing element to assure that cities and counties recognize their responsibility and the local efforts required to contribute toward attainment of the State housing goal. State law establishes detailed content requirements for a housing element and requires a regional “fair share” approach to distributing housing needs. The City of Blue Lake last adopted a Housing Element Update in 2009 and is required by State law to update it approximately every five to eight years. While there is no mandated format for a housing element, California Government Code requires that the following be addressed:

- **Identification and assessment of the existing and projected housing needs of “all economic segments of the community” based on the RHNA;**
- **Identification and analysis of housing for “special needs” groups (e.g., elderly, homeless, those in need of transitional housing, large families, farm workers, single parent households, handicapped, and others);**
- **Evaluation of the current and potential governmental and marketplace constraints on housing;**
- **Identification of adequate residential sites to accommodate the jurisdiction’s share of the regional housing need;**
- **Evaluation of opportunities for energy conservation in residential development;**
- **Evaluation of progress made on achieving the goals, objectives and programs contained in the previous housing element; and**
- **Identification of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing to meet identified needs, and to remove governmental and non-governmental constraints on its production.**

B. DOCUMENT CONTENTS

This document is composed of eight sections. The first section, INTRODUCTION, introduces the document, describes the sections, describes public participation and cites statutory authority for the Housing Element.

Section II., DEMOGRAPHIC INFORMATION, presents the population trends and household characteristics of Blue Lake.

Section III., HOUSING MARKET INFORMATION, discusses housing stock and characteristics of the housing market that affect the affordability and availability of land and housing.

Section IV., CONSTRAINTS, describes factors limiting construction, rehabilitation and housing provision in general.

Section V., ANALYSIS OF PREVIOUS HOUSING ELEMENT, examines the effectiveness, appropriateness and progress in implementation of the policies and goals of the previous Housing Element.

Section VI., HOUSING NEEDS SUMMARY, summarizes Blue Lake's housing needs as

indicated by the previous sections.

Section VII., GOALS, POLICIES, OBJECTIVES, presents the City's program for meeting its housing needs.

C. STATUTORY AUTHORITY FOR THE HOUSING ELEMENT

Section 65580 of the Government Code declares that, "The Housing Element is written in response to the form and standards established in Government Code Section 65583(a), as amended, and in conformance with the Guidelines prescribed by the Department of Housing and Community Development (HCD).

D. CONSISTENCY WITH THE GENERAL PLAN

A housing element is one of the required seven General Plan elements mandated by the State of California. The goals, policies, programs and standards within a Housing Element relate directly to, and must be consistent with, all other adopted elements of the General Plan. Unlike other elements that look out 20 or more years into the future, a Housing Element has a much shorter planning horizon (five to eight years) and is subject to review by the California Department of Housing and Community Development (HCD). While on a different planning cycle than the other General Plan elements, updates to a housing element may necessitate amendments to other elements to ensure internal consistency. Similarly, as other elements of the General Plan are amended, they must be reviewed for consistency with the housing element.

This document represents an update of that portion of the 1986 General Plan pertaining to the "Housing Element" (pages 89-124), as well as subsequent updates in 1992, 2004, and 2009. This amended Housing Element has been reviewed with goals and policies and implementation measures throughout the General Plan and is found to be consistent. This is further stated in Section VII.

E. PUBLIC PARTICIPATION

During the review period for this document the Planning Commission held a public hearing on _____201_, and the City Council held a public hearing on _____201_. Notices were posted indicating the time and place of the hearings, and the draft document was made available at City Hall and on the City's website. The document was circulated for comments from the Department of Housing & Community Development (HCD) at the end of _____ and received back at the end of _____. ~~Once~~ **After** the document was revised to incorporate the any comments received deemed necessary from HCD, the Planning Commission and City Council adopted the document at meetings in _____201_. The final document will be made available at City Hall, the County public library in Blue Lake, and at the Department of Housing & Community Development.

II. DEMOGRAPHIC INFORMATION

A. 2000 & 2010 CENSUS SUMMARY

The following is a brief outline of the 2000 **and 2010** Census information for the City of Blue Lake, updated with additional information from more current sources, where possible.

POPULATION

Total persons - 1,142 persons in 2000

Total persons - ~~1,166~~ **1,253** persons in ~~2008~~ **2010** {California Department of Finance, Demographic Research Unit (2008)}

Persons living alone (2000) - 159

Persons living alone (2010) - 161

~~Average family size - 2.84~~

Total households (2000) - 504

Total households (2010) - 542

Average household size (2000) - 2.25

Average household size (2010) - 2.31

Family households (2000) - 298

Family households (2010) - 310

Average family size (2000) - 2.84

Average family size (2010) - 2.79

Non-family households (2000) - 206

Non-family households (2010) - 232

**Female-headed households, no husband present - 69 (2000)
with children - 51**

**Female-headed households, no husband present - 63 (2010)
with children - 37**

**Female householder living alone - 84 (2000)
over 65 years - 31**

**Female householder living alone - 73 (2010)
over 65 years - 14**

AGE DISTRIBUTION

Persons under 18 years old (2000) - 249

Persons under 18 years old (2010) - 248

Persons 18-64 (2000) - 745

Persons 18-64 (2010) - 878

Persons 65 years and older (2000) - 141

Persons 65 years and older (2010) - 127

HOUSING UNITS

Total number of housing units (2000) - 556

Total number of housing units (~~2007~~) (2010) – ~~578~~ **572** [~~CA Department of Finance, Demographic Research Unit~~]

Owner-occupied (2000) - 310

Owner-occupied (2010) – 301

Renter-occupied (2000) - 194

Renter-occupied (2010) – 241

Vacant (2000) – 52

Vacant (2010) – 30

Type of units, occupancy:

~~338 detached, 97 rented~~

~~18 townhouse units, 15 rented~~

~~25 two-unit structures, 23 rented~~

~~58 apartment units, 58 rented~~

~~56 mobile home units, 5 rented~~

Type of units, occupancy (CA DOF 2015):

367 single detached units

11 single attached units

110 two to four units

33 five plus units

58 mobile homes

Number of bedrooms per housing unit, occupancy:

~~1 or less – 73, 65 rented~~

~~2-3 – 389, 124 rented~~

~~4+ – 33, 9 rented~~

Number of bedrooms per housing unit (2000)

1 or less – 98

2-3 – 414

4+ - 35

Number of houses built prior to 1950: 250; between 1950 and 1970: 128; 1970-1980: 99; 1980-1984: 36; 1985-1990: 27; 1990-1994: 4; 1995-March 2000: 30; April 2000-December 2008: 16; ~~January 2006-October 2008: 3~~ **January 2008-December 2014: 14.**

Value of housing - 0 less than \$50,000; 61 less than \$100,000 (2000)

Median value - \$119,000 (2000)

~~Median value – \$175,000 (2008) [Humboldt Association of Realtors]~~

Value of housing – 7 less than \$50,000; 39 less than \$100,000 (ACS 2013)

Median value - \$281,900 (ACS 2013)

Average **Median** mortgage with monthly costs - \$804 (2000)

Median mortgage with monthly costs - \$1,704 (ACS 2013)

Gross rent – 10 units less than \$300; 58 additional units less than \$500 (2000).

Gross rent – 4 units less than \$350; 76 additional units less than \$700 (ACS 2013).

Median ~~rental price~~ **gross rent** - \$583 (2000).

Median gross rent - \$983 (ACS 2013)

Contract rent - 24 units less than \$300; 71 additional units less than \$500 (2000).

Contract rent – 24 units less than \$300; 60 additional units less than \$700 (ACS 2013).

Median ~~rental price~~ **contract rent** - \$500 (2000)

Median contract rent - \$929 (ACS 2012)

House heating fuel (2000):

natural gas – 382

propane – 6

electricity – 40

wood – 67

House heating fuel (ACS 2013)

natural gas - 389

propane - 2

electricity - 67

wood - 77

INCOME

Average annual income - families: \$37,500; households: \$32,500 (2000)

Median annual income – families: \$58,889; households: \$55,750 (ACS 2013)

Number of very low income (less than \$16,250) –126 households (2000).

Number of very low income (less than \$27,875) – 144 households (ACS 2013).

Number of low income households (between \$16,250-\$26,000) – 77 households (2000).

Number of low income households (between \$27,875-\$44,600) – 110 households (ACS 2013).

Households by income group (2003 Regional Housing Needs Report):

Very low - 185; low - 62; moderate - 123; high – 190

Persons below poverty level – 121 (2000);

between 0-18 years - 26

18-64 years - 87

65+ years - 8

Persons below poverty level – 251 (ACS 2013);

between 0-18 years – 35

18-64 years – 208

65+ years - 8

Families below poverty level - **18 (2000);**

Families with children under 18 - 16

Female-headed households with children under 18 – 12

Families below poverty level - 48 (ACS 2013);

Families with children under 18 – 29

Female-headed households with children under 18 - 12

Owner-occupied housing units paying ~~less than~~ <20% of income to housing – 128 (2000);
more than 30% - 65.

**Owner-occupied housing units paying <20% of income to housing – 137 (ACS 2013);
more than 30% - 109**

Renter-occupied housing units paying less than 20% of income to housing - 50, all but 2 of
whose income exceeded \$20,000 (2000).

**Renter occupied housing units paying less than 20% of income to housing - 56, all but 1 of
whose income exceeded \$20,000 (ACS 2013).**

Renter-occupied housing units paying more than 30% income to housing - 82, of which 56 units
paid 35% or more with income less than \$20,000/year (2000).

**Renter occupied housing units paying more than 30% of income to housing -118, of which
60 units paid 30% or more with income less than \$20,000 (ACS 2013).**

EMPLOYMENT

Total workers (age 16+) – 622 includes 46 unemployed (2000)

Total workers (age 16+) – 785 includes 40 unemployed (ACS 2013)

Total not in labor force (age 16+) – 302 (2000)

Total not in labor force (age 16+) – 344 (ACS 2013)

Households with earnings of some sort – 404 (2000)

Households with earnings of some sort – 445 (ACS 2013)

Households with no earnings – 108 (2000)

Households with no earnings – 94 (ACS 2013)

Households with supplemental security income – 25 (2000)

Households with supplementary security income – 52 (ACS 2013)

Households with social security – 124 (2000)

Households with social security – 110 (ACS 2013)

Households with public assistance – 15 (2000)

Households with public assistance – 16 (ACS 2013)

Households with retirement income – 85 (2000)

Households with retirement income – 71 (ACS 2013)

Number that work at home – 18 (2000)

Number that work at home – 53 (ACS 2013)

Self-employment – 70 (2000)

Self-employment – 81 (ACS 2013)

Number employed in agriculture, forestry or fisheries – 27 (2000)

Number employed in agriculture, forestry or fisheries – 46 (ACS 2013)

Number employed in manufacturing durable goods – 73 (2000)

Number employed in manufacturing durable goods – 25 (ACS 2013)

Number working for government – 167 (2000)

Number working for government – 223 (ACS 2013)

Number employed in transportation, warehousing & utilities – 37 (2000)

Number employed in transportation, warehousing & utilities – 59 (ACS 2013)

Number employed in construction – 36 (2000)

Number employed in construction – 61 (ACS 2013)

Number employed in retail trade – 68 (2000)

Number employed in retail trade – 85 (ACS 2013)

Number employed in education, health, & social services – 168 (2000)

Number employed in education, health, & social services – 175 (ACS 2013)

Work disability status – ~~46~~ **24** males, ~~68~~ **38** females under 64 years of age; ~~41~~ **males**, ~~39~~ **females** 65 years or older (2000).

Work disability status – 19 individuals employed with a disability (ACS 2013)

~~Female-headed households~~

~~Over 65 years – 31~~

~~With children – 51~~

Average travel time to work – ~~19~~ **18.6** minutes (2000)

Average travel time to work – 16.9 minutes (ACS 2013)

Number of workers traveling (2000): less than 10 minutes - 87

more than 30 minutes – 92

Number of workers traveling (ACS 2013): less than 10 minutes - 156

more than 30 minutes – 101

B. POPULATION CHARACTERISTICS

1. Growth Trends

a. Population Trends

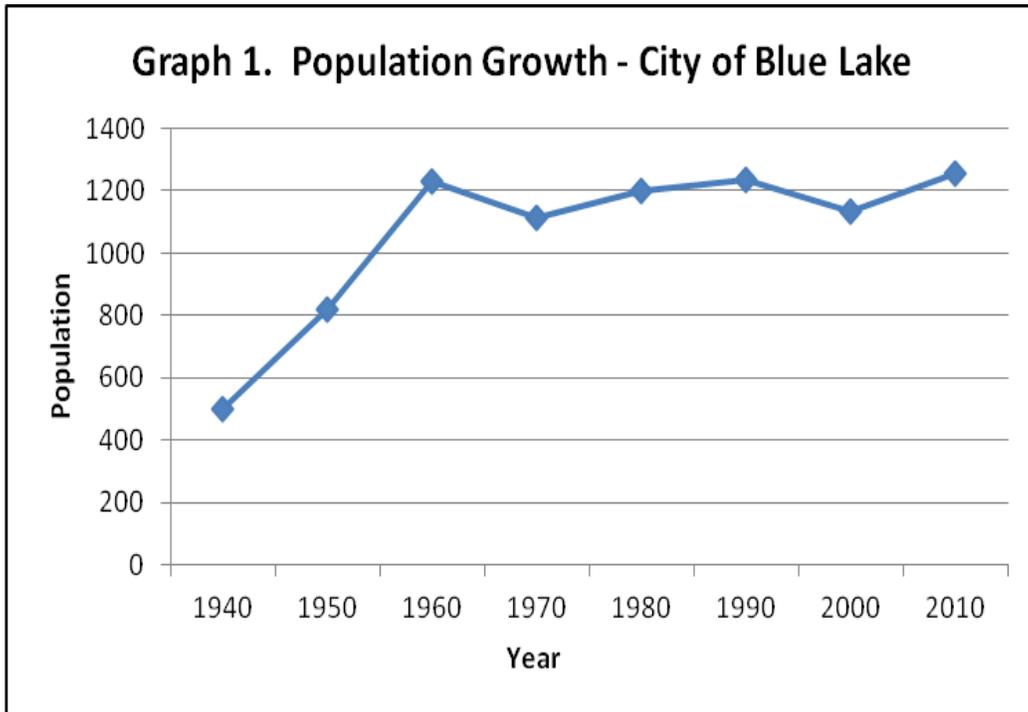
The City of Blue Lake has grown from a population of 1,112 in 1970 to 1,201 in 1980,

and 1,235 in 1990, followed by a decrease to 1,135 in 2000, and ~~slight an~~ increase to ~~1,166~~ **1,253** in ~~2008~~ **2010**. This represents a 7% increase between the years of 1970 and 1980, a 2.7% increase between 1980 and 1990, an 8% decrease between 1990 and 2000, and a ~~2.7%~~ **10.4%** increase from 2000-~~2008~~ **2010**.

The City of Blue Lake experienced a steady population increase for two decades until the 1960's when the population dropped off significantly. By mid-1970, this trend reversed and the population began to increase moderately. These changes coincide with employment reductions in the timber industry and the eventual withdrawal of the MacIntosh Mill from Blue Lake by the early 1970's.

During the last 25-year period, Blue Lake made the final shift from being a "mill town" with jobs in or near Blue Lake to a "bedroom community." In this latter role, Blue Lake represents a desirable, residential location for persons employed in Arcata, ~~and~~ Eureka, **and McKinleyville** and for students attending Humboldt State University (Arcata). In addition, the Dell'Arte School of Physical Theater draws attention to Blue Lake and accounts for as much as ~~2%~~ **4%** or more of the City's population.

~~Blue Lake grew slowly between the 1970s and 1990s, with a decrease in the growth rate over the twenty year period of 1980 to 2000. Population levels are slowly increasing, but it is a slow progression.~~



~~It is anticipated that with the area's declining economic situation, especially in timber-related jobs, that population growth will occur only as local employment and tourism opportunities grow.~~

b. Employment Trends

As mentioned previously, Blue Lake is a "bedroom community." Even though there are some small industries in the City's Industrial Park **and a few commercial uses in the City Center**, most of the employable population is affected by the County-wide job market. According to the State Employment Development Department (EDD), the Humboldt County labor force expanded very slowly between 1990 and 1999, with an average annual growth rate of 0.33 percent (from 58,100 to 60,300). ~~This slow growth has continued into the twenty-first century and parallels the slowdown in the County's population growth.~~

The unemployment rate remained high in the first half of the 1990s, and then declined steadily through 1999. The impact of reduced timber cutting on federal lands may have raised the unemployment rate in the early 1990s, but the County economy seems to have compensated for the decline in the timber industry. The timber industry decline may still be responsible for some of the out migration observed in Blue Lake between 1990 and 2000 that resulted in a population decrease. However, the total number of housing units and the number of owner-occupied housing units increased and renter-occupied housing decreased only slightly. **The unemployment rate dropped to a low of 5.9% in 2006 but then spiked to 10.7% in 2009 and remained at this level till 2012. With the improving economy the unemployment rate has dropped to 6.8% as of 2014.**

According to the State Employment Development Department (EDD), Humboldt County's annual average figures show ~~a decline~~ **an increase** in the labor force of ~~800~~ **2,600** persons (~~61,000 to 60,200~~) (**60,200 – 62,800**) from ~~1998 to 2002~~ **2000-2014**. ~~Despite a decline in 2002, Humboldt County added a total of 400 jobs over the years from 1998 to 2002—a cumulative growth of 0.8 percent.~~ **The labor force peaked at 65,900 in 2010 and dropped to 62,800 by 2014.**

~~However, according to the Humboldt Economic Index for April 2008–April 2009, the unemployment rate has been climbing. Humboldt County sits at 11.2 percent as of May 2009.~~ Currently, the three largest employers in Humboldt County in order are Government, Retail Trade, and Services. During the 1999-2006 period, Government, Retail Trade, and Services were projected to add approximately 3,000 jobs. Humboldt County's economic focus shifted from goods producing to service producing industries. Declines in natural resources & mining, and durable and nondurable goods manufacturing have been offset by gains in trade, transportation and utilities; financial activities; leisure & hospitality; other services; and government industries. **According to the State Employment Development Department (EDD), it is projected that the fastest growing occupations in the North Coast Region (Del Norte, Humboldt, Lake, and Mendocino Counties) from 2012-2022 will include agricultural equipment operators, personal care aides, market research analysts and marketing specialists, and operating engineers and other construction equipment operators. These occupations combined are projected to add 1,580 jobs by 2022.**

~~2000 Census information indicates that the average travel time to work was 19 minutes.~~ **2013 American Community Survey information indicates that the average travel time to work was 16.9 minutes.** Of the ~~506~~ **565** persons who drove to work, ~~87~~ **121**

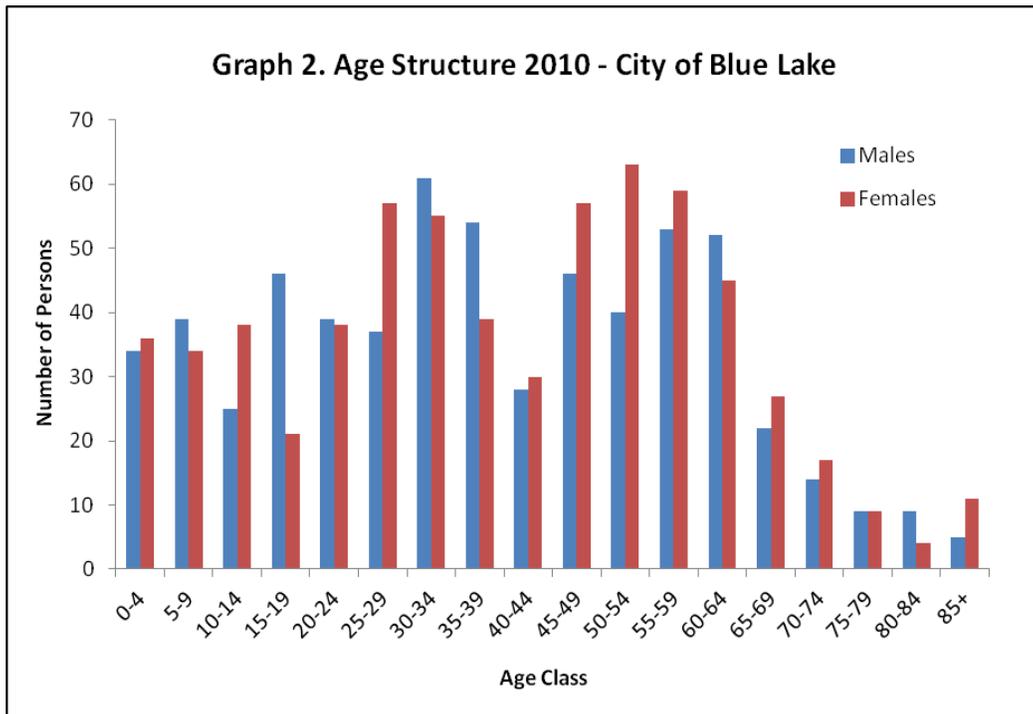
(17%) **(21.5%)** drove less than 10 minutes and 349 **465** (77%) **(82.3%)** drove less than 25 minutes. Most workers (86%) **(74.2%)** drove alone. This indicates that the majority of residents work in Blue Lake, McKinleyville, Arcata, **and Eureka,** ~~or nearby lumber mills located in unincorporated areas.~~

Employment trends often affect the availability and affordability of housing for many people. Blue Lake does not expect a significant increase in the vacancy rate due to people moving out of the area seeking new jobs. On the other hand, certain Blue Lake residents may continue to be financially burdened due to the decrease in timber related jobs. For this reason, Blue Lake will need to continue its efforts to provide affordable housing for the lower and moderate income sectors and, where possible, provide additional local employment opportunities.

~~Until the economic picture in Blue Lake and the County improves, there has not been evidence to suggest a demand for substantial new housing.~~

c. Age of Population

Based on the ~~2000~~ **2010** Census, Blue Lake's largest two age class groups are ~~35-44~~ **30-34** and ~~45-54~~ **55-59**. The next ~~two~~ largest age class ~~groups is the~~ **are** ~~25-34 group~~ **45-49 and 50-54**. Also to be noted is the large number of young males relative to young females (5-14 age class). This information is displayed in Graph 2 - "Age Structure – 2000 **2010**, City of Blue Lake." The ~~2000~~ **2010** information used is still current as there has not been a significant change in Blue Lake since the ~~2000~~ **2010** census or the ~~2004~~ **2009** Housing Element update.



When analyzing the predominant age groups, two factors regarding housing must be noted:

1) There are a large number of males and females at the parenting ages as well as a large number entering retirement age. This suggests a need for units suitable as family dwellings (e.g., single-family residences, 2-3 bedroom apartments). Comparison of household type information (Section III (A)) indicates that there are more than sufficient numbers of this type of unit;

2) Elderly housing shall be a growing concern in Blue Lake as the population continues to age over the next ~~five years~~ **decade**. Housing units appropriate for elderly persons; especially single elderly persons should be encouraged in Blue Lake (e.g., smaller units and possibly group quarters with special design needs.) Comparison of household type information indicates a lack of sufficient numbers of this type of unit, especially group quarters. (See Section II (D) (2) for more information). Local services and adequate public transportation should also be assessed.

2. Ethnic Population

The total ethnic population in Blue Lake is ~~44~~ **159** persons from the ~~2000~~ **2010** Census Bureau and equals ~~13.2%~~ **12.7%** of the total Blue Lake population. At ~~5.4%~~ **6.5%**, Blue Lake's largest ethnic group is ~~Native American~~ **Hispanic or Latino**, reflective of the relatively large ~~Native American~~ **Hispanic or Latino** population in Humboldt County and California (County - ~~5.3%~~ **9.8%**; California - ~~1.2%~~ **37.6%** as of ~~2007~~ **2010**).

TABLE 1. Ethnic Population Characteristics (%)

	Blue Lake	Blue Lake	County	State
YEAR	2000	2010	2010	2010
White	88.7	87.3	81.7	57.6
Black or African American	0.5	0.39	1.1	6.2
American Indian & Alaskan Native	5.4	4.4	5.7	0.97
Asian	1.3	1.0	2.2	13
Native Hawaiian and Other Pacific Islander	0.01	0.32	0.26	0.39
Hispanic or Latino	2.5	6.5	9.8	37.6
Other	1.1	1.9	3.7	17
Two or more races	2.8	4.6	5.3	4.9

~~According to the 2010 Census, A a higher lower percentage of the ethnic population rent than those that owns own a house. than those that rent, even though a higher percentage of the ethnic population is below the poverty level. Twenty five (16.6%) of the ethnic population are below poverty level and as compared to 96 white (9.7%). However, 79% of those below the poverty level (121 total) are white. Efforts to provide opportunities for low income rental housing would benefit the City's ethnic population, though since the economic downturn, Blue Lake has not grown much, reducing the need for additional housing. No other special housing need was identified.~~

3. Group Quarters/Shared Housing

The ~~2000~~ **2010** Census indicates all persons live in households and no persons live in group quarters in Blue Lake. Group quarters refer to living arrangements such as boarding houses where rooms are rented individually and kitchen or food is shared. However, Blue Lake does have a number of households that are shared rentals (for example, students renting a house together and sharing kitchen and bath facilities). These housing arrangements were not identified by the ~~2000~~ **2010** Census as being group quarters. However, Census information does indicate that there are ~~206~~ **232** non-family households, though local sources indicate a higher number of student rentals. These numbers have not dramatically changed since the ~~2000~~ **2010** Census.

C. ~~HOUSEHOLD CHARACTERISTICS/HOUSING NEEDS SUMMARY~~

1. Number and Size of Households

~~2000~~ **2010** Census information indicates that the City of Blue Lake had a total of ~~504~~ **542** households and ~~556~~ **572** housing units as compared to ~~497~~ **504** households and ~~540~~ **556** housing units in ~~1990~~ **2000**. ~~CA Department of Finance, Demographic Research Unit identifies a total of 578 housing units in Blue Lake in 2007 and of those, there were 507 single and multiple family households. These numbers indicate a slight moderate increase (30 units) in housing for the City of Blue Lake between 2000 and 2008~~ **2010**. ~~Moreover, only 19 housing units have been added since 2000 with most of the activity occurring in 2001 and 2003.~~

~~The 1992 Humboldt County Housing Needs Plan indicated that Blue Lake needed an increase of 40 housing units by 1997. The 2000 Census information indicates that the City of Blue Lake added 16 new housing units after 1990 and city building permit records indicates that 32 units were added from 1991 to 2003, putting Blue Lake over its housing unit allocation by 8 housing units.~~

~~From 1992-1997 the Humboldt County Housing Needs Plan projected an 8.5% increase in households by 1997 increasing them from 503 to 546 and the 2004 Humboldt County Housing Needs Plan projected that the number of households grown by 10.2%, totaling 560 households. The latest draft of the 2009 RHNA projects a housing need of 21-42 units by 2014.~~

Comparison of 1990 and 2000 Census information indicates the number of households was growing (3% increase) and the City's population, decreasing (8% decrease). The discrepancy between household growth rate and population growth rate ~~may could have~~ **be potentially been** explained by an apparent trend to smaller households. **Comparison of 2000 and 2010 Census information indicates the number of households grew by 30 units (5.5%) and the population increased by 111 persons (9.7%).**

Average household size in 1980 was 2.6 persons. This was a significant decrease since

1970, when average household size was 3.2 persons. The household size continued to decrease in 1990 and 2000 to 2.48 and 2.25 persons, respectively. ~~The average household size has not stabilized as projected in the 1990 Housing Element Update.~~ The decreasing changes in the rate of household size ~~are~~ was consistent with the dramatic decline in the area's economy during the late 1970s, as well as the more stable, though depressed, economy of the 1980's and 1990's. ~~As the City's population decreases in the more recent economic climate, the average household size has decreased, and the number of non-family households has increased dramatically.~~ **Census information indicates that household size has slightly increased from 2.25 in 2000 to 2.31 in 2010. This is consistent with the projections in the 1992 Housing Element which indicated that household size would eventually stabilize. This could be due to an increase in family households with children and student rentals in the City over the last 10-15 years.**

~~The decrease in household size since 1970 may contribute to the trend of constructing smaller housing units and may increase the pressure to convert larger houses into smaller, multiple units. Based on current economic trends, this may become more and more prevalent.~~

TABLE 2. Number and Size of Blue Lake Households

	1980	1990	2000	2010
Households	459	497	504	542
Population	1,201	1,235	1,135	1,253
Household Size	3.2	2.48	2.25	2.31

Of the ~~504~~ **542** number of households in ~~2000~~ **2010**, ~~310 (61.5%)~~ **301 (55.5%)** were owner occupied and ~~194 (38.5%)~~ **241 (44.5%)** were renter-occupied. Rental units in the City tend to have a lower household size (~~1.99~~) (**2.24**) than owner-occupied units (~~2.41~~) (**2.37**). As the following table indicates, there was an increase in single-person households and a decrease in households with 5 or more persons from 1990 - 2000. ~~Because the Blue Lake population has not changed much, we expect the household sizes in Blue Lake to closely resemble the 2000 numbers.~~ **From 2000-2010, there has been an increase in all of the household size categories listed below, with the greatest increases in the 2-4 persons and 5 or more persons households.**

TABLE 3. Household Size in the City of Blue Lake

	1990	2000	2010
1 person	128 (26%)	159 (31.5%)	161 (29.7%)
2-4 person	328 (66%)	319 (63.3%)	348 (64.2%)
5 or more	41 (5%)	26 (5.2%)	33 (6.1%)

2. Income Characteristics

Household income characteristics are a vital element in analyzing affordability of housing. 2000 Census information indicated that 404 (80%) of households (consisting of

622 workers) had earnings of some sort, 73.6% of households had wages or salaries, 24.2% received social security benefits, and 2.9% received public assistance. **According to the American Community Survey (2013), 445 (82%) of households (consisting of 785 workers) had earnings of some sort in 2013. Of those households with earnings, 76.4% had wages or salaries, 20.4% received social security benefits, and 2.9% received public assistance.**

D. HOUSEHOLD NEEDS SUMMARY AND SPECIAL HOUSEHOLDS

1. Low Income

According to the **American Community Survey (2013)**, ~~The~~ **the** area median income in the City is ~~\$37,500~~ **\$58,889 (family) (families) / \$32,500 \$55,750 (individual) (households)**. The County median household income has risen every decade from \$23,586 in 1990 to \$31,226 in 2000 and to ~~\$37,281 (2007) (US Census QuickFacts)~~ **41,426 in 2013 (ACS, 2013)**. The City of Blue Lake median household income rose from \$26,287 in 1990 to \$32,500 in 2000 **and to \$38,374 in 2007 (city data.com) \$55,750 in 2013 (ACS, 2013)**.

Lower income households (extremely low, very low)—those with incomes less than 80% of the County median income—have a more difficult problem locating affordable housing. ~~The County median household income has risen every decade from \$23,586 in 1990 to \$31,226 in 2000 and to \$37,281 (2007) (US Census QuickFacts). The City of Blue Lake median household income rose from \$26,287 in 1990 to \$32,500 in 2000 to \$38,374 in 2007 (city data.com). We expect that (following the next census) the median household income reported for Blue Lake will not differ much from the 2000 median income. Based on the slow population growth and the economic downturn, the median income is projected to plateau or decrease.~~ Comparison of the "Regional Housing Needs Plan for Humboldt County" indicates the following information:

TABLE 4. Low Income Households

	1991	2001	2007
Very Low Income Households 0 to 50% of County Median Income	166 (35%)	185 (33%)	130 (25.82%)
Low Income Households 50% to 80% of County Median Income	55 (11%)	62 (11%)	64 (12.7%)
Total	221 (46%)	247 (44%)	194 (41.52%)

Extremely low-income is defined as households with income less than 30% ~~percent~~ of area median income. For an extremely low income household, this results in an income of ~~\$11,250~~ **\$16,275** or less ~~for a four-person household and for a family an income of~~ ~~\$9,750~~ **\$17,667** or less. ~~for one person.~~ **In 2000** **According to the American Community Survey (2013)**, approximately ~~56~~ **71** extremely low-income households resided in the City, representing ~~4.6 percent~~ **13.2%** of the total households. Extremely

low-income households were renters (75) (59) and home owners (83.3) (11). About 71.4 percent 97% of extremely or very low-income households had monthly housing costs that were 30 percent or more of household income. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

In 2000, approximately 56 extremely low income households resided in the City, representing 4.6 percent of the total households. Extremely low income households were renters (75) and home owners (83.3). About 71.4 percent of extremely or very low-income faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 78.3 percent were in overpayment situations. Even further, 59.2 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 17 percent for all households. The following table from the HUD Comprehensive Housing Affordability Strategy [CHAS] (2000) shows low income household information regarding problems and burdens.

TABLE 5: Housing Needs for Extremely Low-Income Households (2000)

	Renters	Owners	Total
Total Number of ELI Households	32	24	56
Percent with Any Housing Problems*	75	83.3	78.6
Percent with Cost Burden (30% of income)	62.5	83.3	71.4
Percent with Severe Cost Burden (50% of income)	50	66.7	57.1
Total Number of Households (all income)	103	315	540

*The percent with any housing problems and percent with burdens refer to a number that is a combination of ELI and VLI households.

According to the previous Regional Housing Needs Allocation Plan, Blue Lake was to add 20 units during the fourth Housing Element planning cycle (2007-2014). This number was broken down into the following income brackets:

TABLE 6. 5. 2007-2014 Regional Housing Responsibility

	# Units	Overall %
Very Low	5	25
Low	3	15
Moderate	4	20
Above Moderate	8	40
TOTAL	20	100

Building permit records show that from 2007-2014 (See Table 24), 20 housing units were constructed in the City of Blue Lake. However, most of these were market rate units and would not provide housing for low and very-low income residents.

Based on the current draft Regional Housing Needs Allocation Plan, the housing unit number allocated to the City of Blue Lake is 11 during the fifth Housing Element planning cycle (2014-2019). This number is broken down into the following income brackets:

TABLE 7. 6. 2014-2019 Regional Housing Responsibility

	# Units	Overall %
Very Low	4	36.4
Low	1	9.1
Moderate	2	18.1
Above Moderate	4	36.4
TOTAL	11	100

Since the previous Housing Element update adopted by the City in 2009, AB 1233 has been passed which requires jurisdictions with out of compliance Housing Elements after June 30, 2014 to include both the cycle 4 (2007-2014) and cycle 5 (2014-2019) housing unit allocation numbers in their Housing Element for cycle 5. In other words, the City would have to add the portion of the 20 allocated units that were not provided during cycle 4 to the 11 allocated units for cycle 5, and discuss providing all of them in their cycle 5 Housing Element update.

Between 1990 and 2000, the City median housing unit value rose from \$80,200 to \$119,000. According to ~~Onboard Informatics (2008)~~ **the American Community Survey (2013)**, it is ~~now~~ **was** at ~~\$279,282~~ **281,900 in 2013**. Between 1990 and 2000, the City median contract rent rose from \$334 per month to \$500. ~~According to Onboard Informatics (2008)~~ **the American Community Survey (2013)**, the median ~~rental income~~ **contract rent** is ~~was~~ **currently** ~~\$742~~ **\$850 in 2013**. It is not expected that the next survey of median housing unit value and rent will change much based on the lack of drastic population change. The following table indicates the number of lower **and moderate** income households overpaying for housing as compared to ~~1990~~ **2000** information:

TABLE 7. Overpayment (as a percentage of income in ~~2000~~ 2013)

Income Group	Homeowners		Homeowners 2013	Renters		Renters 2013
	2000			2000		
	>30%	>35%	>30%	>30%	>35%	>30%
Lower Income	17.2%	13.7%	20.7%	35.4%	30%	50.4%
Moderate Income	5.2%	3.4%	9.8%	6%	--	--
Total Households in City	27.9%	20.1%	35.7%	41.4%	32.3%	50.4%

~~If additional resources become available, the City reasonably expects that 5 additional~~

~~households will be assisted. Additionally, Blue Lake residents have access to housing rehabilitation loans through RCAA. If the City ever develops a need for Section 8 rental assistance, the issue will be addressed immediately.~~

2. Elderly

According to the 2010 Census, ~~The~~ the total number of persons older than 64 years is ~~141 127~~, representing ~~12.4%~~ **10.1%** of the total population. There were ~~111 99~~ households (~~22%~~) **(18.3%)** that had at least one member over 65. ~~Forty-seven (42.3%)~~ **Forty-five (45.5%)** of senior households are single-person households. In addition, a total of ~~101 48~~ households (2 or more persons) are headed by a person 65 or older, ~~89 45~~ of these households are owner occupied and ~~12 3~~ are renter-occupied.

There is growing need to address the concerns of the City's elderly population, especially the over-65, female population. Of the ~~47 45~~ households consisting of single, elderly persons, ~~31 26~~ were held by females. The majority of elderly households are owner-occupied units, implying that the burden of mortgage payments and maintenance lies with them. No group quarters for senior citizens exist in Blue Lake at this time.

Elderly households in Blue Lake need affordable housing. In addition, elderly housing units tend to be smaller, which are generally less expensive. Programs which promote the availability of smaller units or shared housing for seniors would meet both needs. However, it is important to note that many seniors in Blue Lake live in large homes by choice. In addition, some limited care facilities in town would reduce the need for seniors to leave the area when additional attention is necessary.

3. Female-Headed Households

In ~~2000~~ **2010** there were a total ~~176 147~~ female-headed households including ~~84 73~~ women that lived alone. ~~Fifty-one~~ **Thirty-seven** households with children under 18 were headed by women. Female-headed households represent ~~35%~~ **27%** of Blue Lake's total ~~504 542~~ households.

The primary need of female-headed households is affordable housing, which could be addressed through the establishment of programs and policies that will create affordable housing options.

Allowances for day care/nursery schools would provide additional opportunities for single mothers to work. Currently this is available through the City's Home Occupation or Use Permit process. ~~Two day cares and a nursery school use permits were approved in the 1990s. The two day cares are no longer in existence, but the nursery school is still running. At this time, there are two day cares and two pre-schools in the City.~~ In 1992 the Blue Lake Elementary School began operating an after-school care program which is still running, and in 1998, an after school program began at Prasech Hall, to which the City contributes funding.

4. Disabled

Handicapped persons in Blue Lake are identified by the 1980 Census as those persons between the ages of 16 and 64 (working ages) having a work disability. In Blue Lake, in 2000 (Census), ~~114~~ **195** residents (~~46~~ **89** males, ~~68~~ **106** females) ~~have such had~~ a disability constituting ~~10%~~ **17%** of the total population. ~~or 14.4% of the total labor force.~~ **In 2000 (Census), 62 residents (24 males, 38 females) had an employment disability constituting 5.4% of the total population and 10% of the total labor force.** ~~No information was available as to what percentage of the disabled was working in the labor force or prevented by their disability from working.~~ **Of the 62 residents with an employment disability, 28 were employed and 34 were not employed. According to the American Community Survey (2013), 219 residents (107 males, 112 females) had a disability constituting 15.5% of the total population. The 2013 American Community Survey only indicated that 19 residents were employed with a disability.**

**TABLE 8. Disabled Persons - ~~Work Disability (based on the 2000 census)~~
(Ages 16-64)**

	Total	Total	Percentage	Percentage
	2000	2013	2000	2013
With a disability	195	219	18.8	15.5
No disability	843	1,193	81.2	84.5

The State Department of Rehabilitation provided information in 1986 on types of disabilities for the area consisting of Del Norte, Humboldt, Lake and Mendocino Counties. The Department indicated that the relative disability types would also be typical of Humboldt County and probably also Blue Lake. The highest proportion of disabilities (39%), muscular/skeletal, are those that concern access to and in buildings, such as wheelchair access. The State Department of Rehabilitation also indicated in 1986 the distribution, by age, of disabilities occurring in the four-county area. Most disabilities (97%) occur in the working-age population (18-64 years).

Disabled persons may have similar housing problems such as substandard or overcrowded housing and may be paying a disproportionate share of their income towards housing.

Disabled persons also have needs that are not common to other groups. Although needs can vary widely, disabled persons may need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Unfortunately, very few housing units have these features and consequently, they must be remodeled to serve the disabled. The City requires a building permit to be obtained for retrofitting homes for accessibility. The City has adopted and utilizes the ~~2007~~ **2010** version of the California Building Code. The City has not made any amendments to the UBC or CA building code that might diminish the ability to accommodate persons with disabilities.

The City also does not currently have a process for requesting “reasonable

accommodation” changes with respect to zoning, permit processing, or building laws, and the enforcement of building codes and the issuance of building permits. In order to provide a process for requesting “reasonable accommodation” the City will develop a “reasonable accommodation” process during the effective period of this element. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public ~~by mailing it out with the monthly water bills~~ **on the City’s website.**

The City has not yet made any special efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility. During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities because the conversion of a conventionally-designed housing unit is usually well beyond the financial capability of most disabled persons.

Currently in the City residential parking standards for persons with disabilities are the same as other parking standards. The City does have a policy for the reduction of parking requirements in general if a project applicant can demonstrate a need for reduced parking, but it is not specific to special needs housing. During the effective period of this element the City will **consider** ~~revise~~ **revising** Section 610 of the zoning ordinance, addressing off-street parking facilities, to allow for parking reductions for special needs housing. As usual the project applicant will be required to demonstrate the need for the reduced parking.

The Circulation Element (Blue Lake General Plan, 1985 revision) addresses handicapped access with respect to street improvements in the City Center and public areas of the City. A need for improved access and for new and repaired sidewalks was identified. Such improvements would support handicapped access to residences in the downtown area, where handicapped persons might reside to be nearer to Blue Lake's commercial and public services.

To date, ~~The~~ **the** City has concentrated its efforts to make ADA accessible street improvements including drop curbs, sidewalk grades, **and** safer pedestrian cross ups, etc.

~~The number of persons not able to use public transportation from the 1980 US Census indicates that 17.3% of working age persons in Blue Lake (ages 16-64) is limited by their physical disability. This is equal to the State average. However, only 7.1% of those over age 64 have a transportation disability; this is less than half of the State figure.~~

~~1990 Census information only indicated disability status for those 16 years or older. Those figures indicated those 102 persons less than 65 years old and 37 persons 65 years or older had a working disability with mobility or self-care limitations. This represents 11.2% of the total population, which is less than the County percentage (11.8%).~~

~~2000 Census information indicated disability status for those 5 years and older. Those figures indicated 116 persons less than 65 years old and 80 persons 65 years or older had~~

a disability. This represents 17% of the total population, which is less than the County percentage (20%). We expect that the percentage has not changed much, if at all, since the Census data was compiled.

Specifics regarding the American Disabilities Act were adopted at the State level in 1984 as Title 24 of the California Building Code. The City is aware of the requirements and has and will continue to review new development for consistency with the requirements. Other specifics are proposed in the Implementation under Goal 3 in Section VII. section of this element.

5. Large Families

In 2000 (Census), there were ~~26~~ **16** households (~~5.2%~~) (**3.2%**) consisting of households with five or more members. ~~Nineteen (19)~~ **Eleven (11)** of these units were owner-occupied, and ~~seven (7)~~ **five (5)** units ~~are~~ **were** renter-occupied. These ~~26~~ **16** units were occupied by a minimum of ~~144~~ **89** people. **In 2013 (ACS), there were 56 households (10.4%) consisting of households with five or more members. Thirty-six (36) of these units were owner-occupied, and twenty (20) units were renter-occupied. These 56 units were occupied by a minimum of 280 people.** (See also the following Section on "Overcrowding".)

6. Overcrowding

In 2000 (Census), two (2) units had 1.01-1.50 persons per room. Both of these units were rentals. Two (2) units were severely overcrowded with more than 1.50 persons per room; both of these were rentals. ~~The overcrowding problems in the City occur in rentals.~~ **In 2013 (ACS), twenty-two (22) units had 1.01 to 1.50 persons per room. All of these units were owner-occupied.**

~~In comparison, there are 9 rentals and 24 owner-occupied units that contain 4 bedrooms and no units containing 5 or more bedrooms.~~

Currently there is a lack of large housing units for large households in the City. In 2000 (Census), there ~~are~~ **were** ~~24~~ **60** households with 4 or more persons but only ~~9~~ **35** housing units with 4 or more bedrooms. **In 2013 (ACS) there were 102 households with 4 or more persons and 70 housing units with 4 or more bedrooms.** In 1990, it was determined ~~not~~ **that it wasn't** a lack of supply that created overcrowding but rather other constraints, such as affordability or availability. In 2000, it is **was** more a lack of supply that ~~creates~~ **created** overcrowding, potentially requiring households of 4 or more persons to utilize housing units with 3 bedrooms.

Overcrowding is more of an issue for renters than owners in the City. Table 9 and 10 below give an indication of the housing unit sizes that are needed in the City to provide adequate housing for certain household sizes. Table 9 indicates that in 2000, additional 0-1 and 4-5+ bedroom rental units were needed and there was a surplus of 2 and 3 bedroom rental units. Table 10 indicates that in 2013, additional 2 and 4-5+ bedroom rental units were needed and there was a surplus of 1 and 3

bedroom rental units.

TABLE 9. Rental Unit Size vs. Renter Household Size (2000)

# Bedrooms	# Units	Household Size (Person per Unit)	# Units Needed
0	10		
1	55	1 (71)	88 6
2	73	2 (71)	55 0 (+2)
3	51	3 (33)	27 0 (+18)
4	9	4 (18)	17 9
5 or More	0	5 or More (5)	7 5
Total	198		194 20

TABLE 10. Rental Unit Size vs. Renter Household Size (ACS, 2013)

# Bedrooms	# Units	Household Size (Persons per Unit)	# Units Needed
0	8		
1	77	1 (64)	0 (+21)
2	63	2 (79)	16
3	68	3 (37)	0 (+31)
4	8	4 (34)	26
5 or More	10	5 or More (20)	10
Total	234		52

Based on this table, there is a lack of 0-1 bedroom rental units and 4-5+ bedroom units and a surplus of 2-3 bedroom rental units. There had has been no significant change since the 2004 Housing Element Update.

During the recession, related family members shared housing out of necessity which may partially explain the increase in larger household sizes since the 2000 Census. Both the 2000 Census and 2013 ACS data indicate that 4-5+ bedroom housing units that can accommodate larger households are in the greatest need in the City.

7. College Students

Students from Humboldt State University (HSU) **and College of the Redwoods** appear to make up a significant portion of Blue Lake's population. Virtually all students living in Blue Lake are from out of the area, and most live either alone or with other students in unrelated households. In 2000, there were 23 rental units where the householder's age was less than 25 years old **and 113 residents that were listed as being enrolled in college or graduate school.** These statistics have not significantly changed. **According to the American Community Survey (2013), there were 20 rental units where the householder's age was less than 25 years old and 151 residents that were listed as being enrolled in college or graduate school.**

Because of Blue Lake's proximity to Humboldt State University, **College of the Redwoods**, and the existence of Dell'Arte School of Mime & Comedy in the City's downtown, many students reside in Blue Lake. Students make up a unique housing needs group. Typically, students are single and of a lower income group, and require housing accommodating their situation. Since Blue Lake has no group quarters, students probably seek individual rooms in apartments and share single-family residences with other students.

Students in shared rentals can generally pay higher monthly rents than families. As such, houses and apartments may be rented at a higher rent to several students. Families, especially with low- and moderate-incomes, may not be able to afford these higher rents. Blue Lake remains desirable to student renters because of its sunnier climate, small town atmosphere and close proximity (6 **8** miles) to the HSU campus.

8. Farm Workers

According to 2000 Census information, there is no one defined as "persons on rural farms." All of Blue Lake's sampled population is defined as "rural, non-farm." Total farm employment in Humboldt County for 2000 was 1,100 persons. 2000 Census information shows that 27 individuals in the City are employed in the agriculture, forestry, and fishing industries. The City of Blue Lake is surrounded by timberlands. Most of the 27 individuals listed as employed in agriculture, forestry, or fishing would **have been** expected to be employed by the timber industry and have the ability to afford single-family housing. **According to the American Community Survey (2013), 46 individuals in the City are employed in the agricultural, forestry, fishing and hunting, and mining industries.**

Surrounding agricultural activities, consisting of hay production, beef cattle grazing, and dairy, do not warrant the need for migrant farm workers. Most of the individuals listed as employed in agriculture surrounding the City are from families that own large tracts of land and conduct beef cattle grazing operations. These activities are not labor intensive and, therefore, there is no special housing need. Any special housing needs of permanent farm workers are probably included in discussions of overcrowding, overpayment, or large families.

9. Housing for Homeless Persons

During the 2004 and 2009 Housing Element updates, ~~C~~contact with several Humboldt County social service agencies and City records indicated **d** that housing for the homeless **is** ~~was~~ not a problem in Blue Lake. ~~Like Areato, Blue Lake would utilize the Eureka Rescue Mission and the local churches and service groups to provide for the needs of any homeless, on a temporary basis. In addition, Women for Shelter provide emergency shelter for women and children, particularly battered women. The City of Blue Lake is not located adjacent to U.S. Highway 101, the primary corridor through Humboldt County. It is located adjacent to U.S. Highway 299. The City of Blue Lake is also not~~ **located** close to County or private social service organizations. This may **have**

supported, in part, the lack of a homeless population.

Since the 2009 Housing Element update, residents and law enforcement have observed a small number of seasonal homeless camps being developed along the Mad River corridor during the dry season. Blue Lake's warmer climate and access to the River may make it a desirable location for homeless encampments. Over the last several years the City of Eureka has been cleaning up the homeless camps along the waterfront and some of the homeless persons from these camps may have relocated to the Mad River Valley.

According to the 1997 ~~2013~~ Humboldt County Continuum of Care strategy **Humboldt Housing and Homeless Coalition Point in Time Count, approximately 1,579** homeless ~~persons~~ **needs reside** in the County. ~~are around a 1,000 persons.~~ The City of Blue Lake's population is 0.9% of the total County population which would place Blue Lake's homeless needs at around 9 ~~14~~ persons. ~~Based on discussions with City Staff, no homeless persons are known to occur in Blue Lake.~~

As discussed above Blue Lake is not close to County or private social organizations located in Arcata and Eureka and therefore ~~homeless persons have not been found to reside in Blue Lake. In order to provide housing and/or shelter for homeless persons in the event that they begin to reside in Blue Lake, the zoning ordinance will be revised and~~ the City **will need** to enter into a multi-jurisdictional agreement with the surrounding cities **to provide housing and/or shelter for homeless persons. During the effective period of this element the City will review the Zoning Ordinance and consider inclusion of emergency shelters, transitional housing and group housing uses and allow them in appropriate zones if the need arises. If determined to be necessary, Blue Lake will enter into a multi-jurisdictional agreement with surrounding jurisdictions such as Arcata, Eureka, or Humboldt County to address this need pursuant to SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing).**

III. HOUSING MARKET INFORMATION

The Blue Lake housing market is part of the North Humboldt County market area, which also includes the cities of Eureka, Arcata and Trinidad and the community of McKinleyville. In the past 40 years, Blue Lake has become a bedroom community for Arcata and Eureka, which further underscores its position as only a part of a larger housing market. In general, the northern Humboldt County housing stock has a large proportion of older structures in a somewhat deteriorated condition and, while less expensive than most other areas of the State, housing is still beyond the means of many low-income persons.

A. HOUSING STOCK

According to the California Department of Finance, Demographic Research Unit (2015), there are now a total of ~~578~~ **579** housing units in the City of Blue Lake. ~~Nineteen additional housing units were added between 2000 and 2009 with the bulk of this increase occurred~~

between 2000 and 2003. The 2000 Census reported a total of 556 housing units in Blue Lake (an increase of 16 units since the 1990 Census). **This is an increase of 23 units since the 2000 Census.** To gain a more accurate count of units established **during the last Housing Element planning cycle,** since the 2004 housing element revision, permit records from 1991 to 2008 **2007-2014** were retrieved. Also, according to the permit records, a second 4 plex is being constructed next door to the one built in 2008. **Building permit records show that from 2007-2014 (See Table 24), 20 housing units were constructed in the City of Blue Lake. However, most of these were market rate units and would not provide housing for low and very-low income residents.**

TABLE 40- 11. Housing Activity

Building Activity Since the 2000 Census				
	New Residence	Addition	Rehabilitation	Remodel
2000	4		3	4
2001	3		2	5
2002	1		1	3
2003	3		5	7
2004	1	1	2	7
2005	1	1	2	1
2006				5
2007	2			1
2008	4	2	2	6
2009		1	1	1
2010	2	3	10	5
2011	5	2	1	3
2012	1	4	4	6
2013		5	1	3
2014	1	4	3	1
Total	49 28	5 23	48 37	40 58

Of the 578 **579** housing units, the California Department of Finance, Demographic Research Unit puts them in categories: 403 **367** single family **detached** units, **11 single attached units**, 404 **110** multi-family **two to four** units, **33 five plus units**, and 71 **58** mobile homes. 2000 **2010** Census information indicates that 194 **241** units (38.5%) **(44.5%)** were rentals, and 310 **301** (61.5%) **(55.5%)** were owner-occupied or non-rental. The vacancy rate (~~52 units~~) (30 units) was ~~high~~ **moderate** at ~~9.4%~~ **5.2%**. The vacancy rate is **can be** lower at certain times of the year (when school is in session) when rental units are in high demand. The City is small enough that the City Clerk generally knows about vacancies as a result of water bill changes and is often asked about places for rent. Blue Lake remains one of the more desirable ~~and affordable low to middle class~~ communities to live within the County.

A majority of the houses in Blue Lake are older (over 40 years) and larger with 2 or more bedrooms. There are no residential structures over two stories. ~~Sixty-eight and a half~~ **Sixty-three** percent (~~68.5%~~) **(63%)** of the housing stock is made up of conventional built

single-family houses. Mobile homes account for another ~~12.4%~~ **10%**. Many of the apartment units are located above historic commercial establishments and recently rehabilitated. ~~Data from the 2000 census is still up to date.~~

TABLE 11. 12. Housing Unit Size (2000) (2013 ACS)

Bedrooms	Units
0	19 8
1	79 88
2	180 126
3	234 247
4	35 45
5+	0 25
Total	547 539

TABLE 12. 13. Housing Unit Type (2000) (2013 ACS)

Type	Number	% of total
Single-Family	375 370	68.5 68.6
Multi-Family	102 100	18.7 18.6
Mobile Homes	68 69	12.4 12.8
Boat, RV, van, etc.	2 0	0.4 0
Total	547 539	100

TABLE 13. 14. Vacancies (2000) (2010) (52 30 total, 9.4% 5.2% of total)

Vacant for sale	6 3 (11.5%) (10%)
Vacant for rent	17 7 (32.7%) (23.3%)
Rented or sold, but vacant	3 4 (5.8%) (13.3%)
For seasonal, recreational, or occasional use	5 7 (9.6%) (23.3%)
For migratory workers	0 (0%)
Other vacant	21 9 (40.4%) (30%)

B. HOUSING CONDITION

The majority of the City's housing stock can be generally described as aging. Almost ~~40%~~ **60%** of the housing stock is over 50 years old. Nearly ~~60%~~ **71%** of the housing stock is over 40 years old and nearly ~~70%~~ **83%** is more than 30 years old. The older housing is only slightly more likely to be rental property.

TABLE 14. 15. Housing Age

Year Built	Total Units
2009-2014	14
2000-2008	15
1999 – March 2000	8

1995 – 1998	25
1990 – 1994	11
1980 – 1989	45
1970 – 1979	88
1960 – 1969	53
1950 – 1959	103
1940 – 1949	62
1939 or earlier	152

A windshield survey of 551 residences was conducted in June – August of 2001, and as necessary again in February 2002. Structures were identified that appeared to be:

- in sound condition (no rehabilitation)	198	36%
- in need of minor rehabilitation	108	20%
- in need of moderate rehabilitation	155	28%
- in need of substantial rehabilitation	77	14%
- in a dilapidated condition	13	2%

The results of the survey indicate that 64% of the residential dwellings in Blue Lake need at least minor rehabilitation, and 42 % are in need of moderate to substantial rehabilitation. There are, however, no large areas of concentrated need in the community. Some streets exceeded the 42% average need of moderate to substantial rehabilitation but they appear to be spread throughout the community.

General conclusions were reached after an interview with the City's Building Official:

- Over half of the "old" homes in Blue Lake (over 35 years) need at least minor rehabilitation. "Ungrounded" electrical systems common in old homes should all be grounded or replaced.
- Many of the City's homes, including some of the newer units, need roof repair. Leaky roofs seem to be a common problem and, in conjunction with other problems, could require major rehabilitation efforts.
- Most of the older homes have not been constructed to withstand shaking resulting from earthquakes as was experienced in nearby Ferndale and Rio Dell in spring, 1992. Similar shaking in Blue Lake could result in a loss of much of the older housing stock.

Cost of rehabilitation is often a discouraging factor, especially for the lower income groups. Blue Lake has been actively promoting housing rehabilitation since the 1985 Element by providing financial assistance to targeted lower and lowest income groups. The Blue Lake Housing Rehabilitation Program has received ~~five~~ **six** Community Development Block Grants (CDBG's) since 1992. One grant for \$350,000 was received in 1995 (**95-STBG-885**), ~~\$350,000~~ **\$400,000** in 1999 (**99-STBG-1344**), \$376,250 in 2001 (**01-STBG-1568**), \$417,750 in 2003 (**03-STBG-1803**), ~~and \$70,000 in 2009,~~ **\$350,000 in 2004 (04-STBG-1378), and \$1,500,000 in 2005 (05-STBG-1378).** **In addition, \$156,000 of revolving loan funds have been used for housing rehabilitation.**

The groups targeted for these low interest loans are defined by Department of Finance area median income statistics. More specifically, the definition quotes:

* The Targeted Group is persons/families whose income is 80% of the estimated/adjusted median family income for Humboldt County.

* The Lowest Targeted Group is persons/families whose income is 50% of the estimated/adjusted median family income for Humboldt County.

The City's rehabilitation grant program has allowed ~~8-14~~ **14** housing units to be rehabilitated since the ~~2004~~ **2009** Housing Element Update.

Many of the residences have not been weatherized to energy conservation standards, resulting in additional personal expenses in house heating. **In 2000 (Census), it was estimated that** ~~A~~ **approximately 67 (13.5%) households currently utilize used** wood heat, 40 (8.1%) ~~used~~ **electricity** and the vast majority, 382 (77.2%), ~~utilize~~ **used** natural gas. **In 2013 (ACS), it was estimated that approximately 77 (14.3%) households used wood heat, 67 (12.4%) used electricity, and 389 (72.2%) used natural gas.** Housing rehabilitation programs have emphasized energy conservation standards in work programs. **As discussed in Section VII (Energy Conservation), free weatherization and energy efficiency services are available for low-to moderate income qualified renters and homeowners in Humboldt County through Redwood Community Action Agency (RCAA), a local/State/Federally funded community service agency.**

C. AFFORDABILITY

The average cost of purchasing a home or constructing a home has increased **significantly** over the last ~~ten years~~ **several decades**. In 1990 (**Census**), the median housing unit value was approximately \$80,200. In 2000, the median housing unit value was approximately \$119,000. In ~~2004~~ **2013 (ACS)**, ~~most~~ **the median** housing units ~~value~~ **in the City were valued at** ~~was~~ **\$175,000+ approximately \$281,900**, a substantial increase since 2000. Housing prices in Humboldt County in general increased substantially from ~~2000-2003~~ **\$133,500 in 2000 (Census) to \$272,200 in 2014 (ACS)**. In 1990, over half of the City's housing units (51%) were valued between \$75,000 and \$125,000 range (42% in the \$75,000 - \$100,000 range and 9% in the \$100,000 - \$125,000 range). The 2000 Census revealed a significant increase in the value of Blue Lake homes; ~~26% had a value between \$50,000-\$99,999 and none had a value less than \$50,000.~~ **Over** ~~over~~ half of the City's housing units (57.5%) were valued between \$100,000 - \$149,999, and 12% between \$150,000 - \$199,999. **In 2000 (Census), only 26.2% of the housing units in the City were valued less than \$100,000.** Today, the median home prices are currently valued at ~~\$279,282.~~ **The 2013 American Community Survey indicated another significant increase in the value of Blue Lake homes; 31.8% of the housing units were valued between \$200,000 - \$299,999 and 38.4% between \$300,000 - 399,999. In 2013 (ACS), only 23% of the housing units in the City were valued less than \$200,000.**

Even though Blue Lake has experienced increases in the cost of housing over the last eight

years, it remains one of the more affordable communities of northern Humboldt County for purchasing a home.

Based on 2000 Census data, median contract rent has risen as well (from \$334 in 1990 to \$500 in 2000; a 49.7% increase). In 1990, only 7% of contract rents were less than \$200/month; the majority of renter-occupied units were rented for over \$200/month. In 2000, no contract rents were for less than \$200/month; the majority (65%) of renter-occupied units was rented for over \$350/month. ~~Contract rent in 2007 was from \$546-\$1,065/mo. Thirty four percent of units currently range from \$200-\$400 and 54% range from \$400-\$700. In general, contract rent in Blue Lake has increased.~~ **Based on 2013 American Community Survey data, median contract rent has risen to \$929 which is an 86% increase since 2000. In 2013, no contract rents were less than \$200/month; the majority (58.5%) of renter-occupied units were rented for over \$800/month.** However, Blue Lake has also surpassed Arcata in median contract rent. **According to the American Community Survey (2013), the median contract rent in Arcata is ~~was~~ \$720 \$811, and the median contract rent in Blue Lake is \$742 which was \$118 less per month than Blue Lake** . According to the 2000 Census information, in Blue Lake the median monthly mortgage and associated costs were \$804, **which increased to \$1,704 by 2013 (ACS).** ~~The country, especially California, is in dire economic straits and in a housing crisis at present; we predict this will have a dramatic effect on the mortgages, affordability, and rental figures that come in with the 2010 Census.~~

In assessing the affordability of housing in Blue Lake, the most important element of analysis is the ability of its residents to pay. The City of Blue Lake has typically retained the majority of its residents. The 1990 Census indicated that 58% of the population was in the same house five years previously. The 2000 Census indicated that 51% of the population was in the same house five years previously; and 28% moved to Blue Lake from somewhere else in the County. **The 2013 American Community Survey indicated that 88% of the population was in the same house five years previously.** Those who have owned the same house and whose income has increased are less affected by inflation. Those who own houses and are on fixed incomes would pay a higher percentage to non-housing costs. Those who rent, particularly those on fixed incomes, would be most affected by inflation.

"Overpayment" for housing is a very common problem in the State, affecting primarily moderate, low and very low income households. "Overpayment" was formerly considered twenty-five percent of income to pay for housing. People with the lowest incomes tend to pay the largest percentage of their incomes for housing in California. 1990 Census data indicated that in the City of Blue Lake over half (52%) of rental households were paying more than 30% of their income for rent. 96% of these households were low and very low income. Likewise, approximately 15.3% of households in owner-occupied units paid more than 30% of their income on mortgage cost. Again, a majority of these households (89%) were low and very low income.

According to 2000 Census information, 34 homeowners and 62 renters made less than \$20,000 annual income but paid more than 30% of their income toward mortgages/rent. This represents 15% of the total homeowners and 31% of the total renters. Of these

households having an income of between \$20,000-\$35,000, an additional 6% of homeowners and 10% of renters paid more than 30% of their income to housing.

According to the 2013 American Community Survey, just over half (50.4%) of rental households were paying more than 30% of their income for rent. All of these households were low and very low income. In 2013 (ACS), 35.7% of owner-occupied households paid more than 30% of their income on mortgage cost. Approximately 58% of these households were low and very low income. Out of all the households in the City, approximately 13.5% made less than \$20,000 annual income but paid more than 30% of their income towards rent/mortgages.

It is evident that, ~~in the past,~~ overpayment for housing has ~~affected~~ **affects** both home owners and renters. According to the available data, renters seem to face overpayment problems more than homeowners. This suggests that, many persons below moderate-income levels cannot afford to buy a home or cannot receive a loan and resort to renting.

The CA Department of Housing and Community Development developed a document titled Housing Element Analysis Preservation of Assisted Units, November 15, 1991. This and information in the Department's December 5, 1991 letter regarding "Preserving Subsidized Housing Projects" was reviewed to determine whether the City had any at-risk units, those units that have been subsidized in the past but may not be subject to income restrictions in the near future. **According to the California Housing Partnership Corporation (CHPC) Mapping Tool, there are no HUD Multifamily Housing Sites, Low-Income Housing Tax Credit Projects, HUD Public Housing Site, or USDA Rural Development Multifamily Site in the City of Blue Lake.** The City has no locally subsidized units at risk, as the City has not issued mortgage revenue bonds, has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds. Public subsidies for renting could benefit many of the renters in Blue Lake.

D. LAND AVAILABILITY

This section discusses vacant and under-utilized properties in Blue Lake—land that can be developed with housing. As shown by Tables ~~15~~ **16 (Inventory of Land Available for Residential Development by Land Designation and Zoning District) and 17 (Detailed Inventory of Specific Parcels Available for Residential Development)** adequate land is available for construction of a variety of housing types. The largest amount of vacant land is zoned Planned Development Residential (PDR) to accommodate such lower-cost housing types as mobile homes or manufactured/factory-built housing, and would allow clustering of multi-family units and improvements.

Several land-use constraints, discussed further in IV. CONSTRAINTS, limit the current development potential of vacant land. **These primarily include flooding and wetlands. Table 17 identifies the specific constraints for each parcel and estimates the actual development potential based on these constraints.** With its existing land-use pattern, however, the City would still be able to meet its share of the regional housing need as set forth by HCAOG (2009) **in the current Regional Housing Needs Allocation Plan (2014-**

2019), provided market conditions exist that would overcome the market and development constraints described in IV. CONSTRAINTS. ~~To date~~ **Under the current allocation plan**, Blue Lake has been allocated ~~42~~ **11** units between ~~2009-2014~~ **2014-2019**, and as shown in ~~Tables 16 and 17~~ there is enough available land to potentially accommodate the allocated units in the 2009 Regional Housing Needs Plan with no constraints **plan. Table 17 identifies land available to develop approximately 83 residential units.** Zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand and financial feasibility ~~and development experience with zones~~ would primarily be in the PDR and R3 zones.

No redevelopment areas are defined in the City. Emergency shelters or transitional housing is **are** not designated in the City because of lack of expressed need and close proximity to similar services in Arcata and Eureka. ~~If these become an issue, Blue Lake will enter into a multi-jurisdictional agreement with surrounding communities pursuant to SB 2.~~ **If determined to be necessary, Blue Lake will enter into a multi-jurisdictional agreement with surrounding jurisdictions such as Arcata, Eureka, or Humboldt County to address this need pursuant to SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing).**

The majority of parcels identified in the inventory have utilities including water and sewer mainlines adjacent to them. The full development of all available **residential** areas within the City ~~does~~ **would** not exceed current sewage disposal capacities. ~~The capacity of the current City sewer system and the lack of mainline extension infrastructure are the main factors limiting urban development surrounding the City of Blue Lake.~~ **The City Council developed an interim policy in 2013 which dedicated the remaining sewer capacity to the full residential build out identified in the Housing Element. The full residential build out would use the majority of remaining sewer capacity and improvements could** **would ultimately need to** be made to the sewer system infrastructure to increase capacity **to accommodate further industrial and commercial development in the City.** As connections to the sewer system occur, revenue will be provided for upgrades to the system which will generate **could be used to develop** additional capacity. ~~Given the rate of development over the past 20 years, more than sufficient area is available for a full range of housing well beyond the effective period of this Housing Element update. The majority of the parcels shown on the Underdeveloped Parcel Areas 2009 Map have sewer and water mainlines adjacent to them.~~

A review of current real estate offerings in the Blue Lake vicinity indicates availability of a full range of single-family residences, trailers, vacant lots, commercial buildings and houses/apartments for rent. Developable lands and housing units are currently available; the primary constraint is the local economy. Therefore, efforts to improve Blue Lake's economic climate will assist Blue Lake in developing a strong financial foundation needed to extend infrastructure improvements and minimize local governmental constraints.

The City underwent an Annexation study from 2002-2006 to look at the feasibility of annexing land northwest, north, east, and southeast of the existing City limits. Any additional land annexed into the City would potentially (depending on environmental constraints) be available for developing a variety of housing types.

The full development of all available areas within the City does not exceed current sewage disposal capacities. The capacity of the current City sewer system and the lack of mainline extension infrastructure are the main factors limiting urban development surrounding the City of Blue Lake. Improvements could be made to the sewer system infrastructure to increase capacity. As connections to the sewer system occur, revenue will be provided for upgrades to the system which will generate additional capacity. Given the rate of development over the past 20 years, more than sufficient area is available for a full range of housing well beyond the effective period of this Housing Element update. The majority of the parcels shown on the Underdeveloped Parcel Areas 2009 Map have sewer and water mainlines adjacent to them.

The maximum number of potential units was calculated by (available square footage) / (square footage required per residence dependent on zoning). All sites were eligible for this calculation because they were all vacant so existing residences did not have to be taken into account. The number of residences that may potentially be built in the PDR zone was reduced from the maximum; a possibility for other non-residential structures to be built in the PDR zone exists and was accounted for.

Blue Lake also analyzed small sites bordering each other that may be considered for consolidation for lower income households and affordable housing developments. The lots available are not small enough or adjacent for consolidation. The zoning ordinance already accounts for 6000 sq. ft. lots — which are already small for a lot size.

Zoning and densities appropriate to encourage and facilitate the development of housing for lower income households based on factors such as market demand, financial feasibility and development experience with zones would be in the PDR and R3 zones.

Environmental constraints for the land exist such as flooding and falling under the federal definition of wetlands. However, the floodplains are mapped affecting less than approximately 20% of the developable lots in the City. Much of the wetland area is only seasonally wet and offers little habitat value to wetland wildlife needs, and as such, minimally affects development.

A review of current real estate offerings in the Blue Lake vicinity indicates availability of a full range of single family residences, trailers, vacant lots, commercial buildings and houses/apartments for rent. Developable lands and housing units are currently available; the primary constraint is the local economy. Therefore, efforts to improve Blue Lake's economic climate will assist Blue Lake in developing a strong financial foundation needed to extend infrastructure improvements and minimize local governmental constraints.

**TABLE 15- 16. Inventory of Land Available for Residential Development
by Land Designation and Zoning District**

Land Use Designation	Zoning Classification ¹	Type of Development	Estimated Vacant Land By Zoning	# of Parcels by Zoning	Estimated New Unit Potential ²	% Units Constrained by Constraint Type ³	Potential Units with no Constraints
LD	R1	One-Family Two-Family*	5.2 acres	14 <u>8</u>	31 <u>11</u>	45 <u>0%</u>	8 <u>11</u>
MF	R3	1-4 family 5+ family*	0.62 acres	0 <u>3</u>	<u>10</u>	<u>20%</u>	<u>8</u>
LD, MD	PDR	One-family 2+ family* Planned developments*	15.3 acres	7 <u>5</u>	120 <u>105</u>	60 <u>41%</u>	48 <u>62</u>
<u>MU</u>	<u>MU</u>	<u>1-4 family</u> <u>5+ family*</u>	<u>2.15 acres</u>	<u>5</u>	<u>33</u>	60%	<u>13</u>
A	AE	One-family Two-family on 10+ acres ^{5 4}	3.5 acres	1	1	--	1

TOTAL = 56 95 Units

* Use permit required.

¹ Refer to Appendix A: MAP 1 – AERIAL PHOTO OF EXISTING CITY BOUNDARIES, LAND USE DESIGNATIONS, ZONING CLASSIFICATIONS, ZONING MAP, LAND USE MAP and LAND USE AND ZONING MATRIX.

² Based on density of developed areas in areas of same zoning designation elsewhere in Blue Lake. Does **NOT** include areas designated in General Plan but not currently within City Limits.

³ PRIMARY CONSTRAINTS TO NEW RESIDENTIAL DEVELOPMENT FOR VACANT AND EXISTING IN THESE AREAS:

- (1) Circulation infrastructure (access)
- (2) Service infrastructure (sewer and water)
- (3) Flood hazard zone – FEMA map revised May 5, 1997

⁴ ~~Can be located in existing commercial structure as secondary uses.~~

^{5 4} A maximum of one (1) dwelling unit for ten (10) acres and one (1) additional dwelling unit for each additional ten (10) acres. Such dwelling units shall be occupied by the farm owner and farm employees only.

TABLE 16- 17. Detailed Inventory of Specific Parcels Available for Residential Development

APN	ZONING	PARCEL SIZE (SF)	ESTIMATED UNIT POTENTIAL*	% UNITS CONSTRAINED BY CONSTRAINT TYPE	POTENTIAL UNITS WITH NO CONSTRAINTS
025-032-005	R1	13,451	2	0%. The property contains some smaller dilapidated structures but could be developed with two single family residential units. Demolition of the existing structures on the property may be required to develop the property.	2
025-035-006	R3	26,090	11	55%. The property contains one single-family residential unit. Constraints include existing development on the site, irregular lot shape, access improvements, and a drainage swale on the northern portion of the site.	5
025-041-006	R1	36,181	1	0%. The property contains one single-family residential unit and several accessory buildings. The R1 zone only allows a maximum of two residential units. This property could be subdivided or rezoned to allow the development of additional residential units.	1
025-041-042	R1	10,258	2	0%. The property has the potential to be developed with a single-family residential unit and a residential second unit.	2
025-062-012	R1	6,908	2	0%.	2
025-063-008	R1	10,916	1	0%. The property contains an existing single-family residential unit and has the potential to be developed with a residential second unit.	1
025-064-009	R1	66,459	1	0%. The property contains one single-family residential unit and several accessory buildings. The residence on the property is known as the 'Fountain House' and is one of the most	1

				historically significant structures in the City. The R1 zone only allows a maximum of two residential units. This property could be subdivided or rezoned to allow the development of additional residential units.	
025-076-006	MU	7,350	2	0%.	2
025-081-006	MU	6,969	2	0%.	2
025-081-008	MU	5,379	2	0%.	2
025-082-014	R3	9,838	4	25%. The primary constraint includes the 2,500 s.f. access road that occurs along the property frontage.	3
025-083-016	MU	12,793	5	60%. The property contains a single-family residence and several accessory buildings. Constraints include existing development on the site and irregular lot shape.	2
025-091-021	AE	213,169	1	0%. The property is located in the AE zone which only allows the development of one residential unit per 10 acres. Although the lot is less than 10 acres, Section 607 of the Zoning Ordinance allows development of the lot if it was delineated on a recorded subdivision map.	1
025-101-013	PDR	48,229	7	43%. The property contains one single-family residential unit and several accessory buildings. Constraints include location of existing development on the site, narrow lot shape, access improvements, and a small wetland area on the southwestern corner of the site.	4
025-101-023	PDR	133,294	22	36%. Constraints include irregular lot shape, access improvements, and a significant wetland area on the western portion of the site.	14
025-111-007	PDR	204,732	31	61%. The property contains a single-family residential unit, a duplex, and several accessory buildings. Constraints include location of	12

				existing development on the site, irregular lot shape, access improvements, a drainage easement, riparian vegetation, and a significant wetland area on the northern portion of the site.	
025-121-008	PDR	79,279	13	8%. Constraints include location of existing development and access improvements.	12
025-121-043	PDR	201,247	32	38%. The property contains one single-family residential unit and several larger accessory buildings. Constraints include location of existing development on the site, access improvements, and an old slough on the northwestern portion of the site.	20
025-141-007	MU	60,984	22	80%. The property contains two single-family residential units and several accessory buildings. The property uses on-site septic systems for wastewater treatment due to the lack of a sewer mainline along Hatchery Road. Constraints include location of existing development on the site and Powers Creek and adjacent riparian vegetation on the northern and western portion of the site.	5
025-181-010	R1	44,823	1	0%. The property contains one single-family residential unit that is proposed to be rehabilitated in the near future. The R1 zone only allows a maximum of two residential units. This property could be subdivided or rezoned to allow the development of additional residential units.	1
025-181-012	R1	59,890	1	0%. The property contains one single-family residential unit. The R1 zone only allows a maximum of two residential units. Subdivision or rezoning of the property would not necessarily allow the development of additional residential	1

				due to the location of the existing single-family residence, the configuration of the lot (flag lot), and the location of Powers Creek on the southern portion of the property.	
TOTAL					95

***Based on the parcel size and density allowed under current zoning without constraints taken into consideration**

E. PROJECTED NEEDS

~~To calculate the projected housing needs over the next five years planning period, the City assumed 50 percent of its very low-income regional housing need is extremely low-income households. As a result, from the 56 ELI households (Table 16), the City has a projected need of 28 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition.~~

TABLE 16. Projected Housing Needs Categorized by Income

	New Construction	Rehabilitation	Conservation/ Preservation***
Extremely Low Income	28*	2	-
Very Low Income	10**	2	-
Low Income	7**	1	-
Moderate Income	7**	-	-
Above Moderate Income	17**	-	-

* This number has been derived from HCD's calculations, though the RHNA has not allocated Blue Lake any ELI units.

** Based on the 2009 RHNA's projections.

*** There is no substandard housing; this column is not applicable to Blue Lake.

IV. CONSTRAINTS

This section attempts to identify and discuss factors that contribute to difficulties in meeting housing needs for all income levels in Blue Lake. Generally, such factors are attributed to governmental and non-governmental limitations. Housing constraints in Blue Lake can best be described as:

- **Developmental Constraints**, including economic factors such as ability to pay and physical factors limiting housing development opportunities; and
- **Governmental Constraints**, such as permitting difficulties and land use control.
- **Non-governmental Constraints**, such as construction costs and land costs.

A. DEVELOPMENTAL CONSTRAINTS

1. Market Constraints

Such market characteristics as availability of housing and housing costs combined with the ability to purchase or rent housing define the market constraints affecting housing in Blue Lake. The ability to pay for housing, as well as housing availability, is discussed under Section III. Housing Market Information, C. Affordability.

In addition to actual construction, housing costs include (or reflect, for rentals) such development costs as financing, marketing, profit to developer or homeowner, infrastructure and street improvements, utility hook-ups, property taxes, land division and permit processing costs. In addition, interest rates impact the affordability of housing, as well as affecting housing costs.

~~Fluctuating~~ **Increasing** values of land and costs of constructing or purchasing a house are occurring in Blue Lake as in the rest of the County and State. The rise in the area median income somewhat offsets the seemingly drastic changes in the cost of housing over the last ~~20~~ **years several decades**. Even though market constraints are the least limiting in the City (as opposed to other developmental and governmental constraints) insofar as housing, lower income groups continue to require assistance in order to obtain affordable housing opportunities. The City does attempt to mitigate the factors described above with respect to rehabilitating existing housing for low-income households; low-interest loans are offered through the City's revolving Community Development Block Grant-funded Housing Rehabilitation Program. ~~managed by RCAA.~~

Both State and Federal agencies continue to offer financial support for lower income groups. Subsidized rent and low interest loan programs from these agencies are ~~made~~ available to Blue Lake residents meeting certain criteria.

2. Circulation Infrastructure

The majority of undeveloped or under developed land in Blue Lake exists in larger (½ - 1½ ~~4~~ acre) parcels that could be divided or developed further if adequate internal access were available. Off-site improvements may also be extensive in order to adequately increase road capacities to a safe level.

3. Service Infrastructure

While the City's sewer and water systems have adequate capacity to meet the need of new **residential** development, actual provision of these services is limited by lack of infrastructure (mainline extensions). Therefore, service infrastructure presents the same type of constraint as circulation infrastructure.

An overwhelming constraint to new development in the 1980s was inadequate sewage treatment capacity. Through combined EPA and HCD-CDBG funding, the City was able to upgrade its sewage treatment facility in 1985 and 1992. **In fall 2013, it was determined that the City had unallocated sewer capacity equal to one hundred (100) residential equivalent units (REU's). The City developed an interim policy reserving sixty (60) REU's for residential connections based on the residential build out identified in the 2009 Housing Element. Per the interim policy, the remaining unallocated capacity of forty (40) REU's could be made available to non-residential uses subject to the approval of the City Manager and/or City Council. This policy demonstrates the City's commitment to facilitating residential development and meeting its share of the regional housing need. As part of this Housing Element update, a more detailed analysis of individual parcels available for residential development was conducted. The results are contained in Table 17 (Detailed Inventory of Parcels Available for Residential Development) which lists the number of potential units with no constraints at 95. This analysis demonstrates that the residential development potential in the City is greater than previously estimated. The limited number of unallocated REU's for non-residential development could potentially inhibit build-out of the remaining vacant or underutilized property in the City's Business Park. In addition, limited sewer capacity could prevent the City from increasing residential densities to meet its share of the regional housing need during future Housing Element planning cycles. Due to this situation, the City will continue to seek funding for capacity upgrades to its sewer treatment plant.**

4. Construction

Financing opportunities, price of land and cost of construction remain generally consistent County-wide and are not considered a constraint to development in the City of Blue Lake. Rural Development (previously FmHA) has financed some house construction in the past. Many residents could qualify for Rural Development (previously FmHA) or other subsidy programs.

Ultimately, these physical limitations are cost-related constraints. Suitable market conditions and sufficient development pressure would assist in overcoming these constraints.

Zoning Classifications, estimated vacant land, and estimated amount of vacant land subject to these constraints are outlined in ~~Table 15-16~~ **(Inventory of Land Available for Residential Development)** (~~III. Housing Market Information, D. Land Inventory~~) and **Table 17 (Detailed Inventory of Parcels Available for Residential Development)**.

In reality, property owners are much less likely to realize the full development potential of vacant land. This is partly due to up-front development and permitting costs, the reluctance of small-town property owners to pursue the necessary development processing, and the desire to realize income on property more immediately developable or with minimum effort (such as through its sale).

B. GOVERNMENTAL CONSTRAINTS

Local government constraints would include land use regulations, infrastructure provision, service provision (water and sewer), on- and off-site improvement requirements, and permit processing. None of these represents a significant constraint in Blue Lake. In practical terms, there are ~~no~~ **minimal** governmental constraints to new development - only market and development constraints.

In Blue Lake, land use regulations do not significantly constrain housing. Land zoned for various housing types is available as described under III, Housing Market Information, D. Land Availability. Implementation of policy changes (1985 revised Land Use and ~~2004~~ **2009** revised Housing Element) to promote mixed-use in the City Center and zone reclassification has resulted in furthering housing opportunities.

Circulation and utility infrastructure constraints are described under developmental constraints. In Blue Lake, basic and centrally located circulation and utility infrastructure is provided. The outlying areas, where the lack of such infrastructure limits development in Blue Lake, it is considered to be a constraint due to development costs rather than a governmental constraint.

Water and sewage disposal are not considered a constraint due to recent improvements to the wastewater treatment plant and additional City water storage capacity (additional water storage tank).

Planning Department

Planning permit costs (average \$400-\$800 **\$1,500**) are not unreasonably high in Blue Lake **relative to other local jurisdictions**, although they may seem so to small-town property owners and developers. Because of its small size and limited staffing capability, Blue Lake relies on private consultants (and consulting firms) to perform necessary project review functions. This can result in higher fees but they are generally less than the County and some surrounding communities. There is no evidence that these higher fees are preventing development. In recent years, no proposed projects have been abandoned because of permitting fees (See current fee schedule in Appendix B). Fees can be reduced only to the degree that the City subsidizes actual costs, a position it had in the past but is unable to take at this time. The use of consultants does not increase the time (1-~~3~~ **4** months) required to process permits and, in

fact, Blue Lake's processing time is frequently shorter than in neighboring communities (see table below). All project reviews are well within the maximum allowed by the State.

The City currently offers a pre-application fee process to provide early assessment of project feasibility and conditions of approval. Since its creation in 1989, the pre-application process has been a very useful method of assisting development projects.

TABLE 17. 18. Permit Types & Processing Times

Type of Approval or Permit	Typical Processing Time	Approval Body
Conditional Use Permit	1-3 months	Planning Commission
Zone Change	3-4 months	Planning Commission and City Council
General Plan Amendment	3-4 months	Planning Commission and City Council
Site Plan Review Approval	1-2 months	Planning Commission
Architectural Design Review	1-2 months	Planning Commission
Tract Maps	3-4 months	Planning Commission
Parcel Maps	1-2 3-4 months	Planning Commission
Initial Study	1-2 2-3 months	Planning Commission
Environmental Impact Report	3-4 months	Planning Commission

The residential zones in the City include R1, R2, R3, and PDR (See Table 1). In the R1 zone single-family dwelling are principally permitted (by right), and two-family dwellings and rest homes are permitted with a use permit (Planning Commission approval). In the R2 zone, single-family and two-family dwellings are principally permitted (by right), and rooming and boarding houses are permitted with a use permit (Planning Commission approval). In the R3 zone, single-family, two-family and three-family dwellings, and multiple dwellings and dwelling groups for not more than four families are principally permitted (by right), and multiple dwellings and dwelling groups of more than four families (including rooming and boarding houses) are permitted with a use permit (Planning Commission approval). **The mixed use zone also allows a variety of residential development including residential dwelling units for four or fewer families (by right) and residential dwelling units for five or more families with a use permit (Planning Commission Approval).**

The City has found no evidence that requiring a use permit for multiple dwellings and dwelling groups of more than four families is a constraint on multifamily development. The most recent example of this is the lack of hindrance the permitting had on the last **few** multi-family projects, a **three** 4-plexes (2008) **in 2007 and 2008**. If the City later determines that multifamily projects are being abandoned due to the requirement to obtain a use permit, then the City will have to propose a revision of the Zoning Ordinance to eliminate this requirement. It must be noted, though, that due to the small nature of the City, zoning districts are small and projects can potentially impact existing uses in adjacent but different zones. The required use permit process assists in ensuring those types of projects are compatible **and allows notification to the public and the opportunity to comment on the project.** If it does become an issue, the City ~~can~~ **will consider** ~~propose to revise~~ **revising** the Zoning Ordinance to **principally permit multifamily**

development use performance-based criteria for reviewing principally permitted uses in place of requiring use permits **subject to development and/or performance standards.**

In the Planned Development Residential (PDR) zone single-family dwellings are principally permitted (by right), and two-family and three-family dwellings, multi-family dwellings, rooming and boarding houses, and rest homes are allowed with a use permit (Planning Commission approval). The PDR or Planning Development Residential Zone is intended to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable use of open area and to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PDR zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size. The PDR zone has a maximum density of one dwelling unit per 6,000 square feet, or as modified with the D combining zone which can allow a density of one dwelling unit per 3,000 square feet (PDR-D-3). The Planning Commission must make the following findings to approve a project requiring a use permit in the PDR zone:

- A. The combination of dwelling types, lot sizes, and uses in the planned development will compliment each other and will harmonize with existing and proposed land uses in the vicinity.
- B. The development standards will produce an environment of sustained desirability and stability, harmonious with the character of the surrounding area and consistent with the objectives of the Blue Lake General Plan and other applicable plans or policies adopted by the City Council.

The mixed use zone, which was adopted in the mid-2000's, also allows a variety of residential development. In the Mixed Use (MU) zone, ~~proposed for adoption~~ Residential Dwelling Units for Four or Fewer Families are principally permitted (by right), and Residential Dwelling Units for Five Families or More are allowed with a use permit (Planning Commission approval). Such dwelling units can include condominiums, duplexes, town houses, apartment buildings, or secondary dwelling units. The Mixed-Use Zone is intended to allow for the compatible and beneficial mixture of residential and commercial uses in a single structure or on a single or multiple sites in a manner consistent with the City's General Plan Goals and Policies. These districts are designed to achieve a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation are considered to be desirable. Residences in the Mixed Use Zone provide housing near sources of employment or commercial and professional services – an alternative to exclusively residential zones. Development within the MU zone can be either of a residential or commercial nature. The mixture of residential and commercial development allows the opportunity for lower income rental units. The MU zone has a maximum density of one dwelling unit per 2,500 square feet, and maximum ground coverage of 60%.

Most of the development that has occurred since the ~~2004~~ **2009** Housing Element update have been single-family homes, ~~mother-in-laws~~ **a duplex**, and ~~one~~ **two** 4-unit apartment buildings. Single-family homes, as discussed above, are principally permitted (by right) in all residential zones in the City. ~~Mother-in-law units~~ **Duplexes** currently **are principally permitted in the R-2 and R-3 zones and** require a special use permit which is ministerially approved by the City

Planner in the R-1 zone. Multi-family development, such as a 4-unit apartment building, requires a use permit in the PDR zone and is principally permitted in the R3 zone. A typical single-family subdivision in the City is subject to Article 5 (Minor Subdivision of 5 or fewer lots) or Article 6 (Subdivision of five or more lots) of the Subdivision Ordinance (No. 435, as amended) which are included in the appendix. All subdivisions since the last housing element have consisted of fewer than five lots since most of the City is developed.

TABLE 18. 19. Housing Types per Zoning

Housing Types Permitted	R1	R2	R3	PDR	MU	HC, RC, SC	AE
Single Family Dwelling	P	P	P	P	P	CUP ¹	P ²
Two-Family Dwellings	CUP	P	P	CUP	P	CUP ¹	--
Three-Family Dwellings	--	--	P	CUP	P	CUP ¹	--
Four Family Dwellings	--	--	P	CUP	P	--	--
Multifamily (5+ Units Per Structure)	--	--	CUP	CUP	CUP	--	--
Rooming and Boarding Houses	--	CUP	CUP	CUP	--	--	--
Rest Homes	CUP	--	--	CUP	--	--	--
Mobile Homes Parks	--	--	CUP	CUP	--	--	--
Manufactured Homes (Single)	--	--	--	P	--	--	--
Residential Second Units	SUP	--	--	SUP	--	--	--

P – Principally Permitted

CUP – Conditional Use Permit

SUP – Special Use Permit (Ministerial)

-- Use Not Allowed

¹ Secondary to a commercial use in RC zone

² One (1) dwelling unit per ten (10) acres

TABLE 19. 20. Development Standards from the City of Blue Lake Zoning Ordinance

	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
R-1		6,000 s.f.	40%	1/6,000	15-20(max)-4	35 feet
Single-Family	No					
Two-Family	Yes					
R-2		6,000 s.f.	60%	1/2,500	20-15(max)-4	35 feet
Single-Family	No					
Two-Family	No					
R-3		6,000 s.f.	60%	1/2,000	15-10-5	45 feet
Single-Family	No					
Two-unit	No					
Multi-unit (≤4)	No					
Multi-unit (5+)	Yes					

PDR		6,000 s.f.*	40%	1/6,000*		35 feet
Single-Family	No				15-20(max)-4	
Multi-Family	Yes				25-25-10	
MU		6,000 s.f.	60%	1/2,500	15-20(max)-4	35 feet
Single-Family	No					
Multi-Unit (≤4)	No					
Multi-Unit (5+)	Yes					

*Unless modified by D combining zone

In order to obtain a use permit an applicant must receive approval from the City Planning Commission. Use Permit review requires a Public Hearing to allow the opportunity for public comment. The basic process to receive approval occurs in the following steps:

1. Applicant submits an application to the Planning Commission at City Hall with fees and a project description and site plan at least one month in advance of the next Planning Commission meeting.
2. Planner sends out referrals to Public Works, Building Department, Police, Fire, and if necessary applicable utilities (PG&E etc.) **or State and Federal agencies (CA Department of Fish & Wildlife, U.S. Army Corps of Engineers, etc.)** for comments about project issues and compatibility with city ordinances and codes (sewer & water, sidewalk, curb, & gutter, fire code, utility infrastructure, etc.) **or State and Federal laws.**
3. Planner prepares staff report and includes comments from the various departments. Staff report analyzes projects compatibility with the Zoning Ordinance and General Plan, **California Environmental Quality Act (CEQA)**, and compatibility with city ordinances and codes based on the comments from the various departments **and agencies.** The staff report concludes with a recommendation from the Planner to the Planning Commission that includes the findings the Planning Commission must make to approve the project and any conditions of approval to address issues that need to be resolved to bring the project into compliance with city ordinances and codes **or other applicable regulations.**
4. Once the Staff Report is complete the City Attorney drafts a resolution based on the recommendation included in the staff report that contains the findings and recommended conditions of approval for the project.
5. All of this information (Staff Report, Site Plans, etc.) is submitted to the Planning Commission so they can make an informed decision on the project. As mentioned above, use permit review requires a public hearing to allow the opportunity for public comment. The Planning Commission can approve the project as recommended, approve the project with modifications, or deny the project.

As required, the Planning Commission shall make the following findings before granting a use permit:

- A. That the proposed location of the conditional use is in accord with the objectives of Section 730 and the purposes of the zone in which the site is located.

Section 730. Use permits may be granted, upon application to the Planning Commission for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the Planning Commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.

B. That the proposed location of the conditional use and the conditions under which it would be operated maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The City has developed ~~two~~ three sets of design guidelines; one for Historic Designated Residential Structures; one for structures located within the City Center (Downtown); **and one for the Mixed Use zone.** The Historic Design Guidelines were developed to: a) assist in the preservation of the area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the residential architecture of Blue Lake; and d) encourage development appropriate to the working class character of the town. These are also intended to assist owners/buyers in making decisions about the wide range of issues affecting the appearance of their property in its setting. The Downtown Design Guidelines were developed as part of Blue Lake's downtown revitalization project to: a) assist in the preservation of that area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the "no frills" architecture of the designated area; and d) encourage development appropriate to the working class character of the town. They are also intended to assist owners/buyers in making decisions about a wide range of issues affecting the "look" of their property in its setting (See Historic & Downtown Design Guidelines in Appendix E). Historic designated residential structures in the City are reviewed for their compliance with the Historic Design Guidelines when they are rehabilitated or when additions are made to them. Property owners have the ability to request that the historical designation be removed from the structures on their property, and they also have the ability to request an exception to the Historic Design Guidelines. Residential or commercial structures in the City Center are reviewed for their compliance with the Downtown Design Guidelines when they are rehabilitated or when additions are made to them. Any new structures developed within the City Center must be consistent with the Downtown Design Guidelines. Both the Historic and Downtown Design Guidelines are designed to maintain the 'working man's Victorian' architecture which is found throughout the City. **Certain residential or commercial structures within the Mixed Use zone are reviewed for their compliance with the Mixed Use Design Guidelines when new structures or additions/renovations to existing structures are proposed. The Mixed Use Design Guidelines are designed to encourage the compatible and beneficial mixture of residential and commercial uses in areas of the City surrounding the Retail Commercial core of the Downtown.**

Off-street parking requirements have not limited potential new residential units added to existing commercial structures (as promoted by policies in the LAND USE ELEMENT to encourage mixed use through maximum utilization of downtown structures) in the City Center area. To some extent, parking requirements (1 additional space) may limit the development of

residential second units on certain residential lots in other areas of Blue Lake. This is not considered a significant constraint, however, due to the high level of build-out on these properties and the low number of inquiries desiring residential second units. The City’s second unit ordinance was revised in 2003 to be consistent with ~~recent state~~ changes **in State law**, and remains consistent with the current (2009) State law.

~~Recent changes to the~~ **The City's Zoning Ordinance was revised in 2009 has reduced to allow reductions in** off-street parking requirements ~~for apartment units and allowed parking in lieu alternatives in the Downtown area~~ **based on the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, or the availability of space on a parcel with existing improvements. This will help to reduce a barrier to the development of residential units in existing buildings in the Downtown area.**

TABLE 20. 21. Off-Street Parking Requirements

Type of Use	# of Spaces Required
Residential; including single-family, two-family, second units, and apartments	1 for each dwelling unit containing one (1) or fewer bedrooms 2 for each dwelling unit containing more than one (1) bedroom 1 additional space is required when no parking is available on the lot frontage
Trailer Parks	1 for each trailer unit plus 1 additional space for each 4 units
Institutional, Educational, Civic; including rest homes, nursing homes, etc.	1 for every 2.5 beds

Group Homes

Group homes such as rest homes, nursing homes, rooming and boarding houses are allowed in various residential zones with a use permit. Rest homes and nursing homes are allowed in the R1 and PDR zones with a use permit (Planning Commission approval), and rooming and boarding homes are allowed in the R2, R3, and PDR zones with a use permit (Planning Commission approval). The City does not limit group homes to a particular number of persons, and therefore group homes of more than 6 persons are allowed. The City does not have a set of particular conditions or use restrictions for group homes with greater than 6 persons. Currently no group homes are located within the City; therefore City Staff is unable to determine if restricting the siting of group homes to the aforementioned zones has an effect on development and the cost of housing.

The minimum distance required between special needs housing structures such as group homes is dictated by the Building Code. Currently, through the use permit procedure for group homes, community input occurs during the public hearing held as part of approval of the use permit. All residents within 300 feet of the site for the proposed use are given notice of a public

hearing. The public hearing requirement allowing the chance for community input is required of any residential development that requires a use permit.

~~During the effective period of this element and if necessary, the City will revise the zoning ordinance pursuant to SB 2 to allow group homes of fewer than 6 persons to be principally permitted (by right) in the R1 zone, and allow group homes over 6 persons with a use permit (Planning Commission approval). Once this revision takes place, community input will not be received for group homes of fewer than 6 persons since a public hearing will not take place.~~

The zoning ordinance does not address group homes such as emergency shelters or transitional housing, as noted in the section on housing for homeless persons. The type of group homes identified in the zoning ordinance, as discussed above, are nursing homes (includes rest homes), rooming houses, and boarding houses. The City needs to revise the zoning ordinance to include emergency shelters and transitional housing and allow them in appropriate zones. During the effective period of this element the City will review the Zoning Ordinance ~~to include~~ **and consider inclusion of** emergency shelters, transitional housing and group housing **uses** and allow them in appropriate zones if the need arises. ~~If the need is addressed~~ **determined to be necessary**, Blue Lake will enter into a multi-jurisdictional agreement with surrounding ~~communities~~ **jurisdictions such as Arcata, Eureka, or Humboldt County** to address this ~~problem~~ **need** pursuant to SB 2 (**Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing**).

Fair Housing Law

The City has not reviewed all of its zoning laws, policies, and practices for compliance with the fair housing law. During the effective period of this element the City will review the zoning ordinance and other city policies for consistency with the fair housing law, as outlines in Section VII, subsection C, item #8 (page 53).

The zoning code currently defines a ‘family’ as “one person living alone; two or more persons related by blood, marriage or legal adoption; a group not in excess of five unrelated persons living together as a single housekeeping unit; and in addition thereto domestic employees.” This definition of family limits a dwelling unit to housing a maximum of five unrelated persons. During the effective period of this element the definition of ‘family’ in the Zoning Ordinance will be revised to be compliant with fair housing law.

Building Department

The City has adopted and utilizes the ~~2007~~ **2013** version of the California Building Code. In addition, the City utilizes the ~~2000~~ **2013 California** Mechanical Code, ~~1999~~ **2013 National California** Electric Code, and the ~~2000~~ **2013 California** Plumbing Code, **and the 2013 California Residential Code**. Building permits are generally processed in less than a month.

Code enforcement in the City is conducted on a complaint driven basis. There are no local amendments to the Codes; hence, building codes are not excessive and present predictability for developers, not a constraint. The City has not adopted any universal design elements in the building code. Historic structures in the City have been formally designated and special historic

preservation codes are in effect that allow exceptions to building code regulations when structures are rehabilitated.

On/Offsite Requirements

The following are the general improvement requirements contained in Section 202 of the City's Subdivision Ordinance (No. 435, as amended):

Subdividers shall install improvements in accordance with ~~the general requirements set forth in the Blue Lake~~ a Subdivision **Improvement Agreement with the City per Section 709 of the Subdivision Ordinance (No. 435, as amended)** and corresponding ordinance, provided that the City Engineer may require technical changes if non-standard conditions arise during construction.

Inundation. If any portion of any land, within the boundaries shown on any such Final Map, is subject to overflow, inundation or flood hazard by storm waters, such fact and said portion shall be clearly shown on such Final Map on each sheet of said map and further adequate storm drain system and/or levees, dikes, pumping systems and other protective infrastructure shall be provided. All developments shall comply with the current City of Blue Lake Flood Ordinance, as amended.

Streets and Highways. Design standards shall be based upon current Caltrans plans and specifications, AASHTO standards, City standards, and APWA standards, as approved by the City Engineer.

Structures. Structures shall be installed as deemed necessary by the City Engineer for drainage, access and/or public safety. Such structures will be placed to grade and be of a design approved by the City Engineer. Structures supporting traffic shall be designed to accommodate H-20 loading.

Sidewalks, Curbs and Gutters. Curbs, gutters and sidewalks shall be of concrete and shall be installed according to standard plans and specifications of the City. Sidewalk width shall be as provided in the Sidewalk Ordinance, as it is amended from time to time.

Sanitary Sewers. Sanitary sewer lines and appurtenances, including manholes, pump stations, and service lines, shall be provided within all subdivisions and shall connect with existing sewer lines and appurtenances. Where a sewer line is constructed or laid within a street, the subdivider shall install a lateral connection extending to the right-of-way line to serve each lot within the subdivision. Sanitary sewer lines, appurtenances, and service connections shall be constructed of a size, design, and laid to grades established and/or accepted by the City Engineer.

1. Where sanitary sewers are not available immediately adjacent to the proposed subdivision, or where pretreatment wastewater facilities are required as part of the development, connection to the City's sanitary sewer system shall be made in accordance with current policies as adopted by the City Council and current Sanitary Sewer Ordinance of the City of Blue Lake, all as amended.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

Drainage Works. The subdivider shall provide such drainage structures, including storm sewers, drainage channels and drainage pumps, as may be necessary for adequate drainage of surface and storm waters, and further including means for the disposal of surface and storm waters generated by the subdivision. Disposal of surface and storm waters into drainage wells or sewer lines shall not be permitted. Drainage facilities shall be installed as required by the City Engineer.

All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

Water. Adequate water supply and distribution system, water mains and fire hydrants connected to the water system serving the City of Blue Lake shall be installed by the subdivider. Where further development appears probable beyond the proposed subdivision, the subdivider may be required to install larger water mains to handle such additional development. Where additional storage facilities or pumps are required to serve the development, the developer may be required to have such facilities constructed. All development shall conform to the current Water Ordinance of the City of Blue Lake, as amended.

1. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be submitted to the City Engineer.

2. A detailed computer analysis shall be submitted to the City Engineer which identifies the impacts upon the existing City system in the areas of distribution, storage supply, and water quality, unless waived by the City Engineer.

Street Trees. Street trees may be required by the Planning Commission and shall be of a type approved by the City Engineer and planted in locations approved by the City Engineer.

Street Lighting. Street lighting shall be as required by the Planning Commission and shall meet current City standard plans and specifications.

Railroad Crossings. Provisions shall be made for any and all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for application to the current railroad owner for the establishment and improvement of such crossings. The cost of such railroad crossing improvement shall be borne by the subdivider, and shall be designed and built consistent with current California State Public Utilities Commission requirements and standards.

Complete Improvement Plan. Three complete sets of improvement plans "as built" shall be filed with the Director of Public Works upon completion of said improvements. The three complete sets of plans shall be comprised of one reproducible set and two sets of blueprints. Upon receipt and acceptance of said "as-built" plans, the City Engineer will issue a Certificate of Acceptance when all requirements of the City are met.

Underground Utilities Required. All utility distribution facilities, including but not limited to electric, communication and cable television lines, fire alarm systems, installed in and for the purpose of supplying service to any subdivision, shall be placed underground, except for equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, concealed ducts and poles supporting street lights.

1. All underground installation under roadway shall be completed prior to the paving of the roadway.
2. Public and private utility easements shall be provided by the subdivider as required.
3. The subdivider shall make the necessary arrangements with the utility companies involved for the installation of said facilities.

Public Works Department

On- and off-site improvement requirements consist primarily of water and sewer connections and curbs, gutters and sidewalks (Site improvement requirements are included in Appendix C). These requirements are comparable with other surrounding communities and are not excessive. Setbacks and lot coverage restrictions are likewise reasonable, comparable and do not represent a constraint to development.

The City typically requires a ~~\$2,431.04~~ **\$3,140.21** (single-family residence) water and ~~\$6,200.42~~ **\$6,329.95** sewer improvement **installation and connection** fee for all new construction (see ~~2003/2004~~ **2015/2016** sewer and water schedule in Appendix B). The City also requires a ~~\$300~~ **\$465** drainage facilities improvement fee and ~~\$150~~ **\$232** parkland and recreation facilities fee per lot created for new subdivisions (See current fee schedule in Appendix B). There are no school impact fees in the City of Blue Lake.

Proportion of Total Development Costs

To determine an estimate of the proportion of total development costs that are charged to an applicant by the City, the fees from each department must be added together. These would include planning permit fees, building permit fees, sewer and water connection fees, drainage fees, and parkland fees. For a typical single-family dwelling (1,350 s.f.) this can vary from 5 – 10% depending on the contractor used. For a typical multi-family development (4 units @ 750 s.f. each) this can vary 3 – 8% depending on the contractor used.

C. NON-GOVERNMENTAL CONSTRAINTS

1. Construction Costs

Through contacting the Humboldt County Building Department and various local contractors, City Staff was able to determine a range of construction costs for typical single family dwelling units and typical multi-family dwelling units.

Construction costs for a typical single-family home (1,500 s.f.) depending on the contractor is about \$101.95 **ranges from \$100-\$110** per square foot as of 2008 **2014**. **This equates to a total construction cost ranging from \$150,000 - \$165,000.** Construction costs for a typical multi-family dwelling unit, depending on the contractor, is about \$93.65 **ranges from \$90-\$100** per square foot **as of 2014, but may be increased by as much as 20% if prevailing wages are required.** This equates, for a typical multi-family development in Blue Lake (4 units @ 750 s.f. each), to a total construction cost ranging from \$225,000 to \$375,000 **\$270,000 - \$396,000.**

2. Land Costs

~~Through review of the County Assessor records for parcels that have recently been developed and/or sold, City staff was able to determine the cost of typical single family residential development (1,500 s.f.):~~

~~Single Family = \$105,000 \$2 and above (2008)
Multi Family = \$225,000 and above (2008)~~

The cost of residential land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land, allowing the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of lots. A review of real estate listings did not result in identifying any vacant land on the market in the City of Blue Lake. However, some information was found about the cost of vacant land in the City through review of Assessor Parcel Records (Parcel Quest, 2015). Table 22 below summarizes this information.

TABLE 22. Land Value

APN	Zoning	Parcel Size (ac)	Land Value (\$)
025-032-005	R1	0.31	98,085
025-041-042	R1	0.24	61,198
025-081-008	MU	0.12	36,148
025-101-023	PDR	3.06	198,896

D. ENVIRONMENTAL CONSTRAINTS

1. Flood Hazards/Wetlands

A portion of the City of Blue Lake has been mapped within a **the** 100-year flood plain **of the Mad River and Powers Creek**. Most of this area remains undeveloped, affecting approximately 20% of the developable lots in the City. Some of this area also falls under **the** current federal **and state** definition of wetlands. Much of this area is only seasonally wet and offers ~~little~~ **limited** habitat value to wetland wildlife needs. Flood Hazards/Wetlands are the ~~only major~~ **primary** environmental constraint to development of the vacant lands within ~~the~~ City limits.

V. ANALYSIS OF PREVIOUS HOUSING ELEMENT AND RECOMMENDATIONS FOR REVISIONS

A. REVIEW AND UPDATE OF OBJECTIVES

The State mandates that Housing Elements include measures to accomplish the following objectives (summarized from General Plan Guidelines):

1. Create and identify adequate amounts of land with Zoning and Development Standards for a range of housing types, sizes and prices.
2. Encourage housing affordable to low- and moderate-income households.
3. Minimize governmental constraints on the maintenance, improvement and development of housing.
4. Conserve and improve existing housing stock.
5. Promote housing opportunities for all segments of Blue Lake's population.

The ~~2004~~ **2009** Housing Element proposed specific changes and programs to accomplish these objectives given demographic, economic and legislative conditions.

Objective 1. Create and identify adequate amounts of land with Zoning and Development Standards for a range of housing types, sizes and prices.

~~4.~~ **A.** **At the time of the last comprehensive General Plan Update (1985),** Blue Lake's Land Use Designations and Zoning Ordinance were revised to allow for a variety of housing types. Most vacant land in the City was changed to a "Planned Development" Zone to allow several types of housing, including single-family, multi-family and manufactured housing, as well as planned developments utilizing clustering and other innovative techniques. Density bonuses are currently available but not utilized. Since the ~~2004~~ **2009** Housing Element **update**, several housing units have been developed on PDR zoned lands, and the City ~~will~~ **has** continued to encourage such development **proposals** anytime applications are received. This ongoing objective is listed as ~~implementation measure 4~~ **Program 3c** in Section VII.

~~8.~~ **B.** The City adopted the Mixed Use (MU) zone to allow a mixture of housing and commercial opportunities **and applied it to** ~~in~~ portions of the ~~existing Retail Commercial Zone in the Downtown~~ **City within the City Center Boundary. Properties previously zoned R-1 (Residential One-Family), R-2 (Residential Two-Family), ML (Light Industry), PDR (Planned Development Residential), and RC (Retail**

Commercial) were re-zoned to MU which principally permits up to four residential units and allows five or more units with a use permit. The City continues to encourage use of this zone for providing a variety of housing types.

Objective 2. Encourage housing affordable to low- and moderate-income households.

~~7. A.~~ The City has disseminated information concerning energy conservation and affordable housing opportunities through water billings.

~~9. B.~~ The City has continued to enforce the State's Title 24 Building Energy Conservation Codes for all new construction.

Objective 3. Minimize governmental constraints on the maintenance, improvement and development of housing.

~~3. A.~~ Governmental constraints continue to be addressed through periodic reviews of fees and permit processing procedures to assure that neither is excessive. In addition, review functionally occurs whenever a matter concerning governmental constraint is brought to the attention of the Planning Commission or City Council. The City continues to encourage use of its pre-application process to provide early assessment of **project** feasibility and conditions of approval.

~~4. B.~~ **The ~~2ndary unit~~ Section 627 (Residential Second Units) of the Zoning Ordinance** was revised in 2003 to make the approval of these **residential** units ministerial instead of discretionary **in compliance with Government Code Sections 65852.1, 65852.150, and 65852.2. The City continues to encourage use of this approval process for increasing affordable housing in the City.**

~~9. C.~~ The City revised its **off-street** parking requirements to allow greater flexibility in ~~meeting off-street parking needs for residences in commercial and residential areas~~ **the Retail Commercial (RC) and Mixed Use (MU) zones. The RC zone allows up to three residential units with use permit and the MU Zone allows up to four residential units principally permitted and five or more residential units with a use permit.** The City is currently considering reducing the parking requirements further; mainly for its higher density downtown area. The City **also** examined Section 610 of the zoning ordinance, addressing off-street parking facilities and parking reductions for special needs housing as consistent with State law.

Objective 4. Conserve and improve existing housing stock.

~~2. A.~~ **In 1990, the City established a revolving Housing Rehabilitation**

Loan fund with repayments from its existing, grant-funded Housing Rehabilitation Program. The City has received five grants since 1992 totaling \$1,564,000. Since the 2009 Housing Element update, the City continued maintained the Housing Rehabilitation Program not only to preserve and improve existing housing stock, but also to encourage the creation and conservation of housing affordable to low income persons. The latter is accomplished in two ways: (1) low income owners are eligible for low or no interest loans for repairs that frequently result in lower utility, maintenance and other "operation" costs; **and** (2) rental units may be rehabilitated only if the landlord agrees to reserve the unit for low-income persons and limits the rent charged.

~~5.~~ **B.** The City formally identified and designated historically significant structures and provided incentives for conserving these structures. A Historic Preservation Ordinance was passed in 1993 which allows alternative building standards in rehabilitation of the City's working class Victoria era architecture.

~~4.~~ Existing housing stock continues to be conserved and improved through the State CDBG funded City Housing Rehabilitation Program. The City has received five grants since 1992 totaling \$1,564,000.

Objective 5. Promote housing opportunities for all segments of Blue Lake's population.

~~5.~~ **A.** There is no evidence that any minority or other sub-group of the population is restricted in housing choices (except for low-income persons restricted by affordability). There are no concentrations of minority or lower quality housing. Further, no fair housing or housing discrimination complaints have been received by the City since the ~~last~~ **2009** Housing Element update.

~~6.~~ **B.** The City Clerk ~~was~~**is** designated to refer any fair housing or housing discrimination complaints to the State Department of Fair Housing & Employment. This implementation measure is ongoing.

~~8.~~ **C.** The City has continued to enforce State handicapped-access requirements in new development through the building review process.

~~6.~~ The City developed specific plans as part of their General Plan to clarify development opportunities in the large, undeveloped northwest portion of the City. The Sphere of Influence report and annexation studies were generated as a result of fulfilling this task.

~~7.~~ The City has applied for CDBG funding and Planning & Technical Assistance grants to enhance the economic viability of the City by researching the availability of land and development constraints of

available land in detail. A grant was received by the City in 2009 for marketing, infrastructure, and subdivision studies of the Business Park to facilitate development of the Park and ultimately increase the local economic base.

8. The City adopted the Mixed Use (MU) zone to allow a mixture of housing and commercial opportunities and applied it to in portions of the existing Retail Commercial Zone in the Downtown City within the City Center Boundary. Properties previously zoned R-1 (Residential One-Family), R-2 (Residential Two-Family), ML (Light Industry), PDR (Planned Development Residential), and RC (Retail Commercial) were re-zoned to MU which principally permits up to four residential units and allows five or more units with a use permit. The City continues to encourage use of this zone for providing a variety of housing types.
9. The City revised its off-street parking requirements to allow greater flexibility in meeting off-street parking needs for residences in commercial and residential areas the Retail Commercial (RC) and Mixed Use (MU) zones. The RC zone allows up to three residential units with use permit and the MU Zone allows up to four residential units principally permitted and five or more residential units with a use permit. The City is currently considering reducing the parking requirements further; mainly for its higher density downtown area. The City also examined Section 610 of the zoning ordinance, addressing off-street parking facilities and parking reductions for special needs housing as consistent with State law.

In addition to the existing goals, procedures and programs, the City met its future housing needs and fulfilled its goals and policies through the following implementation measures:

1. The City continues to pursue Community Development Block Grant (CDBG) funding for continuation of the Housing Rehabilitation Program, as well as Economic Development-related programs.
2. In 1990, the City established a revolving Housing Rehabilitation Loan fund with repayments from its existing, grant-funded Housing Rehabilitation Program. Depending on further grant funding and rehabilitation guidelines adopted by the City, one to four units can continue to be rehabilitated per year. The rent limitation provision of the State-funded program (described above) is also in effect for rental units rehabilitated through the revolving fund.
3. The City revised its off-street parking requirements to allow greater flexibility in meeting off-street parking needs for residences in commercial and residential areas the Retail Commercial (RC) and Mixed Use (MU) zones. The RC zone allows up to three residential units with

~~use permit and the MU Zone allows up to four residential units principally permitted and five or more residential units with a use permit. The City is currently considering reducing the parking requirements further; mainly for its higher density downtown area.~~

- ~~4. The City developed a mechanism whereby in lieu parking may be available for projects that cannot meet off street parking requirements.~~
- ~~5. The City formally identified and designated historically significant structures and provided incentives for conserving these structures. A Historic Preservation Ordinance was passed in 1993 which allows alternative building standards in rehabilitation of the City's working class Victoria era architecture.~~
- ~~6. The City Clerk was designated to refer any fair housing or housing discrimination complaints to the State Department of Fair Housing & Employment. This implementation measure is ongoing.~~
- ~~7. The City has disseminated information concerning energy conservation and affordable housing opportunities through water billings. At the end of 2002, a local community newsletter was created called the Lake Breaking News, which publishes information about social services, availability of day care services, local businesses, and community recreational activities. Though no longer distributed, smaller scale publication surface occasionally with related information.~~
- ~~8. The City has continued to enforce State handicapped access requirements in new development through the building review process.~~
- ~~9. The City has continued to enforce the State's Title 24 Building Energy Conservation Codes for all new construction.~~
- ~~10. The City has continued to promote the following Federal and State housing programs. These particular programs are identified as the most feasible and appropriate for Blue Lake. The City department or subcontractor managing the Housing Rehabilitation Program maintains and disseminates information of these programs.~~

In addition to the existing goals, policies, and implementation measures described above, the City has continued to promote the following State and Federal housing programs. These particular programs are identified as the most feasible and appropriate for Blue Lake. City Departments or subcontractors maintain and disseminate information on these programs.

a. Blue Lake Housing Rehabilitation Program

Funded by California Department of Housing & Community Development

(HCD) with Community Development Block Grant funding. Current program offering low-interest (2%) loans to lower-income homeowners and landlords with lower-income tenants for health- and safety-related repairs and improvements. Administered ~~for~~ **by** the City of Blue Lake. ~~by the Redwood Community Action Agency (RCAA), Eureka.~~

b. Housing Preservation Grant Program

Funded by Rural Development (USDA). Current program offering low interest/deferred payment for rehabilitation similar to above described CDBG Program. Administered by **the City of Blue Lake**. ~~Redwood Community Action Agency (RCAA), Eureka.~~

~~c. Senior Home Repair~~

~~Ongoing program operated by the Senior Resource Center, Eureka. Provides minor home repairs for senior citizens at reduced rates on a sliding scale.~~

~~d. c. Low-Income Weatherization~~

~~Multiple-funding sources. Ongoing program providing free weatherization to low **and moderate** income rental or owner-occupied housing. Coordination with the Housing Rehabilitation Program. Administered by RCAA.~~

e. **d. Rural Development (USDA)**

Section 504 - Home Repair: Provides grants for senior citizens and very low-interest loans to lower-income owner/occupants for health and safety related housing repairs. Administered by Rural Development (USDA), Eureka office.

Section 502 - Rehabilitation: Similar to 504 program, with same loan maximum. Work must bring entire house up to Rural Development standards. Administered by Rural Development (USDA), Eureka office.

Section 502 - Home ownership: Provides loans to low-and moderate-income persons for purchase of single-family dwellings. Administered by Rural Development (USDA), Eureka office.

~~f. e. HUD Section 8~~

~~Funded by U.S. Department of Housing and Urban Development (HUD). Program provides rent subsidy assistance to low-income families in certified existing units. Administered by the Humboldt County Housing Authority.~~

~~g.~~ **f.** Cal-Vet

Provides financing to eligible veterans, usually first-time home buyers, for home purchase. Loan packages developed by private lending agencies and approved by the Cal-Vet program.

Other housing programs, not utilized in the City of Blue Lake but that may be available in the future, include: HUD Section 202 and FmHA Section 515 programs. These provide financing for multiple-unit low-income rental housing.

B. EFFECTIVENESS

Goals and objectives of the **2009 Housing Element update** were more specific, feasible and based on more accurate housing and demographic data than the ~~previous 1992 Element~~ **previous updates**. The ~~2004~~ **2009 Element update** incorporated and addressed the State's housing goals through policies, goals, objectives and implementation measures. Based on the above review, ~~most~~ **many** of the objectives of the previous element were met. Many of the programs or changes were successfully implemented and are carried over to this update.

Regional Needs

A goal of rehabilitating four houses per year was continued in the 2004 Element (3.6% of the 110 houses identified as being in need of work). The City continued the Housing Rehabilitation Program and provided low or no interest rehabilitation loans to target 43 income households by 2003. However, a windshield survey conducted in 2002 indicated that 353 homes required rehabilitation. While the goal established in the 1992 Element and continued in the 2004 Element has been not been met, the City has received five grants since 1992 and are working toward the goal. ~~Between~~ **From** 1995-2008, approximately 61 units in the target income group received rehabilitation funds.

The primary housing problem in ~~2004~~ **2009** was affordability. Programs were suggested in general to help alleviate the problem, including revising the second unit ordinance, adopting a density bonus ordinance, encouragement of planned development, continued application to HCD for housing rehabilitation funds, pursuit of increased local employment opportunities, pursuit of group housing opportunities, and publicizing available programs regarding subsidized housing programs & shared housing opportunities. Many of these actions occurred; the second unit ordinance was revised in 2003, planned developments have been encouraged when applied for, CDBG funding has been received five times since 1992, several new businesses have located in the Downtown and Industrial Park **since 2009**, and information concerning shared housing opportunities is regularly posted at the post office. The City has yet to adopt a density bonus ordinance, and pursue group housing opportunities.

However, the City has not received inquires about either type of project. Most PDR zone development has been primarily with manufactured homes and mobile home parks. The percentage of mobile homes and manufactured housing in relation to total housing units increased from 7% in 1980 and 12% in 1985 to 14% in 1990; but decreased to 12.4% in 2000 **and 10% in 2015**, because of the number of standard constructed single family residences **developed in recent decades**.

~~An overwhelming constraint to new development in the 1980s was inadequate sewage treatment capacity. Through combined EPA and HCD-CDBG funding, the City was able to upgrade its sewage treatment facility in 1985 and 1992. The full development of all available areas within the City does not exceed current sewage disposal capacities; the system is designed for a capacity of 1,920 people. However, it is this capacity—the system is near capacity with industry using the facility—and the lack of mainline extension infrastructure that are the main factors limiting urban development surrounding the City of Blue Lake. Through outside funding, repairs and system analyses will be performed to de-stress the system. The City plans to replace or re-line the high inflow lines and manholes. The City has completed camera inspections of the entire system, some smoke testing, and a recent storm event flow survey. The City is now applying for funding for the necessary improvements. As connections to the sewer system occur, revenue will be also be provided for upgrades to the system which will generate additional capacity. However, this constraint affects development surrounding the City; water and sewer provisions inside the City are still adequate. Funding was also acquired this year to upgrade the wastewater treatment of a business that brings the sewer system near capacity. The upgrade is projected to be completed within two years.~~

In overview, many of the goals and objectives of the previous Elements have been achieved. ~~Most~~ **Many** of the implementation measures listed in the 2004 **2009** housing element are activities that are ongoing such as encouraging planned development, development of specific plans as part of the general plan, continued application for CDBG funding, dissemination of information about energy conservation and affordable housing opportunities, encouraging rehabilitated units to include retrofit weatherization improvements, pursuit of methods to revitalize the downtown, increasing local employment opportunities, and implementing the American Disabilities Act (ADA). Due to their ongoing nature, many of the implementation measures listed in the 2004 **2009** housing element will be listed again in this update. However, several of the implementation measures have yet to be achieved including: adopting a density bonus ordinance, ~~pursuit of~~ **pursuing emergency shelters, transitional, senior, and** group housing opportunities, ~~and development of capital improvement programs~~ **principally permitting multi-family development in the R3 Zone, and reviewing the Zoning Ordinance for consistency with fair housing law and more recent changes in State laws**. These measures, which have not been completed yet, will also be listed again in this update.

**TABLE 24. 23. ADDED UNITS IN BLUE LAKE
(SINCE THE 2004 2009 HOUSING ELEMENT REVISION)**

Type of Unit	# of Units
Single Family Residence (SFR)	
3 Bedroom Constructed	4
3 Bedroom Manufactured	0
1 Bedroom Constructed	0
Subtotal	4
Residential Second Units (Mother-In-Law)	0
Apartments	
1 Bedroom	0
2 Bedroom	10
3 Bedroom	0
4 Bedroom	0
Subtotal	10
Total of Units	14
Total of Bedrooms	32

TABLE 22. 24. PROJECTS FROM PERMIT RECORDS (2000-2008 2007-2014)

Application #	Applicant Name	Construction Type	Status
025-191-003/2007	Raygoza/Thorton	Single-Family Residence	Completed
025-011-010/2007	Fechner	Single-Family Residence	Completed
025-091-023/2007	Barnhart	Four-Plex	Completed
025-091-025/2008	Barnhart	Four-Plex	Completed
025-091-032/2008	Barnhart	Four-Plex	Completed
025-091-031/2011	Barnhart	Duplex	Completed
025-131-015/2011	Estlow	Single-Family Residence	Completed
025-131-016/2011	Glen	Single-Family Residence	Completed
025-131-017/2011	Mann	Single-Family Residence	Completed
025-101-008/2012	Cook	Single-Family Residence	Completed
025-082-014/2014	Potter	Tri-Plex	Under Construction
025-035-006/2014	Rousseau	2nd Unit	Under Construction

VI. HOUSING NEEDS SUMMARY

Previous sections have described factors contributing to Blue Lake's position with respect to meeting its housing needs. Most of the needs expressed in the ~~2004~~ **2009** Housing Element **update** continue to be pertinent today; therefore, ongoing efforts to fulfill these needs are currently in effect. Blue Lake has not changed much since the ~~'04~~ **2009** ~~Housing Element~~ update, so the ability to continue programs or addressing issues and needs is viable. In view of these factors and Blue Lake's current housing programs, Blue Lake should focus its housing efforts on the following:

A. GENERAL

1. Continue to provide assistance (financial and technical) which will allow lower-income families to improve the condition of their living quarters.
2. Continue to improve the condition of existing housing stock (including conservation of existing structures and preservation of historic structures) for residential use.
3. Continue to provide for additional housing by promoting the mixed-use concept in the City Center **and remove** minimizing constraints ~~to such mixed-use (primarily off-street parking)~~ **as off-street parking.**
4. Resolve the access problem to the larger, undeveloped and underdeveloped parcels of land **in the western half of the City** to maximize development densities in appropriate areas and to protect public health, safety and welfare through adequate access and well-planned circulation and infrastructure patterns.
5. Promote the maintenance and rehabilitation of historically significant structures identified in the Blue Lake CDC Historical Research Report (1990) through ~~being thus qualified for~~ **the application** of Historic Building Codes and promotion of other programs and incentives such as rehabilitation tax credits.
6. Encourage qualified Blue lake residents to utilize rent subsidy programs such as HUD Section 8 and construction/rehabilitation programs by FmHA.
7. Continue to meet Program ~~22~~ **5a** – Assistance in Multifamily Development standards through City of Blue Lake office hours. **City Planning & Building Staff** offers **free project review** time to assist **applicants** ~~in developmental issues and concerns and timelines.~~ **in developing their proposals and identifying constraints affecting their projects.**
8. **Encourage Blue Lake residents to take advantage of the free energy efficiency assessments offered by Redwood Coast Energy Authority (RCEA) and the no-cost or reduced-cost upgrades they may be eligible**

for. Encourage low to moderate income renters and homeowners to take advantage of the energy efficiency and weatherization services offered by Redwood Community Action Agency (RCAA). Reduced utility costs increases the affordability of housing in the City.

B. SPECIAL NEEDS

In addition, "special needs" households also should be considered in the City's housing programs, as follows:

1. Encourage the need for provision of access for handicapped persons in new and rehabilitated residential and commercial structures. This is particularly important for multi-family development where at least one unit should be made accessible to handicapped persons. If handicapped access is not provided initially, the building design should be able to accommodate subsequent remodeling to provide such access; the initial building design should not be such to preclude the possibility of such future remodeling.
2. Encourage adequate supply of local day care/nursery school programs.
3. Encourage shared housing opportunities, particularly for seniors, female-headed households and the disabled.
4. Increase the public awareness of local opportunities of public subsidized housing programs, shared housing opportunities, day care and nursery facilities, social services (for transitional or homeless persons), housing rehabilitation, weatherization **and energy efficient upgrades**, fair housing practices, local employment opportunities.
5. Encourage development of limited care facilities in Blue Lake to assist local seniors and the disabled.
6. Provide additional local job opportunities by pursuing economic development assistance **and marketing the City Center and Business Park.**

VII. GOALS, POLICIES AND IMPLEMENTATION PROGRAMS ~~2009-2014~~ 2014-2019

The City's goals, policies and ~~objectives~~ **programs** are intended to accomplish the broad State housing goals as appropriate for Blue Lake's particular needs and circumstances **while maintaining the quality living environment and rural character of Blue Lake**. The goals are consistent with and generally the same as those in the Residential Land Use section of the Land Use Element. ~~Additional or revised goals have been added.~~

~~The State has suggested broad "goals" for local housing elements:~~

- ~~1. To promote and insure the provision of adequate housing for all persons regardless of income, age, race or ethnic background.~~
- ~~2. To promote and insure the provision of housing selection by location, type, price and tenure.~~
- ~~3. To promote and insure open and free choice of housing for all.~~
- ~~4. To develop a balanced residential environment including access to jobs, community facilities and services.~~
- ~~5. To act as a guide for municipal decisions and how their decisions affect the quality of the housing stock and inventory.~~

A. GOALS, POLICIES, AND PROGRAMS

GOAL 1: TO PRESERVE THE CITY'S HISTORICAL AND CULTURAL HERITAGE THROUGH THE PRESERVATION AND ~~INNOVATIVE RE-USE OF HISTORICAL STRUCTURES~~ IMPROVEMENT OF THE CITY'S EXISTING HOUSING STOCK

POLICIES

- Policy 1.1:** All new residential development shall be consistent with the character of the City and blend with existing development.
- Policy 1.2:** The City shall promote conservation and improvement of the existing house stock, particularly historic structures. Specific areas of concern include house wiring, secured foundations and prevention of water damage.
- Policy 1.3:** **Encourage citizen involvement in property maintenance and efforts to improve the housing stock and overall neighborhood quality.**

PROGRAMS

- Program 1a Housing Rehabilitation Program.** **The City places a high priority on maintaining the quality of its housing stock.** The City will ~~continue to apply (or support applications)~~ **consider applying to or supporting applications to HCD and other**

funding agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.

Time Frame: Minimum one application ~~in next five years if program funding is offered~~ **during the current planning cycle.**

~~Responsibility~~ **Responsible Agency:** City Staff and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To facilitate and encourage housing rehabilitation for targeted income households.

GOAL 2: TO PROVIDE ADEQUATE HOUSING FOR PERSONS WITH SPECIAL HOUSING NEEDS SUCH AS TARGET INCOME GROUPS OF LOW-INCOME, THE ELDERLY, HANDICAPPED AND FEMALE-HEADED HOUSEHOLDS

POLICIES

- Policy 2.1:** Local, State and Federal housing and economic development programs shall be pursued. These are the primary means necessary to assist the City in reaching defined objectives.
- Policy 2.2:** The housing needs of elderly, seasonally employed heads of households, ~~and~~ handicapped, **and other identified special needs groups in the City** have a high priority.
- Policy 2.3:** Provisions for access for the handicapped shall be considered in all new or rehabilitated residential developments, particularly for multiple family dwellings.
- Policy 2.4:** Mobile homes and manufactured housing shall continue to be permitted in compatible residential districts.
- Policy 2.5:** The City will coordinate efforts ~~in order to conserve existing housing and~~ identify **and assure** temporary housing opportunities in the event of a disaster.
- Policy 2.6:** The City shall develop a program for notifying all residents of availability of housing programs and funding.
- Policy 2.7:** **Create mixed-use opportunities along key commercial corridors as a means of enhancing pedestrian activity and community interaction.**

PROGRAMS

- Program 2a Group Quarters.** Feasibility for group quarter opportunities for targeted groups (single persons, female-headed households, disabled, seniors, etc.) will be researched and implemented if a need or interest is identified. Once a need or interest is identified and program funds are available, the City will apply for HCD's Family Housing Demonstration Program (FHDP).

Time Frame: If individual is interested and program funds are available, City will assist in the application process.

~~Responsibility~~ **Responsible Agency:** City Staff and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To meet the need for group quarter in the City if determined necessary.

Program 2b Senior Housing. Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).

Time Frame: If individual is interested and program funds are available, City will assist in minimum one application ~~next five years~~ **during the current planning cycle.**

~~Responsibility~~ **Responsible Agency:** City Staff and City Council.

~~Financing~~ **Funding Sources:** General Fund & SCSHP Funding.

Objectives: To meet the need for senior housing in the City.

Program 2c Limited Care Facilities for Seniors and/or Disabled Persons. The City will pursue (~~or provide assistance to individual~~) or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled.

Time Frame: If applicable program is identified and program funds are available, City will submit one application ~~in the next five year period~~ **during the current planning cycle.**

~~Responsibility~~ **Responsible Agency:** City Staff and City Council working with Service Providers.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To meet the need for limited care facilities for seniors and/or disable persons in the City.

Program 2d Emergency Shelters, Transitional Housing, and Group Housing. During the effective period of this element the City will review the Zoning Ordinance ~~to include~~ **and consider inclusion of** emergency shelters, transitional housing and group housing **uses** and allow them in appropriate zones if the need arises. If ~~the need is addressed~~ **determined to be necessary**, Blue Lake will enter into a multi-jurisdictional agreement with surrounding ~~communities~~ **jurisdictions such as Arcata, Eureka, or Humboldt County** to address this ~~problem~~ **need pursuant to SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing).**

Time Frame: By 2014 **2019.**

~~Responsibility~~ **Responsible Agency:** Planning ~~Department~~ **Staff** and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To consider inclusion of emergency shelters, transitional housing, and group housing in appropriate zones in the Zoning Ordinance and enter into a multi-jurisdictional agreement with a nearby jurisdiction

to provide this type of housing if determined to be necessary.

Program 2e Publicize Programs and Resources. The City, through ~~local community newsletter or~~ the City's website, water billing, **or other available methods**, will publicize available programs or resources regarding the following:

- a) Subsidized Housing Programs.
- b) Shared Housing Opportunities.
- c) Available day care/nursery school programs.
- d) Permit process to become a licensed day care provider.
- e) Fair Housing Practices.
- f) Nearby Social Services.
- ~~g) Housing Rehabilitation Programs, Weatherization Programs~~
- h) **g) Local Employment Opportunities.**

Time Frame: Ongoing.

~~Responsibility~~ **Responsible Agency:** ~~City Council, City Clerk~~ **City Staff.**

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To ensure the public is aware of the programs and resources available to assist them.

GOAL 3: REMOVE UNNECESSARY GOVERNMENTAL CONSTRAINTS WHILE MAINTAINING THE QUALITY LIVING ENVIRONMENT AND RURAL CHARACTER OF BLUE LAKE

POLICIES

Policy 3.1: The City, in its review of development proposals, should consider exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project to provide or improve the living conditions of its residents.

Policy 3.2: The City should encourage residential second-story use of existing commercial structures provided; parking requirements can be met on-site or ~~by an in-lieu parking arrangement with the City of Blue Lake.~~ **by allowing reductions or elimination of off-street parking based on the historical nature of the property including the architectural or landscaping amenities that would be displaced by parking or the availability of space on a parcel with existing improvements. Also, non-conflicting commercial and residential uses should be allowed to share available off-street parking as a means of reducing parking requirements.**

Policy 3.3: **Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed-use projects while maintaining the quality living environment and rural character of Blue Lake.**

Policy 3.4: **Provide for streamlined, timely, and coordinate processing of residential projects to minimize holding costs and encourage housing production.**

PROGRAMS

Program 3a Remove Unnecessary Development Constraints. Staff will periodically review the development standards for residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as disabled individuals. The City is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. Flexible development standards allow for variation of the development/design standards required by the multifamily zones when affordable units are included in the development. Allowed modifications may include standards such as parking, unit size, lot size, lot dimensions, setbacks, common open space, art in public spaces, landscaping, and public works improvements.

Program 3b Residential Second Units. Allowing for the development of second-units on single family lots offers a valuable affordable housing option to specific types of residents within the community. Second-units can benefit seniors, students and single persons that desire to live a less dense setting. Allowing for second-units can also provide property owners with a source of income which can benefit middle class residents and elderly homeowners. There are several lots remaining in the City large enough to permit a second-unit under existing single-family zoning regulations. Within the Zoning Ordinance, the City currently allows second-units in residential zones to be administratively approved by Staff as required by State law. City will review ~~its 2003 Revised Second Unit Ordinance Section 627~~ **(Residential Second Units) of the Zoning Ordinance** by ~~2014~~ **2019** to ~~create~~ **investigate** ways to further the appropriate construction of "second units or granny units" ~~on single family lots in certain residentially zoned districts. beyond the creation of the Ordinance and rezoning of lots for applicability.~~

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** ~~City Planning Staff, Planning Department Commission, and City Council.~~

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Investigate ways to further the appropriate construction of second-units in the City.

Program 3c Principally Permitting Multi-Family Development. The City will ~~propose~~ **consider** revision of the **Residential Multiple Family (R3) Zone** ~~in the Zoning Ordinance~~ to establish performance **and/or development** standards ~~(as seen in the newly updated Industrial Zone)~~ that would allow more of the conditionally ~~allowable~~ **permitted** uses to be principally permitted (**allowed** by right) ~~and~~ including multifamily **residential** developments.

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** ~~Planning Department Staff, Planning Commission, & and City Council.~~

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Consider principally permitting multi-family development subject to performance and/or development standards.

Program 3d Single-Family Zoning Consistency with State Law. The City will revise the Residential-~~1~~ **One-Family** (R1) section of the Zoning Ordinance **Zone** to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** Planning Department Staff, Planning Commission, & and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Ensure R1 Zone is consistent with State law.

Program 3e American Disabilities Act (ADA). The City will implement the requirements of the American Disabilities Act through the following specific actions:

- a) The City will provide a process for requesting “reasonable accommodation” with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public ~~by mailings, it out with the monthly water bills. on the City’s website, and postings.~~
- b) During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.
- c) The City will also ~~revise~~ **consider revising** Section 610 (**Off-Street Parking Facilities**) of the Zoning Ordinance ~~to addressing off-street parking facilities~~ to allow for parking reductions for special needs housing.

Time Frame: Ongoing

~~Responsibility~~ **Responsible Agency:** City Council, and City Building Official.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Implement the requirements of the American Disabilities Act.

GOAL 4: PROMOTE EQUAL HOUSING OPPORTUNITES

POLICIES

Policy 4.1: Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry or other arbitrary factors, will not be permitted. Safeguards will be instituted to insure fair housing opportunities.

Policy 4.2: Cooperate with the Department of Fair Employment and Housing (DFEH) in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws.

Policy 4.3: Periodically review and the revise the City’s ordinances, if necessary, to ensure consistency with Fair Housing Law.

PROGRAMS

Program 4a Fair Housing Complaint Process. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Employment and Housing.

Time Frame: Ongoing. A minimum two notices will posted each year at City Hall, the County Library, and the Post Office by City Staff.

~~Responsibility~~ **Responsible Agency:** City Staff.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Maintain a process for submitting fair housing complaints and promote fair housing practices in the City.

Program 4b Zoning Ordinance Consistency with Fair Housing Law. During the effective period of this element the City will review the Zoning Ordinance and other City **ordinances and** policies for consistency with the fair housing law.

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** Planning ~~Department Staff &~~ and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Ensure City’s Zoning Ordinance is consistent with fair housing law.

Program 4c Definition of Family in Zoning Ordinance. During the effective period of this element the definition of ‘family’ in the Zoning Ordinance will be revised to be compliant with fair housing law.

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** Planning ~~Department Staff,~~ **Planning Commission, &** and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: Ensure City’s Zoning Ordinance is consistent with fair housing law.

GOAL 5: TO ASSURE ADEQUATE HOUSING FOR ALL SEGMENTS OF THE COMMUNITY SITES TO ACHIEVE A DIVERSITY OF HOUSING FOR A VARIETY OF INCOME LEVELS WHILE MAINTAINING THE QUALITY LIVING ENVIRONMENT AND RURAL CHARACTER OF BLUE LAKE

POLICIES

- Policy 5.1:** Zoning policies will assure the availability of sites that can collectively accommodate a variety of housing by type, size and price for all economic segments of the City.
- Policy 5.2:** **Provide a range of residential development types, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.**
- Policy 5.3:** The City should encourage the use of private initiative and public programs to provide housing for low- and moderate-income families.
- Policy 5.4:** Local public and/or private water and sewer providers ~~must~~ **should** adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for low-income housing.
- Policy 5.5:** **Improve information sharing on housing-related programs, financial resources, and progress in meeting between various governmental agencies and the general public.**
- Policy 5.6:** **Consider adopting a density bonus ordinance in compliance with Government Code Section 65915 and develop an outreach program to ensure its successful implementation.**

PROGRAMS

- Program 5a Multi-Family Housing for Low- and Moderate-Income Households.** The City will conduct proactive efforts to assist multi-family development for low- and moderate-income households through the following specific actions:
- a) Assist developers in identifying suitable sites **with appropriate zoning.**
 - b) Work with USDA Rural Development **and HCD** to keep up with funding opportunities ~~applicable to this type of development where zoned appropriately.~~ **for multi-family development.**
 - ~~e) Allow the conversion of large historic residences into multiple units, and use housing rehabilitation money for qualifying users and look for other funding opportunities.~~
 - ~~d) c)~~ **c) Continue offering pre-application meetings to assist in ~~developmental~~ identifying issues and concerns for development projects.**

Time Frame: Ongoing, ~~but the funding search will begin upon adoption of this update.~~

~~Responsibility~~ **Responsible Agency:** City Clerk, Planning Department Staff,

and City Council.

~~Financing~~ **Funding Sources:** General Fund and State/Federal Funding.

Objectives: To assist the development of multi-family housing for low- and moderate-income households in the City.

Program 5b Water and Sewer Service Priority for Lower-Income Households. During the effective period of this element the City will review ~~and update the its~~ **and update** its sewer and water ordinances to ensure compliance with SB 1087 (**Water and Sewer Service Priority for Housing Affordable to Lower-Income Households**). ~~If they are not in determined to be compliance non-compliant, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.~~

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** Planning Department Staff ~~& and~~ City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To ensure City Ordinances are compliant with SB 1087 and facilitate housing development for lower-income households.

Program 5c Planned Developments. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities including multifamily for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant (CDBG) Funds to ~~assist in upgrading living conditions for the residents of Blue Lake~~ further encourage planned developments.

Time Frame: If individual is interested and program funds available, City will assist in a minimum of one application in the next five years. City will look into reapplying for funding when funds from the previous grant are expended.

~~Responsibility~~ **Responsible Agency:** City Staff and City Council. ~~& RCAA~~

~~Financing~~ **Funding Sources:** General Fund & CDBG Funding.

Objectives: Encourage planned developments on large parcels and seek funding to offset part of the cost of extending public facilities.

Program 5d Density Bonus Ordinance. The City will ~~adopt~~ **consider adoption of** a density bonus ordinance by ~~2014~~ **2019** in accordance with Section 65915 of the Government Code. ~~A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.~~

Time Frame: By ~~2014~~ **2019**.

~~Responsibility~~ **Responsible Agency:** Planning Staff, Planning Commission, and City Council.

~~Financing~~ **Funding Sources:** General Fund.

Objectives: To consider adoption of a density bonus ordinance consistent with Section 65915 of the Government Code.

GOAL 6: PROMOTE ENERGY EFFICIENCY AND PLAN FOR CLIMATE CHANGE

POLICIES

- Policy 6.1:** The provision of energy conserving measures and materials shall be encouraged for all new residential development and rehabilitation.
- Policy 6.2:** **Promote and support State and local programs for energy conservation and renewable energy system installation in existing homes.**
- Policy 6.3:** **Promote renewable energy generation and water conservation and efficiency in new development of housing.**
- Policy 6.4:** **Providing an adequate supply of housing will ensure sufficient affordable housing for the full range of income groups thereby reducing long commutes in search of affordable housing.**

PROGRAMS

- Program 6a** **Energy Efficiency and Weatherization Programs.** ~~Energy conservation~~ Information about energy efficiency and weatherization programs offered by Redwood Coast Energy Authority (RCEA), Redwood Community Action Agency (RCAA), and similar organizations will be provided to renters and homeowners at City Hall. ~~for existing housing will be disseminated by publicizing available weatherization programs.~~ **Renters and homeowners will be encouraged to take advantage of these programs to help implement the City's Climate Action Plan and Energy Element.**

~~Time Frame:~~ Ongoing.

~~Responsibility~~ **Responsible Agency:** City Council, City Staff, RCEA, and RCAA.

~~Financing~~ **Funding Sources:** General Fund and RCEA and RCAA energy efficiency and weatherization programs.

Objectives: Encourage energy conservation and implementation of the City's Climate Action Plan and Energy Element.

- Program 6b** **Weatherization Improvements and Energy Efficient Upgrades During Rehabilitation.** ~~Rehabilitated~~ **Owner's rehabilitating residential** units will be encouraged to include retrofit weatherization improvements such as ~~ceiling and attic,~~ floor, and duct insulation, furnace duct sealing, caulking and weather-stripping and energy-efficient upgrades such as efficient light bulbs, low-flow water fixtures, and efficient appliances.

~~Time Frame:~~ As part of any approved, funded program: Ongoing.

~~Responsibility~~ **Responsible Agency:** City Council, City Staff, RCAA, and RCEA.

~~Financing~~ **Funding Sources:** General Fund, **Redwood Community Action Agency (RCAA) weatherization programs, and Redwood Coast Energy Authority energy-efficient upgrade programs.**

Objectives: Encourage energy conservation and implementation of the City's Climate Action Plan and Energy Element.

Program 6c Title 24 Compliance. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the City Building Department at the time of plan review or permit application.

Time Frame: Ongoing, current requirement.

~~Responsibility~~ **Responsible Agency:** Building Department.

~~Financing~~ **Funding Sources:** General Fund and **Building Permit Fees.**

Objectives: Ensure new construction complies with Title 24 of the State Building Code.

Program 6d Economic Development. The City will continue to seek methods to revitalize **the Downtown and market the Business Park.** The purpose will be to increase local employment opportunities and tourist spending. ~~The City Council will meet with the Blue Lake Chamber of Commerce and other local economic development organizations to discuss business opportunities/constraints,~~ **the designation of suitable areas for development, and financial assistance.** The City will conduct a strategic analysis to identify opportunities/constraints for marketing and development of the Business Park. Having employment and goods and services available locally will reduce vehicle miles traveled to other nearby employment and commercial centers.

Time Frame: Ongoing.

~~Responsibility~~ **Responsible Agency:** City Council and City Staff.

~~Financing~~ **Funding Sources:** General Fund and **Grants.**

Objectives: Increase economic development locally and reduce vehicle miles traveled.

~~In addition, recent legislation encourages local Housing Elements to address emergency housing and housing for the homeless.~~

~~The City's goals, policies and objectives are intended to accomplish the broad State housing goals as appropriate for Blue Lake's particular needs and circumstances. The goals are consistent with and generally the same as those in the Residential Land Use section of the Land Use Element. Additional or revised goals have been added.~~

~~A. GOALS~~

- ~~1. To assure adequate housing for all segments of the community while maintaining the quality living environment and rural character of Blue Lake.~~

2. — To provide adequate housing for persons with special housing needs such as target income groups of low income, the elderly, handicapped and female-headed households.
3. — To promote safe, convenient and cost-effective housing.
4. — To plan for the development of balanced residential environments with access to employment opportunities, community facilities and public facilities.
5. — To preserve the City's historical and cultural heritage through preservation and innovative re-use of historical structures.
6. — To assure availability of housing and facilities in response to natural or caused disasters.

B. POLICIES

1. — All new residential development shall be consistent with the character of the City and blend with existing development.
2. — The housing needs of elderly, seasonally employed heads of households and handicapped have a high priority.
3. — The City should encourage the use of private initiative and public programs to provide housing for low and moderate income families.
4. — Provisions for access for the handicapped shall be considered in all new or rehabilitated residential developments, particularly for multiple family dwellings.
5. — Mobile homes and manufactured housing shall continue to be permitted in compatible residential districts.
6. — The provision of energy conserving measures and materials shall be encouraged for all new residential development and rehabilitation.
7. — The City should encourage residential second-story use of existing commercial structures provided; parking requirements can be met on-site or by an in-lieu parking arrangement with the City of Blue Lake.
8. — The City shall promote conservation and improvement of the existing house stock, particularly historic structures. Specific areas of concern include house wiring, secured foundations and prevention of water damage.
9. — The City shall develop a program for notifying all residents of availability of housing programs and funding.
10. — Zoning policies will assure the availability of sites that can collectively accommodate a variety of housing by type, size and price for all economic segments of the City.

- ~~11. Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry or other arbitrary factors, will not be permitted. Safeguards will be instituted to insure fair housing opportunities.~~
- ~~12. Local, State and Federal housing and economic development programs shall be pursued. These are the primary means necessary to assist the City in reaching defined objectives.~~
- ~~13. The City, in its review of development proposals, should consider exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project to provide or improve the living conditions of its residents.~~
- ~~14. The City will coordinate efforts in order to conserve existing housing and identify temporary housing opportunities in the event of a disaster.~~
- ~~15. Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for low-income housing.~~

~~C. IMPLEMENTATION TO REACH FIVE-YEAR GOALS (2009-2014)~~

~~New Construction~~

- ~~1. The City will review its 2003 Revised Second Unit Ordinance by 2014 to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.~~

~~Responsibility: City Staff/Planning Department
Time Frame: By 2014~~

- ~~2. The City will adopt a density bonus ordinance by 2014 in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.~~

~~Responsibility: City Council.
Financing: General Fund
Time Frame: By 2014, if applicable.~~

- ~~3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities including multifamily for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant (CDBG) Funds to assist in upgrading living conditions for the residents of Blue Lake.~~

~~Responsibility: City Council & RCAA.
Financing: General Fund & CDDG Funding
Time Frame: If individual is interested and program funds available,
City will assist in a minimum one application in next five years. City will
look into reapplying for funding when funds from the previous grant are
expended.~~

- ~~4. The City will propose revision of the R3 Zone in the Zoning Ordinance to establish performance standards (**as seen in the newly updated Industrial Zone**) that would allow more of the conditionally allowable uses to be principally permitted (by right) and including multifamily developments.~~

~~Responsibility: Planning Department & City Council.
Financing: General Fund
Time Frame: By 2014.~~

Housing Rehabilitation

- ~~5. The City will continue to apply (or support applications) to HCD and agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.~~

~~Responsibility: City Council.
Financing: General Fund
Time frame: Minimum one application in next five years if program
funding is offered.~~

Equal Housing Opportunity

- ~~6. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.~~

~~Responsibility: City Council.
Financing: NA
Time frame: Ongoing.~~

- ~~7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.~~

~~Responsibility: City Staff.
Financing: General Fund
Time frame: Ongoing/A minimum two notices will be posted each year
at City Hall, the County Library, and the Post Office by City Staff.~~

- ~~8. During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.~~

~~Responsibility: Planning Department & City Council.
Financing: General Fund
Time frame: By 2014.~~

- ~~9. During the effective period of this element the City will review the zoning ordinance to include emergency shelters, transitional housing and group housing and allow them in appropriate zones if the need arises. If the need is addressed, Blue Lake will enter into a multi-jurisdictional agreement with surrounding communities to address this problem pursuant to SB-2.~~

~~Responsibility: Planning Department & City Council.
Financing: General Fund
Time frame: By 2014.~~

- ~~10. During the effective period of this element the City will review the sewer and water ordinances to ensure compliance with SB 1087. If they are not in compliance, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.~~

~~Responsibility: Planning Department & City Council.
Financing: General Fund
Time frame: By 2014.~~

- ~~11. During the effective period of this element the definition of family in the zoning ordinance will be revised to be compliant with fair housing law.~~

~~Responsibility: Planning Department & City Council.
Financing: General Fund
Time frame: By 2014.~~

Energy Conservation

- ~~12. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.~~

~~Responsibility: City Council.
Financing: General Fund
Time frame: Ongoing.~~

- ~~13. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.~~

~~Responsibility: City Council.
Financing: General Fund
Time frame: As part of any approved, funded program.~~

- ~~14. New construction will be required to comply with Title 24 of the State Building Code.~~

~~These requirements are approved by the City Building Department at the time of plan review or permit application.~~

~~Responsibility: City Building Department.
Financing: General Fund
Time frame: Ongoing, current requirement.~~

Economic Development

- ~~15. The City will continue to seek methods to revitalize Downtown. The purpose will be to increase local employment opportunities and tourist spending. The City Council will meet with the Blue Lake Chamber of Commerce to discuss business opportunities/constraints.~~

~~Responsibility: City Council.
Financing: General Fund
Time frame: Minimum annual meeting with City Council.~~

- ~~16. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.~~

~~Responsibility: City Council.
Financing: General Fund
Time frame: Minimum one application in next five years if program funding is available and specific need is determined.~~

- ~~17. Large homes suitable for bed and breakfast are encouraged to convert to this use as part of the tourism effort.~~

~~Responsibility: Home owner.
Financing: Applicant
Time frame: Ongoing/currently available.~~

- ~~18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.~~

~~Responsibility: City Council.
Financing: General Fund or CDBG Planning & Technical Assistance Grant
Time frame: Minimum one CDBG application in next five years if program funding offered.~~

Special Needs

- ~~19. Feasibility for group quarter opportunities for targeted groups (single persons, female-~~

headed households, disabled, seniors, etc.) will be researched and implemented if a need or interest is identified. Once a need or interest is identified and program funds are available, the City will apply for HCD's Family Housing Demonstration Program (FHDP).

~~Responsibility: City Council.~~

~~Financing: General Fund~~

~~Time frame: If individual is interested and program funds are available, City will assist in the application process.~~

20. ~~Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).~~

~~Responsibility: City Council.~~

~~Financing: General Fund & SCSHP Funding~~

~~Time Frame: If individual is interested and program funds available, City will assist in minimum one application next five years.~~

21. ~~The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.~~

~~Responsibility: Planning Department & City Council.~~

~~Financing: General Fund~~

~~Time Frame: By 2014.~~

22. ~~The City will implement the requirements of the American Disabilities Act through the following specific actions:~~

~~-The City will provide a process for requesting "reasonable accommodation" with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for "reasonable accommodation" is developed, the City will make this information available to the public by mailing it out with the monthly water bills.~~

~~-During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.~~

~~-The City will also revise Section 610 of the zoning ordinance to addressing off-street parking facilities to allow for parking reductions for special needs housing.~~

~~Responsibility: City Council, City Building Official.~~

~~Financing: General Fund~~

~~Time Frame: Ongoing~~

~~23. The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following:~~

- ~~a. Subsidized Housing Programs.~~
- ~~b. Shared Housing Opportunities.~~
- ~~c. Available day care/nursery school programs.~~
- ~~d. Permit process to become a licensed day care provider.~~
- ~~e. Fair Housing Practices.~~
- ~~f. Nearby Social Services.~~
- ~~g. Housing Rehabilitation Programs, Weatherization Programs.~~
- ~~h. Local Employment Opportunities.~~

~~Responsibility: City Council, City Clerk~~

~~Financing: General Fund~~

~~Time Frame: Distribute information twice a year beginning Spring, 2004.~~

~~24. The City, will conduct proactive efforts to assist multi-development for low and moderate income households through the following specific actions:~~

- ~~-assist developers in identifying suitable sites~~
- ~~-work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities~~
- ~~-continue offering pre-application meetings to assist in developmental issues and concerns~~

~~Responsibility: City Clerk, Planning Department, City Council~~

~~Financing: General Fund~~

~~Time Frame: Ongoing, but the funding search will begin upon adoption of this update.~~

~~25. The City will pursue (or provide assistance to individual) the development of limited care facilities for seniors and/or the disabled.~~

~~Responsibility: City Council working with Service Providers.~~

~~Financing: General Fund~~

~~Time Frame: If applicable program is identified and program funds are available, City will submit one application in next five-year period.~~

General Plan Consistency

The City of Blue Lake will ensure that internal consistency will be maintained throughout the planning period by evaluating future amendments as they occur. Review of future amendments will be

completed to ensure that no conflicting policies or programs are created that would result in inconsistency within the General Plan and that would affect implementation of the Housing Element.

D. IMPLEMENTATION TABLES

B. IMPLEMENTATION TABLES

Residential Construction Goals

TABLE 23 25. Rehabilitation*

	2014	2017	2020
Total Units	578		
Units Needing Rehabilitation	339	334	329
Rehabilitation	4	4	4
Demolition	1	1	1
Remaining Needs	334	329	324

TABLE 24 26. New Construction (Cumulative)

Units	2010	2014	2019
Total	572	578	589
Demolition	3	0	3

Total New Construction 2009-2014: 14 units

Total Replacement Need 2014-2019: 3 units

**TABLE 25 27. Housing Goals by Income Group 2009-2014 2014-2019
Based on the ~~2009 County Regional Housing Needs Draft~~ 2014 Draft
Regional Housing Needs Allocation Plan**

	# Units	Overall %
Very Low	4	36.4
Low	1	9.1
Moderate	2	18.1
Above Moderate	4	36.4

Economic Development Goals
2009-2014 2014-2019

The following list indicates types of projects, any one of which could reasonably be accomplished and which would help in solidifying the City's fiscal positions in implementing previously mentioned programs. The following is for informational purposes only and to discuss accomplishments in subsequent Housing Element Updates.

1. Tourist lodging units consisting of a combination of motel rooms, bed and breakfast inn rooms and/or recreational vehicle spaces;
2. 6 Businesses, includes facilities or 15,000 s.f. Light Industrial space;
3. 1 expansion/upgrade of the Mad River Brewery;
3. 10-unit senior housing facility;
4. ~~5 units of~~ **residential** second units or cooperative housing for target group;
6. 2 licensed day care or nursery school operations.

VIII. ENERGY CONSERVATION

Next to mortgage or rent expenses, energy costs can be the most significant housing expense. As energy costs rise, combined utility, water/sewer, insurance and mortgage or rent costs can easily exceed fifty percent of household income. **For low-income households energy costs alone can be 14% of household income compared to 3.5% spent by other households.**

Due to its location just inland from the coast, Blue Lake's winters are moderate with average winter temperatures over 45 degrees (Fahrenheit). However, spring and fall are similarly and consistently cool, necessitating some type of heating throughout the year.

Natural gas, wood and electricity (in that order) are the primary modes of space heating used by Blue Lake residents. Gas and electricity (in that order) are the primary modes of water heating.

The use of woodstoves for heating in Blue Lake has decreased from 143 households in 1990 to 67 households in 2000. Firewood was relatively plentiful in Humboldt County, either to purchase or to cut for oneself on public or private land. In addition, cut mill ends were available in many places, free of charge or for a low cost. However, more recently because of increase in demand and reduction in supply, wood is not as inexpensive or available as it had been since the last Element update. The increase in the price of firewood may have led to the reduction in the number of households utilizing wood stoves for heating.

While individual energy costs may be reduced by the use of wood, smoke from home woodstoves is beginning to make a significant contribution to local air pollution, particularly during winter temperature inversions (a weather pattern occurring with regularity in the Mad River valley). While no local ambient air quality standards are being exceeded, resultant air quality may be a discomfort factor to some Blue Lake residents with respiratory difficulties.

Since the 1992 Housing Element, the City has maintained a Building Official as an administrator of the Building Department. The Building Official acts as the Building Inspector for the City. California's Title 24 Building Energy Standards are in effect for all new construction in Blue Lake **which is enforced through the building permit review process.** The State guidelines are rigorous and conservative, and result in housing that requires a fraction of the energy for heating that older homes require. Careful construction is also an essential component of a successful building and energy-conservation program.

~~Since the 1992 Housing Element, the City has maintained a Building Official as an administrator of the Building Department. The Building Official acts as the Building Inspector for the City.~~

~~Pacific Gas and Electric Company (PG&E) periodically offers financing programs for residential energy conservation measures. A property owner may obtain either a cash rebate, or a no-interest loan for weatherization improvements. Such improvements include insulation, weather stripping, water heater insulation blankets, caulking, storm windows, low-flow showerheads, automatic setback thermostats, etc. However, low-income persons are less likely to use these programs than higher income persons because credit-worthiness is a criterion for the loans and the rebate program required. In 1988, PG&E offered free blown-in insulation to all residents of~~

~~Blue Lake. A total of 346 units were serviced through this program and is considered a major energy conservation action in Blue Lake. PG&E currently offers rebates for the purchase of energy saving major appliances and other energy saving improvements; programs fluctuate continuously.~~

Free energy efficient assessments and no-cost or reduced cost energy efficient upgrades are available to all renters and homeowners in Humboldt County that are Pacific Gas & Electric Company (PG&E) customers through Redwood Coast Energy Authority (RCEA). RCEA is a Joint Powers Authority in Humboldt County whose purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region. The energy efficient assessments offered by RCEA review lighting, water heating, appliances, building envelope, and heating systems. Based on the results of the assessment, households may be eligible for a variety of upgrades including LED light bulbs, compact fluorescent lamps, low-flow faucet aerators, and low-flow showerheads. Many households may also be eligible for up to \$6,500 in rebates for energy upgrades and/or additional programs and services. This includes the Energy Upgrade California Home Upgrade Rebate Program which offers rebates for home efficiency upgrades including insulation, weatherization, furnace duct sealing, furnace replacement, water heater replacement, and windows.

~~Free weatherization and energy efficiency services is are available to for low-income to moderate income qualified persons renters and homeowners in Humboldt County through Redwood Community Action Agency (RCAA), a local/State/Federally funded community service agency. RCAA services include the following: 1) replacing windows & broken doors; 2) attic, floor & duct insulation; 3) replacing inefficient refrigerators with a brand new Energy Star Model; 4) heater & water heater repair or replacement, including water heater blanket; and 5) caulking & weather stripping. In conjunction with their Low Income Weatherization Program, weatherization and energy efficient services, RCAA maintains an energy demonstration center and provides public education programs on energy conservation. RCAA also provides emergency payoff of utility bills for low-income persons households unable to meet utility payments based on household income and family size on a once-per-year basis. Blue Lake's Housing Rehabilitation Program coordinates closely with RCAA's Low Income weatherization program.~~

Utilization of solar energy for water and space heating also has demonstrated potential in Humboldt County for reducing energy costs. Many individuals in Blue Lake have installed solar water heating systems and/or attached solariums, two of the most popular and applicable solar heating technologies. Some new homes in Blue Lake include passive solar principles in their building design. However, the most significant opportunities for implementation of solar technologies for space and water heating lie in retrofits to existing structures.

The City currently encourages energy conservation by:

1. Reviewing site plans and subdivision designs for solar access;
2. ~~Requires~~ **Requiring** compliance with State energy conservation standards **through the**

building permit review process; and

~~3. — Suggests and supports "solar design" through the Design Review process.~~

3. Adding an Energy Element to the General Plan containing goals, policies, and implementation measures designed to encourage energy conservation and renewable energy production.

4. Providing information to renters and homeowners at the City Hall front counter about the programs offered by Redwood Coast Energy Authority (RCEA) and Redwood Community Action Agency (RCAA).

5. Providing the ‘*Citizen’s Guide to Greenhouse Gas Reductions*’ from the City’s Climate Action Plan to residents in the community.

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APPENDICES

Maps, Designations, & Zoning

- General Plan Land Use Map
- Land Use Designations
- Zoning Map & City Boundaries
- Land Use & Zoning Matrix
- Underdeveloped Parcels
- Underdeveloped Parcel Spreadsheet
- Water & Wastewater Lines Map

Appendix A - Fees

- Schedule of Fees & Charges (Current fee schedule)
- Schedule ~~2009/2010~~ **2015-2016** – Water Installation and Connection Fees Inside the City Limits
- Schedule ~~2009/2010~~ **2015-2016** – Sewer Installation and Connection Fees Inside the City Limits

Appendix B - Site Improvements

- Article 3 of Subdivisions Ordinance – Subdivision Design Requirements
- Sidewalk, Curb, & Gutter Ordinance

Appendix C – Minor & Major Subdivisions

- Article 5 of Subdivision Ordinance – Minor Subdivisions of Fewer Than Five Lots
- Article 6 of Subdivision Ordinance – Tentative Map of Subdivision of Five or More Lots
- Article 7 of Subdivision Ordinance – Final Map, Reversion to Acreage and Merger

Appendix D – Design Guidelines

- Residential Design Guidelines for Historic Designated Structures
- Downtown Design Guidelines
- Mixed Use Design Guidelines**