



CITY OF BLUE LAKE

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DATE: July 15, 2015

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Task 2(D) Housing Element Update Discussion.

At the June Planning Commission special meeting, revisions to the Housing Element were reviewed which primarily included Section VII (Goals, Policies, and Programs).

Included in your packet for the July meeting is Section VII which was revised to incorporate the Planning Commission and Staff recommendations from the June meeting. These include revising the goals to combine the existing City goals with the HCD model goals, emphasizing the statement “...while maintaining the quality living environment and rural character of Blue Lake” in Section VII, and revising Program 6e to state that the City will conduct a strategic analysis of the Business Park to promote economic development.

Please review the revised Section VII of the Housing Element and be prepared to discuss any revisions or additions you recommend or questions you may have.

CITY OF BLUE LAKE

HOUSING ELEMENT UPDATE

July 2015



As Adopted _____ 20__ by the City Council

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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.~~

~~HCD GOAL 1: PRESERVE AND IMPROVE THE CITY'S EXISTING HOUSING STOCK~~

~~Existing City Goal 5: To preserve the City's historical and cultural heritage through the preservation and innovative re-use of historical structures~~

GOAL 1: TO PRESERVE THE CITY'S HISTORICAL AND CULTURAL HERITAGE THROUGH THE PRESERVATION AND 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 (Existing City Policy 1).

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 (Existing City Policy 8).

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 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. (Existing City Implementation 5)

Time Frame: Minimum one application during the current planning cycle.

Responsible Agency: City Staff and City Council.

Funding Sources: General Fund.

Objectives: To facilitate and encourage housing rehabilitation for targeted

income households.

~~2. — To promote and insure the provision of housing selection by location, type, price and tenure.~~

~~HCD GOAL 2: ENSURE ADEQUATE SITES TO ACHIEVE A DIVERSITY OF HOUSING~~

~~Existing City 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.~~

~~Existing City Goal 3: To promote safe, convenient and cost-effective housing. (Already addressed by several other goals and policies)~~

~~Existing City Goal 6: To assure availability of housing and facilities in response to natural or caused disasters. (Addressed by Policy 2.6)~~

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 (Existing City Policy 12).

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 (Revised City Policy 2).

Policy 2.3: Provisions for access for the handicapped shall be considered in all new or rehabilitated residential developments, particularly for multiple family dwellings (Existing City Policy 4).

Policy 2.4: Mobile homes and manufactured housing shall continue to be permitted in compatible residential districts (Existing City Policy 5).

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 (Revised City Policy 14).

Policy 2.6: The City shall develop a program for notifying all residents of availability of housing programs and funding (Existing City Policy 9).

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). (Existing City Implementation 20)

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

Responsible Agency: City Staff and City Council.

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). (Existing City Implementation 21)

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

Responsible Agency: City Staff and City Council.

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 individuals for the development of limited care facilities for seniors and/or the disabled. (Existing City Implementation 25)

Time Frame: If applicable program is identified and program funds are available, City will submit one application during the current planning cycle.

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

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). (Revised City Implementation 9)

Time Frame: By 2014 2019.

Responsible Agency: Planning Department Staff and City Council.

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 the City's website, water billing, or other available methods, will publicize available programs or resources regarding the following: (Revised City Implementation 23)

- 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,
- h. Weatherization Programs.
- i. Local Employment Opportunities.

Time Frame: Ongoing.

Responsible Agency: City Staff.

Funding Sources: General Fund.

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

~~3. To promote and insure open and free choice of housing for all.~~

GOAL 3: REMOVE UNNECESSARY GOVERNMENTAL CONSTRAINTS

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 (Existing City Policy 13).

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.~~ or 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 (Revised City Policy 7).

Policy 3.3: Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed-use projects.

Policy 3.4: Provide for streamlined, timely, and coordinate processing or 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. (Revised City Implementation 1)

Time Frame: By 2014 2019.

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

Funding Sources: General Fund.

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

Program 3c 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. (Revised City Implementation 3)

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.

Responsible Agency: City Staff and City Council. & RCAA

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 3dc 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. (Revised City Implementation 4)

Time Frame: By 2014 2019.

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

Funding Sources: General Fund.

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

Program 3ed Single-Family Zoning Consistency with State Law. 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. (Existing City Implementation 22)

Time Frame: By 2014 2019.

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

Funding Sources: General Fund.

Objectives: Ensure Single-Family Zoning is consistent with State law.

Program 3fe 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 consider ~~revise~~ 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. (Revised City Implementation 23)

Time Frame: Ongoing

Responsible Agency: City Council and City Building Official.

Funding Sources: General Fund.

Objectives: Implement the requirements of the American Disabilities Act.

~~4. To develop a balanced residential environment including access to jobs, community facilities and services.~~

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 (Existing City Policy 11).

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 (Existing City Policy 8).

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. (Existing City Implementation 7)

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

Responsible Agency: City Staff.

Funding Sources: General Fund.

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

Program 4b Fair Housing Committee. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Association of Realtors. (Existing City Implementation 6)

Time Frame: Ongoing.

Responsible Agency: City Council.

Funding Sources: NA.

Objectives: Promote fair housing practices in the City.

Program 4eb 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. (Existing City Implementation 8)

Time Frame: By 2014 2019.

Responsible Agency: Planning Department Staff & City Council.

Funding Sources: General Fund.

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

Program 4dc 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. (Existing City Implementation 11)

Time Frame: By 2014 2019.

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

Funding Sources: General Fund.

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

~~5. To act as a guide for municipal decisions and how their decisions affect the quality of the housing stock and inventory.~~

~~HCD GOAL 5: ASSIST IN THE DEVELOPMENT OF HOUSING FOR A VARIETY OF INCOME LEVELS~~

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

GOAL 5: TO ASSURE ADEQUATE SITES TO ACHIEVE A DIVERSITY OF HOUSING FOR A VARIETY OF INCOME LEVELS

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

(Existing City Policy 10).

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 (Existing City Policy 3).

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 (Existing City Policy 15).

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 for multi-family development, ~~applicable to this type of development where zoned appropriately.~~
- c. 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. Continue offering pre-application meetings to assist in identifying developmental issues and concerns for development projects. (Revised City Implementation 24)

Time Frame: Ongoing.

Responsible Agency: City Clerk, Planning Department Staff, and City Council.

Funding Sources: General Fund & 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 ~~the~~ 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. (Revised City Implementation 10)

Time Frame: By 2014 2019.

Responsible Agency: Planning Department Staff and City Council.

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. (Revised City Implementation 3)

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.

Responsible Agency: City Staff and City Council. & RCAA

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 5ed Density Bonus Ordinance. The City will 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. (Existing City Implementation 2)

Time Frame: By 2014 2019.

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

Funding Sources: General Fund.

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

HCD GOAL 6: PROMOTE ENERGY EFFICIENCY AND PLAN FOR CLIMATE CHANGE

~~**Existing City Goal 4: To plan for the development of balanced residential environments with access to employment opportunities, community facilities and public facilities.**~~

POLICIES

Policy 6.1: The provision of energy conserving measures and materials shall be encouraged for all

new residential development and rehabilitation (Existing City Policy 6).

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. (Existing City Implementation 12)

Time Frame: Ongoing.

Responsible Agency: City Council, City Staff, RCEA, and RCAA.

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. 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. (Revised City Implementation 13 & 14)

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

Responsible Agency: City Council, City Staff, RCAA, and RCEA.

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. (Existing City Implementation 15)

Time Frame: Ongoing, current requirement.

Responsible Agency: Building Department.

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. (Revised City Implementation 16 and 19)

Time Frame: Ongoing.

Responsible Agency: City Council and City Staff.

Funding Sources: General Fund and Grants.

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

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.