



# CITY OF BLUE LAKE

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DATE: June 26, 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 May Planning Commission meeting, revisions to the Housing Element were reviewed which primarily included the Introduction, Goals, Policies, and Programs, and Energy Conservation sections.

Included in your packet for the June special meeting are the following sections of the Housing Element which have been further revised by Staff to be compliant with State housing law:

- Table 17 (Detailed Inventory of Parcels Available for Residential Development)
- Section V (Analysis of Previous Housing Element and Recommendation for Revisions)
- Section VII (Goals, Policies, and Programs 2014-2019)

Please review the revised sections 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

June 2015



As Adopted \_\_\_\_\_ 20\_\_ by the City Council

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**TABLE 17. Detailed Inventory of Parcels Available for Residential Development**

APN	ZONING	PARCEL SIZE (SF)	ESTIMATED UNIT POTENTIAL	% UNITS CONSTRAINED BY CONSTRAINT TYPE	POTENTIAL UNITS WITH NO CONSTRAINTS
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
025-076-006	MU	7,350	2	0%.	2
025-081-006	MU	6,969	2	0%.	2
025-081-008	MU	5,379.6	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
025-101-013	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 existing development on the site, irregular lot	12

				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
<b>TOTAL</b>					<b>83</b>

**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 secondary 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.~~

~~e.~~ 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 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,

## 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. 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.~~

**Staff Note:** The revised format for the goals, policies, and implementation (i.e. programs) section shown below is the current State preferred format to achieve certification. The format includes the policies and implementation (i.e. programs) under each goal instead of as their own sections. To show how the City's existing goals, policies, and implementation (i.e. programs) relate to the broader State goals I have included them under the related State goal.

### 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 preservation and innovative re-use of historical structures.

#### 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.**

**Existing City Goal 6: To assure availability of housing and facilities in response to natural or caused disasters.**

**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 temporary housing opportunities in the event of a disaster (Existing 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. g 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.**

### **HCD GOAL 3: REMOVE 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 3.3:** Provide for streamlined, timely, and coordinate processing or residential projects to minimize holding costs and encourage housing production.

## **PROGRAMS**

**Program 3a Remove 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.

**Staff Note:** The Planning Commission recommended revision of Section 627 to allow larger second units on larger lots in March 2013. City Council has not reviewed the recommendation yet. See Resolution No. 2-2013 for reference.

**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 development. (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 3d 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 3e 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 3f 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.~~**

#### **HCD 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 4c 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 4d 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.**

### **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 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: ENERGY EFFICIENCY AND 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) and Redwood Community Action Agency (RCAA) 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 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. (Revised City Implementation 13)

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

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

**Funding Sources:** General Fund and Redwood Community Action Agency (RCAA) weatherization programs..

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

**Program 6c Energy Efficient Upgrades During Rehabilitation.** Owner's rehabilitating residential units will be encouraged to include energy efficient upgrades such as efficient light bulbs, low-flow water fixtures, and efficient appliances. (Existing City Implementation 14)

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

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

**Funding Sources:** General Fund and Redwood Community Action Agency (RCAA) weatherization programs.

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

**Program 6d 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 6e 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. 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.