

Agenda Item 6:

Amendment of the General Plan Housing Element.

CITY OF BLUE LAKE

HOUSING ELEMENT UPDATE

September 2015



As Adopted _____ 20__ 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

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

	1980	1985	1990	2000	<u>2010</u>
Households	459	504	497	504	<u>542</u>
Population	1,201	1,243	1,235	1,135	<u>1,253</u>
Household Size	3	2	2	2	<u>2.31</u>

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

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 ACS 5-Year Estimates (2009-2013), 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 Existing Conditions

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the City is \$37,500 (family) / \$32,500 (individual). For an extremely low income household, this results in an income of \$11,250 or less for a four-person household or \$9,750 or less for a one-person household. 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.

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 (1990) to \$31,226 (2000) to \$37,281 (2007) (US Census QuickFacts) **41,426 (ACS, 2013)**. 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) **\$55,750 (ACS, 2013)**. 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%)

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 households 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. 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), more than 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. 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 Informaties (2008)~~ **the ACS 5-Year Estimates (2009-2013)**, it is now ~~was~~ **at \$279,282 281,900 in 2013**. Between 1990 and 2000, the City

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
025-035-006	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
TOTAL					83

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.~~

~~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~~ **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 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 83. This analysis demonstrates that the residential development potential in the City is greater than previously anticipated. 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.**

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 21- 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- - /2007	?	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.~~

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 ~~One-Family~~ **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) 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 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.

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 efficient 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.