



**BLUE LAKE PLANNING COMMISSION
SPECIAL MEETING AGENDA
Monday, February 7, 2022
7:00 P.M.**

**Community Center - 111 Greenwood Road
(Skinner Store Building behind City Hall)**

LOCATION: In accordance with the Governor's Executive Orders N-25-20 and N-29-20, the Planning Commission of the City of Blue Lake shall conduct the Planning Commission Meeting by teleconference via Zoom. Public input can be given to the Commission by emailing cityclerk@bluelake.ca.gov until 4:30 p.m. on Monday February 7, 2022.

Public input will be facilitated by Zoom at the following meeting link:

<https://us06web.zoom.us/j/85132732614?pwd=TGNBSTU4cEpvWFINUkIYb3hPbDhzUT09>

Meeting ID: 851 3273 2614 Passcode: 626750

1. **Approval of Minutes: November 15, 2021.**
2. **Public Input** – *The Public is invited to present petitions, make announcements, or provide other information to the Planning Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Planning Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Planning Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Planning Commission takes up each specific agenda item.*
3. **Approval of Agenda**

Discussion / Action:

4. **Planning Commission Discussion: General Plan Housing Element Update.**
5. **Miscellaneous Planner Items.**
6. **Upcoming Planning Commission Meetings for the next 3 months will be on February 21st, March 21st, and April 18th, 2022.**
7. **Adjournment by 9:00 pm unless extended by the Planning Commission.**

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, (707) 668-5655, at least 24 hours prior to the commencement of the meeting.

**City of Blue Lake
Draft Planning Commission Meeting Minutes
November 15, 2021**

The Blue Lake Planning Commission Meeting was called to order at 7:00 p.m.

Commissioners Present: Earl Eddy, Richard Platz, Matthew Schang, Cort Pryor, and Robert Chapman

Commissioners Absent: None

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, Parks and Recreation Director Trevor Pumnea, Economic Development Planner Emily Wood, and Planning Commission Secretary Cheryl Turner

Staff Absent: None

Public Present: Kim Warvi, Charles Caldwell, and D. Lima

- 1. Approval of Minutes:** September 20, 2021
 - a. Motion (Chapman, Schang) to approve September 20, 2021 minutes as amended. The amendment included changing Item 7 to the following, "Upcoming Planning Commission Meetings for the next 3 months will be on October 18th, November 15th, and December 20th, 2021."
 - b. Motion passed (5-0).
- 2. Public Input on Non-Agenda Items**
 - a. None received.
- 3. Approval of the Agenda**
 - a. Motion (Chapman, Pryor) to approve agenda.
 - b. Motion passed unanimously (5-0).

Discussion/ Action:

- 4. Public Hearing/Planning Commission Action: 025-141-012/2021 Minor Subdivision for John Madjarac of parcel 025-141-012 (118 and 200 Chartin Road) to create one new lot. Each proposed parcel is already developed with a single-family residence. This project is categorically exempt from CEQA per §15315 (Class 15) of the CEQA Guidelines exempting division of properties in urbanized areas into four or fewer parcels when certain specifications can be met.**
 - a. Commissioner Schang recused himself due to having a financial interest in property with a close proximity to the proposed minor subdivision.
 - b. Planner Rees presented the Commissioners a summary of the Staff Report.
 - c. Planner Rees explained that the applicant is proposing a minor subdivision, which would split his property with two residential dwellings and create one new lot so that

- each residence would be on its own property.
- d. Planner Rees stated that the proposed project is determined to be categorically exempt per CEQA Guidelines Section 15315 (Class 15), exempting division of properties in urbanized areas into four or fewer parcels.
- e. Planner Rees explained that the project was sent out for referral to the City Manager, Public Works Department, Building Official, City Engineer, and Volunteer Fire District. Planner Rees explained that the comments from the departments and agencies are either addressed in the Staff Report or included as conditions of approval for the project.
- f. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Moderate Low Density Residential (MD) designation, and with the Zoning Code and the purposes of the Planned Development Residential (PD-R) zone.
- g. Planner Rees added that the Tentative Parcel Map prepared for the Minor Subdivision project has been reviewed by City Staff and City staff has determined that the project would be consistent with Title 16 (Subdivisions) of the Blue Lake Municipal Code and the Subdivision Map Act.
- h. The recommendation of City Staff is to approve the project application with the recommended conditions of approval and make the findings that the project is consistent with the City's General Plan and Zoning Ordinance.
- i. Commissioner Chapman inquired about whether the sidewalk will be extended from the adjacent tennis courts to the front of the applicant's property. Planner Rees explained that a sidewalk will not be extended because it could not be ADA accessible due to an existing utility pole. He added that there is a sidewalk on the opposite side of the street from the property and tennis courts.
- j. Commissioner Pryor inquired about the sewer easement. Planner Rees explained that it is recommended that the City grant an easement for the existing lateral sewer line on City property that serves Parcel 1.
- k. Motion (Chapman, Pryor) to approve Resolution No. 4-2021, Resolution for the Planning Commission of the City of Blue Lake Approving a Minor Subdivision Application for John Madjarac.
- l. Motion passed (4-0) with Commissioner Schang recusing himself.

5. Planning Commission Action: 312-161-018/2020 Site Plan Approval for the City of Blue Lake for development of a bike park on the north side of Taylor Way in the Powers Creek District (No address assigned/APN 312-161-018). This project is categorically exempt from CEQA per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as in-fill development when certain criteria can be met.

- a. Planner Rees presented the Commissioners a summary of the Staff Report.
- b. Planner Rees explained that the City of Blue Lake is proposing development of a Bike Park on City-owned property at the end of Taylor Way.
- c. Planner Rees explained that the City is seeking site plan approval for the bike park. He further explained that the project design is not in final form but that modifications to the existing site plan are anticipated to be minor.
- d. Planner Rees stated that the proposed project is determined to be categorically exempt per CEQA Guidelines Section 15332 (Class 32), exempting projects character-

- ized as in-fill development.
- d. Planner Rees explained that the project was sent out for referral to the City Manager, Public Works Department, Building Official, City Engineer, Volunteer Fire District, and local Tribes (Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of Rohnerville Rancheria). Planner Rees explained that the comments from the departments and agencies are either addressed in the Staff Report or included as conditions of approval for the project.
 - e. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Mixed-use (MU) designation, and with the Zoning Code and the purposes of the Opportunity (O) zone.
 - f. City Manager Mager described how the project is consistent with the City's recreational goals and answered the Commissioners comments regarding the trail and trail financing, emergency access, and the need for community involvement to help build the bike park.
 - g. Commissioners heard comments from Trevor Pumnea, Blue Lake's Parks and Recreation Director; Emily Wood, Blue Lake's Economic Development Planner; and Charlie Caldwell, Bike Park Consultant.
 - h. The recommendation of City Staff is to approve the site plan approval application with the recommended conditions of approval and make the findings that the project is consistent with the City's General Plan and Zoning Ordinance.
 - i. Motion (Schang, Pryor) to approve Resolution No. 5-2021, Resolution of The Planning Commission Of The City Of Blue Lake Approving a Site Plan Approval Application For The City Of Blue Lake To Allow A Bike Park.
 - j. Motion passed (5-0).

6. Miscellaneous Planner Items

- a. None.

7. Upcoming Planning Commission Meetings for the next 3 months will be on December 20th, 2021, January 17th, 2022, and February 21st, 2022.

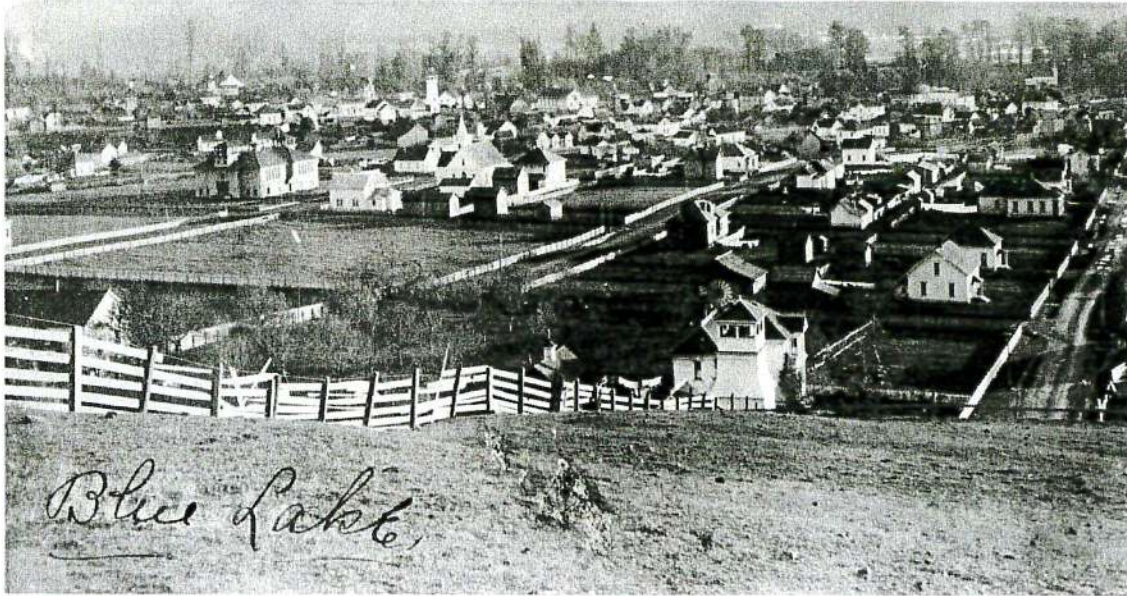
- a. Commissioner Schang indicated that he would be unavailable for the December meeting.
- b. Commissioner Pryor indicated that he would be unavailable for the February meeting.

8. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Chapman, Eddy) to adjourn.
- b. Motion passed unanimously (5-0).
- c. Meeting adjourned at 8:09 p.m.



CITY OF BLUE LAKE



HOUSING ELEMENT UPDATE DRAFT

February 2022

As Adopted _____ 2022 by the City Council

Table of Contents

| | |
|--|------------|
| List of Tables..... | ii |
| Introduction | 1 |
| Purpose 1 | |
| General Plan Consistency | 1 |
| Regional Housing Needs Allocation | 2 |
| Data Sources..... | 2 |
| Public Participation | 3 |
| Planning Commission Hearings | 4 |
| City Council Hearings..... | 4 |
| Housing Goals, Objectives, and Programs | 5 |
| Quantified Objectives | 13 |
| Evaluation of the Previous Housing Element..... | 14 |
| Community Profile..... | 22 |
| Population Characteristics..... | 22 |
| Employment Trends | 23 |
| Household Characteristics..... | 23 |
| Housing Stock Characteristics..... | 26 |
| Housing Costs and Affordability | 28 |
| Assisted Units at Risk of Conversion..... | 29 |
| Special Needs Groups..... | 29 |
| Housing Resources and Opportunities..... | 34 |
| Regional Housing Need | 34 |
| Unaccommodated Need | 34 |
| Adequate Sites Inventory and Analysis..... | 35 |
| Constraints on the Development of Housing | 51 |
| Governmental Constraints | 51 |
| Local Processing and Permit Procedures..... | 54 |
| Nongovernmental Constraints | 59 |
| Residential Energy Conservation | 1 |
| Energy Conservation Resources | 1 |
| Appendix – Glossary | A-2 |

List of Tables

| | |
|---|-------------------------------------|
| Table 1: Future Housing Needs, 2018–2027 | 2 |
| Table 2: Quantified Objectives, 2019–2027 | 13 |
| Table 3: Population Growth 2010-2018 | 22 |
| Table 4: Population by Age (2016) | 22 |
| Table 5: Employment by Industry (2016) | 23 |
| Table 6: Household Characteristics (2016) | 24 |
| Table 7: Overcrowded Households (2016) | 24 |
| Table 8: Maximum Household Income by Household Size (2019), Humboldt County | 25 |
| Table 9: Housing Cost as a Percentage of Household Income by Tenure (2015) | 25 |
| Table 10: Residential Vacancy Rate 2016 | 26 |
| Table 11: Household Tenure (2016) | 27 |
| Table 12: Housing Units by Type (2019) | 27 |
| Table 13: Age of Housing Stock (2016) | 27 |
| Table 14: Affordable Housing Costs by Income Category (2019) | 29 |
| Table 15: Senior Householder (2016) | 30 |
| Table 16: Persons with Disability (2016) | 30 |
| Table 17: Persons with Disability by Disability Type (2016) | 31 |
| Table 18: Persons with Developmental Disabilities (2018) | 31 |
| Table 19: Regional Housing Need, 2018–2027 | 34 |
| Table 20: Unaccommodated Regional Housing Need, 2014–2019 | 34 |
| Table 21: Comparison of Regional Growth Need and Residential Sites..... | Error! Bookmark not defined. |
| Table 22: Residential Parking Standards..... | 52 |
| Table 23: Housing Types Permitted by Zoning District | 53 |
| Table 24: Typical City Permit Process and Timelines | 54 |
| Table 25: Typical Processing Procedures by Project Type | 55 |
| Table 26: Interest Rates | 60 |
| Table 27: Vacant Lots Sold 2015-2018 | 61 |

Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the Regional Housing Needs Allocation. The City recognizes that the provision of adequate housing is best met through various resources and interest groups. This element establishes the local goals, policies, and programs the City will implement and/or facilitate to address the identified housing issues.

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Housing stock and household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing projects that may convert to market rate housing projects.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs.

General Plan Consistency

The City of Blue Lake General Plan provides goals relating to protection and utilization of resources, development consistent with service levels, and constraints to development. Any proposed land use must be compared with the entire General Plan to determine if the project is consistent with the basic land use designation and does not adversely affect an overlaying constraint. The Introduction to the General Plan lists the locations of all components of the General Plan. The General Plan establishes both opportunities for development and constraints against development.

The Housing Element update has been analyzed for consistency with the City's General Plan and does not propose any goals, policies, or programs that are considered contrary to General Plan goals, policies, and programs. No changes are proposed to the existing General Plan land use designations. The City will review and revise the Housing Element as necessary for consistency when amendments are made to the General Plan.

Regional Housing Needs Allocation

The Humboldt County Association of Governments (HCAOG) is a Joint Powers Authority (JPA). Membership includes Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad. As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county. The 8.7-year projection period begins December 31, 2018 and ends August 31, 2027.

Listed below is the breakdown of the RHNA for the City of Blue Lake, by income group, for the 2018–2027 period.

Table 1: Future Housing Needs, 2018–2027

| Income Category | 2018–2027 RHNA |
|------------------------|-----------------------|
| Very Low | 7 |
| Low | 4 |
| Moderate | 5 |
| Above Moderate | 7 |
| Total | 23 |

Source: California Department of Housing and Community Development

Data Sources

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the data provided from HCD and the 2015-2019 ACS data. It should be noted that the ACS data can have a large margin of error for a community as small as Blue Lake, so the data may not always be accurate.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

Public Participation

The California Department of Housing and Community Development requires that local governments make a diligent effort to achieve the public participation of all economic segments of the community.

During the Housing Element update process, the City of Blue Lake made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation by posting notices in public locations around town and by contacting service providers (specifically representing lower-income households), local real estate agents, developers, housing needs advocacy groups, and other stakeholders.

All segments of the community were encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups. The City also informed each group that the draft Housing Element has been submitted to HCD and to ask for input and feedback.

- Blue Lake Chamber of Commerce
- Blue lake Elementary School
- Dell'Arte International – School of Physical Theatre
- Humboldt Association of Realtors
- Wiyot Tribe
- Blue Lake Rancheria
- Blue Lake Community Resource Center
- Housing Humboldt
- Adult Day Health Care of Mad River
- Mad River Old Crows/LOLAS

The draft Housing Element was available for review on the City's website and hard copies were available at City Hall and the Blue Lake Library during the entire update process.

Joint City Council and Planning Commission Meeting

On May 11, 2021 City staff presented the Housing Element update and Zoning Ordinance Amendments scope of work and schedule to the City Council and Planning Commission and requested feedback. Comments and questions received at the meeting included the following:

- Several individuals inquired what the consequences would be if the City did not update its Housing Element to comply with State housing law.
- Concern was expressed about multi-family development that is out of scale/character with the predominantly single-family character of the City.
- Some members of the public expressed support for affordable housing in the City, while others expressed concern about potential impacts to the community.
- Some members of the public inquired how quickly affordable housing could be constructed in the City.
- Some members of the public indicated they wanted Blue Lake to maintain a rural character and not further develop like surrounding communities including Arcata and McKinleyville.

- Several members of the City Council and Planning Commission indicated support for updating the City’s Housing Element to comply with State housing law.

Planning Commission Hearings

The City held Planning Commission hearings on [REDACTED], 2022 where the draft was presented for review and comment.

Comments Received

Public comments were received on the Housing Element update from the following persons and organizations:

- [REDACTED]

City Council Hearings

The City also held City Council hearings on [REDACTED], 2022 where the Planning Commission recommendation on the Housing Element update was presented for review and comment.

Housing Goals, Objectives, and Programs

The City's goals, policies and objectives are intended to accomplish the broad State housing goals and requirements as appropriate for Blue Lake's particular needs and circumstances. The format and organization of the goals and policies of the City's Housing Element are slightly different than the other chapters of the General Plan. Rather than there being a set of policies for each goal, all the goals and policies are grouped together because most of the policies are applicable to multiple goals.

Goal HG-1: Assure adequate, safe, cost-effective and energy efficient housing opportunities for all segments of the community, while maintaining the quality living environment and rural character of Blue Lake by planning for and enabling the development of balanced residential neighborhoods with access to affordable housing, community facilities, and public services.

Community Housing Policies

- HP-1.1 Review all new residential development to be consistent with the existing small-town character of the community and blend with existing development, as well as to ensure sustainability and environmental protection.
- HP-1.2 Encourage multi-family developments on larger lots (>1 acre) in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- HP-1.3 Revise the Municipal Code to allow manufactured housing to be permitted on sites where single-family dwellings would otherwise be allowed.
- HP-1.4 Promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include energy efficiency, electrical wiring, foundation stability, and prevention of water damage.
- HP-1.5 Encourage the use of private-initiated and / or publicly-funded programs to provide housing for low- and moderate-income families, and pursue as feasible, appropriate, applicable local, State, and Federal housing and economic development programs. As pertinent information becomes available, develop a program for notifying residents of the availability of housing programs and funding.
- HP-1.6 Preserve the City's more affordable housing stock along with historical and cultural heritage through preservation and innovative reuse of older structures.
- HP-1.7 Encourage citizen involvement in property maintenance and efforts to improve the housing stock and overall neighborhood quality.

Goal HG-2: Provide for adequate housing for persons with special housing needs such as target income groups of low-income, the elderly, handicapped, and female-headed households. (Similar to City Goal 2)

Special Needs Housing Policies

- HP-2.1 Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors is not permitted. Support appropriate safeguards to ensure fair housing opportunities.
- HP-2.2 Encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments by considering exceptions or revisions to City ordinances allowing more flexibility relating to zoning, density, reduced setbacks or other incentives to provide reasonable accommodation or improve living conditions of residents.
- HP-2.3 Encourage the County to allow a variety of housing types in the residential areas surrounding the City. Consider entering into a multi-jurisdictional agreement to provide housing and / or shelter for homeless persons.
- HP-2.4 Encourage new residential development in Blue Lake to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately sized parking spaces.

Implementation Programs

HI-1 Amend the Zoning Ordinance to address the following:

- **Accessory Dwelling Units (ADUs).** Allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. Consider adopting a Junior Accessory Dwelling Unit (JADU) ordinance to allow for a simple and affordable housing option.
- **Manufactured housing/Mobile homes.** Allow manufactured housing and mobile homes in the same manner and in the same zone as a conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Single Room Occupancy Units (SROs).** Define and allow principally permitted in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.
- **Emergency Shelters.** Allow by-right, without discretionary review, in the Mixed-Use (MU), Opportunity (O), or Planned Development Residential (PDR) zoning districts.
- **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Density Bonus.** Comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at City Hall.
- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website.
- **Residential Care Facilities.** Allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone; and allow larger group homes of seven or more persons in the Mixed Use (MU), Opportunity (O), and Planned Development Residential (PDR) zoning districts with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of “family” to be “One or more persons living together in a dwelling unit.”

Responsibility: City Council, Planning Commission, Planning staff.

Time Frame: Amend the Zoning Code by April 2023. Consider adoption of a JADU ordinance by January 2022.

Funding Source: General Fund and/or grants.

HI-2 AB 101 (2019), review the City’s Zoning Ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsibility: City Council, Planning Commission, and Planning staff.

Time Frame: Review zoning by 2022. Make revisions by June 30, 2023.

Funding Source: General Fund.

HI-3 As resources are available, publicize available programs regarding the following topics through a local community newsletter or water billing:

- Subsidized Housing Programs
- Shared Housing Opportunities
- Available day care/nursery school programs
- Permit process to become a licensed day care provider
- Available adult day care program
- Fair Housing Practices
- Nearby Social Services
- Housing Rehabilitation Programs, Weatherization Programs
- Local Employment Opportunities

Responsibility: City Council and City Clerk

Time Frame: Ongoing, as programs are available

Funding Source: General Fund

HI-4 As Notice of Funding Available (NOFAs) are released, apply for available grant funding through the CalHome program to assist individual first-time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources

HI-5 To encourage development of housing for lower- income households including, extremely low-income, and special needs households such as, people experiencing homelessness, senior, single parent, and disabled households, work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: City Council, Planning Commission, and Planning Staff.

Timeframe: Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding Source: General Fund, CDBG funds

- HI-6 Encourage new and rehabilitated units to include weatherization improvements such as ceiling and floor insulation, caulking, and weather-stripping and disseminate energy conservation information for existing housing by publicizing and / or providing information regarding energy audit and weatherization programs, such as those through the Redwood Coast Energy Authority, PG&E, and Energy Upgrade California™, as they become available.

Responsibility: City Council, Planning Commission, and Building Inspector

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

- HI-7 The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2022.

Funding Source: General Fund

- HI-8 Continue to require all projects to comply with the current version of Title 24 of the California Building Standards Code.

Responsibility: City Building Inspector

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

- HI-9 Consider requesting a local organization involved in housing rehabilitation (e.g. Redwood Community Action Agency (RCAA)) to survey the City of Blue Lake's housing stock as an initial step for reestablishing a housing rehabilitation program for targeted income groups. Once the survey is completed, the City will pursue funding and programs as appropriate.

Responsibility: City Council

Time Frame: Reach out to RCAA by January 2022, if funding is available, complete survey by January 2022. Pursue funding and programs at least twice in the planning period.

Funding Source: General Fund

HI-10 Develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions could include but are not limited to:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Develop a proactive code enforcement program that holds property owners accountable.
- Provide education to the community on the importance of completing Census questionnaires.
- Review the Zoning Code and other City codes and policies for consistency with the fair housing law.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Create Plan by April 2023 and implement on an ongoing basis

Funding Source: General Fund

HI-11 The City will continue to encourage appropriately licensed / permitted cottage or home-base industries, including those related to recreation / tourism to the area, to a reasonable extent, in efforts to bolster the City’s economy, promote affordable housing, and increase employment opportunities by implementing the following actions:

- Permit at least 1 licensed day care or nursery school operation where appropriate
- Increase tourism revenues by promoting community events
- Increase opportunities for development of cottage industries / home occupations that are compatible with neighborhood character and environmental constraints
- Permit appropriate and necessary ancillary services to the commercial fishing industry

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: As feasible, hold annual meetings between the City Council and Business Community.

Funding Source: General Fund

HI-12 Work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The

program could include developing an informational brochure and directing people to service information on the City's website.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Source: General Fund

- HI-13 To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Ongoing, as projects approach expiration.

Funding Source: General Fund

- HI-14 To ensure that the use permit process for multi-family projects does not impact the timing, cost, or supply of multi-family development, the City will adopt and apply a Residential High Density (RHD) Combining Zone to sites in the Mixed Use (MU), Opportunity (O), or Planned Development Residential (PDR) zones to allow multi-family residential uses by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City will also review development standards including, but not limited to, height, lot coverage and density, to ensure they do not constrain the development of housing.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Adopt the Residential High Density (RHD) Combining Zone and apply to sites zoned Mixed Use (MU), Opportunity (O), or Planned Development Residential (PDR) to allow multi-family residential uses by-right within 3 years from adoption of this Housing Element.

Funding Source: General Fund

- HI-15 The City will review the City's Safety and Conservation Elements and any other General Plan Elements, as required, and ensure compliance with new State Law.

In addition, the city will bi-annually review the effectiveness of the programs in the Housing Element and make revisions as appropriate, including monitoring the effectiveness of programs to accommodate the regional housing need. If programs are not effective in making progress toward the regional housing need, the city will immediately revise strategies and amend the housing element for HCD review.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Review by April 2023, revise as necessary by June 2023. Monitor the Housing Element programs annually and submit to HCD by April 1 each year.

Funding Source: General Fund

HI-16 To comply with SB 1087, the City as the water provider, will set up a process to grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Set up a process by April 2023, ongoing as projects are processed.

Funding Source: General Fund

Quantified Objectives

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the eight year planning period. Table 2 illustrates the City’s realistic expectations for development during the planning period.

Table 2: Quantified Objectives, 2019–2027

| | Income Category | | | | | Total |
|----------------------|-----------------|----------|----------|-----------|----------------|-----------|
| | Extremely Low | Very Low | Low | Moderate | Above Moderate | |
| New Construction (1) | 2 | 6 | 6 | 10 | 2 | 26 |
| Rehabilitation (2) | | | 2 | 2 | | 4 |
| Preservation (3) | | | | | | |
| Total | 2 | 6 | 8 | 12 | 2 | 30 |

Source: City of Blue Lake, February 2022

(1) New construction objectives are based on the Regional Housing Needs Allocation from the 5th and 6th cycles.

(2) There is not currently a funded rehabilitation program in place with the County.

(3) County staff has indicated that there are zero units at risk at this time based upon available information.

Evaluation of the Previous Housing Element

The following table provides the implementation progress of the City's housing programs. As a part of this review and evaluation, the housing programs from the previous Housing Element have been completely reworked to be more straightforward and streamlined.

| Program | Responsibility: City Staff and City Council Time Frame: Minimum one application during the current planning cycle. | Implementation status | Continue/Modify/Delete |
|---|---|-------------------------------------|------------------------|
| 1a. The City places a high priority on maintaining the quality of its housing stock. The City will 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. | The City was not contacted by any qualifying households during the prior planning cycle. | Modify. See Programs HI-4 and HI-9. | |
| 2a. 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). | The City was contacted by one developer interested in developing senior housing during the prior planning cycle. The project ultimately did not move forward. | Modify. See Program HI-5. | |
| 2b. 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). | The City was contacted by one developer interested in developing senior housing during the prior planning cycle. The project ultimately did not move forward. | Modify. See Program HI-5. | |
| 2c. The City will pursue or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled. | The City was contacted by one developer interested in developing senior housing during the prior | Modify. See Program HI-5. | |

| Program | Implementation status | Continue/Modify/Delete |
|--|--|------------------------------------|
| <p><u>Time Frame:</u> If an applicable program is identified and program funds are available, City will submit one application during the current planning cycle.</p> <p><u>Responsibility:</u> Planning staff and City Council</p> <p><u>Time Frame:</u> By 2019</p> | <p>planning cycle. The project ultimately did not move forward.</p> | |
| <p>2d. During the effective period of this element the City will review the Zoning Ordinance and consider inclusion of emergency shelters, transitional housing and group housing uses and allow them in appropriate zones if the need arises. If determined to be necessary, Blue Lake will enter into a multi-jurisdictional agreement with surrounding jurisdictions such as Arcata, Eureka, or Humboldt County to address this need pursuant to SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing).</p> | <p>During the prior planning cycle, the City considered amending the Municipal Code to allow these uses in the Retail Commercial and Mixed Use zones in and around the downtown. The amendments were not ultimately adopted.</p> | <p>Modify. See Program HI-1.</p> |
| <p>2e. The City, through the City's website, water billing, or other available methods, will publicize available programs or resources regarding the following:</p> <ul style="list-style-type: none"> 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) Local Employment Opportunities. | <p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the prior planning cycle.</p> | <p>Continue. See Program HI-3.</p> |

| Program | Implementation status | Continue/Modify/Delete |
|--|--|-----------------------------------|
| <p>3a. 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.</p> | <p><u>Responsibility:</u> City Staff <u>Time Frame:</u> Ongoing</p> | <p>Modify. See Program HI-14.</p> |
| <p>3b. 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 Section 627 (Residential Second Units) of the Zoning Ordinance by 2019 to investigate ways to further</p> | <p><u>Responsibility:</u> Planning Staff Planning Commission, and City Council. <u>Time Frame:</u> By 2019</p> | <p>Modify. See Program HI-1.</p> |

| Program | Implementation status | Continue/Modify/Delete |
|---|--|---|
| <p>the appropriate construction of "second units or granny units" in certain residentially zoned districts.</p> | | |
| <p>3c. The City will consider revision of the Residential Multiple Family (R3) Zone to establish performance and/or development standards that would allow more of the conditionally permitted uses to be principally permitted (allowed by right) including multifamily residential developments.</p> | <p><u>Responsibility:</u> Planning Staff, Planning Commission, and City Council.</p> <p><u>Time Frame:</u> By 2019</p> | <p>Modify. See Program HI-14.</p> <p>The City considered amendment of the R3 Zone to principally permit multi-family housing during the prior planning cycle. The City ultimately decided to develop a Residential High Density Combining Zone that, when applied to individual properties, would principally permit multi-family housing when at least 20 percent of the units are affordable to lower-income households. The RHD combining zone is proposed for adoption during the current planning cycle.</p> |
| <p>3d. The City will revise the Residential-One-Family (R1) Zone to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.</p> | <p><u>Responsibility:</u> Planning Staff, Planning Commission, and City Council</p> <p><u>Time Frame:</u> By 2019</p> | <p>Modify. See Program HI-1.</p> <p>This amendment to the Municipal Code did not occur during the prior planning cycle.</p> |
| <p>3e. The City will implement the requirements of the American Disabilities Act through the following specific actions:</p> <p>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</p> | <p><u>Responsibility:</u> City Building Official and City Council</p> <p><u>Time Frame:</u> Ongoing</p> | <p>Modify. See Programs HI-1 and HI-14.</p> <p>a) During the prior planning cycle, this task was not completed and no requests were made for reasonable accommodation.</p> <p>b) During the prior planning cycle, no units were developed in the City for persons with disabilities.</p> |

| Program | Implementation status | Continue/Modify/Delete |
|--|---|--|
| <p>"reasonable accommodation" is developed, the City will make this information available to the public on the City's website.</p> <p>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.</p> <p>c) The City will also consider revising Section 610 (Off-Street Parking Facilities) of the Zoning Ordinance to allow for parking reductions for special needs housing.</p> | <p>c) During the prior planning cycle, the City amended the Municipal Code to allow the City Planner to waive off-street parking requirements administratively. The waiver has been used on several residential projects since its adoption and could also be used to allow parking reductions for special needs housing.</p> | |
| <p>4a. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Employment and Housing.</p> | <p>During the prior planning cycle, notices were posted on several occasions at City Hall.</p> | <p>Modify. See Implementation HI-10.</p> |
| <p>4b. 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.</p> | <p>During the prior planning cycle, the City was not made aware of any inconsistencies between the Municipal Code and fair housing law.</p> | <p>Continue. See Program HI-10.</p> |
| <p>4c. 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.</p> | <p>This amendment to the Municipal Code did not occur during the prior planning cycle.</p> | <p>Modify. See Program HI-1.</p> |

| Program | Responsibility: City Clerk, Planning Staff, and City Council. Time Frame: Ongoing | Implementation status | Continue/Modify/Delete |
|--|--|---|---|
| <p>5a. The City will conduct proactive efforts to assist multi-family development for low- and moderate-income households through the following specific actions:</p> <ul style="list-style-type: none"> a) Assist developers in identifying suitable sites with appropriate zoning. b) Work with USDA Rural Development and HCD to keep up with funding opportunities for multi-family development. c) Continue offering pre-application meetings to assist in identifying issues and concerns for development projects. | | <ul style="list-style-type: none"> a) During the prior planning cycle, the City assisted three developers in pursuing multi-family housing projects on suitable sites. b) During the prior planning cycle, no eligible projects were proposed in the City. c) During the prior planning cycle, the City continued to provide free application assistance meetings to applicants pursuing housing projects. | <p>Modify. See Program HI-5 and HI-14.</p> |
| <p>5b. During the effective period of this element the City will review and update its sewer and water ordinances to ensure compliance with SB 1087 (Water and Sewer Service Priority for Housing Affordable to Lower-income Households).</p> | <p><u>Responsibility:</u> Planning Staff, and City Council. <u>Time Frame:</u> By 2019</p> | <p>During the prior planning period, no amendments were made to ensure compliance with SB 1087.</p> | <p>Continue. See Program HI-16.</p> |
| <p>5c. 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 further encourage planned developments.</p> | <p><u>Responsibility:</u> City Staff and City Council <u>Time Frame:</u> 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.</p> | <p>During the prior planning cycle, the City encouraged development on Planned Development Residential zoned parcels in the western portion of the City. Parcel 025-101-023 (~3 acres) was approved for the development of three single-family residences and two duplexes. The City did not submit any applications for CDBG funds to encourage planned development during the prior planning cycle.</p> | <p>Modify. See Programs HI-5 and HI-14.</p> |

| Program | Implementation status | Continue/Modify/Delete |
|--|---|--|
| <p>5d. The City will consider adoption of a density bonus ordinance by 2019 in accordance with Section 65915 of the Government Code.</p> | <p><u>Responsibility:</u> Planning Staff, Planning Commission, and City Council. <u>Time Frame:</u> By 2019</p> | <p>Modify. See Program HI-1.</p> |
| <p>6a. 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. Renters and homeowners will be encouraged to take advantage of these programs to help implement the City's Climate Action Plan and Energy Element.</p> | <p><u>Responsibility:</u> City Council, City Staff, RCEA, and RCAA <u>Time Frame:</u> Ongoing</p> | <p>Modify. See Programs HI-3 and HI-6.</p> |
| <p>6b. Owner's rehabilitating residential units will be encouraged to include retrofit weatherization improvements such as 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.</p> | <p><u>Responsibility:</u> City Council, City Staff, RCAA, and RCEA <u>Time Frame:</u> Ongoing</p> | <p>Continue. See Program HI-6.</p> |
| <p>6c. 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.</p> | <p><u>Responsibility:</u> Building Department <u>Time Frame:</u> Ongoing, current requirement.</p> | <p>Continue. See Program HI-8.</p> |
| <p>6d. 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 will conduct a strategic</p> | <p><u>Responsibility:</u> City Staff and City Council. <u>Time Frame:</u> Ongoing</p> | <p>Delete.</p> |

| Program | Implementation status | Continue/Modify/Delete |
|--|-----------------------|------------------------|
| <p>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.</p> | | |

Community Profile

Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

Population Growth

Between 2010 and 2020, Humboldt County’s population grew slightly by 1,840 people, or +1.4 percent. In contrast, Blue Lake’s population shrunk by 45 people, or -3.6 percent between 2010 and 2020 (see **Table 3**).

Table 3: Population Growth 2010-2020

| City/County | Total Population | | 2010–2020 Change | |
|-----------------|------------------|---------|------------------|------------|
| | 2010 | 2020 | Number | Percentage |
| Blue Lake | 1,253 | 1,208 | -45 | -3.6% |
| Humboldt County | 134,623 | 136,463 | 1,840 | 1.4% |

Source: 2010 and 2020 Decennial Census Redistricting Data.

Note: Population counts vary slightly based on the source of data and type of survey.

Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of a community’s residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

The median age of residents in Blue Lake is approximately 51 years old. The median age has been increasing slowly, 45.9 from 31 in 2010 to 51 in 2019. The City’s population is slowly getting older, with 52.5 percent of residents over 45 years of age, and 33.3 percent of residents in the family-forming age group (25–44). **Table 4** shows the age distribution of the population of Blue Lake.

Table 4: Population by Age (2019)

| Age Group | Number | Percentage |
|----------------|--------|------------|
| 0 to 9 years | 80 | 8.9% |
| 10 to 19 years | 27 | 3% |
| 20 to 24 years | 22 | 2.4% |
| 25 to 34 years | 241 | 26.8% |
| 35 to 44 years | 58 | 6.5% |
| 45 to 54 years | 42 | 4.6% |
| 55 to 59 years | 66 | 7.3% |
| 60 to 64 years | 149 | 16.5% |
| 65 to 74 years | 156 | 17.3% |
| 75 to 84 years | 43 | 4.8% |

| Age Group | Number | Percentage |
|--------------------|--------|------------|
| 85 years and over | 18 | 2.0% |
| Median age (years) | 50.5 | (X) |

Source: 2015-2019 ACS 5-Year Estimates, Table S0101.

Employment Trends

According to the 2015-2019 American Community Survey, 506 people 16 years and over were employed in the City. Educational services, and health care and social assistance is the industry with largest number of employees in the City at 178 people, or 35.2 percent. **Table 5** shows employment by industry in Blue Lake .

Table 5: Employment by Industry (2019)

| INDUSTRY | Number | Percentage |
|--|--------|------------|
| Civilian employed population 16 years and over | 506 | 506 |
| Agriculture, forestry, fishing and hunting, and mining | 16 | 3.2% |
| Construction | 32 | 6.3% |
| Manufacturing | 60 | 11.9% |
| Wholesale trade | 4 | 0.8% |
| Retail trade | 8 | 1.6% |
| Transportation and warehousing, and utilities | 14 | 2.8% |
| Information | 13 | 2.6% |
| Finance and insurance, and real estate and rental and leasing | 7 | 1.4% |
| Professional, scientific, and management, and administrative and waste management services | 63 | 12.5% |
| Educational services, and health care and social assistance | 178 | 35.2% |
| Arts, entertainment, and recreation, and accommodation and food services | 72 | 14.2% |
| Other services, except public administration | 15 | 3.0% |
| Public administration | 24 | 4.7% |

Source: 2015-2019 ACS 5-Year Estimates, Table DP03.

Household Characteristics

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while nonfamily households generally occupy smaller apartments or condominiums.

In Blue Lake , families comprised 55.8 percent of all households, and 9.8 percent of all households were family households with children under 18 years of age. **Table 6** displays household composition as reported by the 2015-2019 American Community Survey.

Table 6: Household Characteristics (2019)

| Jurisdiction | Households | Average Household Size | Percentage of Households | |
|-------------------|------------|------------------------|--------------------------|---------------------------------|
| | | | Families | Families with Children Under 18 |
| City of Blue Lake | 428 | 2.11 | 239 (55.8%) | 42 (9.8%) |

Source: 2015-2019 ACS 5-Year Estimates, Table S1101.

Overcrowding

Overcrowding occurs when there is more than one person per room (excluding bathrooms and kitchens) and severely overcrowding occurs when there are more than 1.51 persons per room. Overcrowding is often a result of an inadequate supply of affordable and decent housing. According to the 2015-2019 American Community Survey, 16 households were living in overcrowded conditions (3.7 percent of all households) and no households were severely overcrowded. Refer to **Table 7**.

Table 7: Overcrowded Households (2019)

| Persons per Room | Number | Percentage |
|--------------------------------------|------------|---------------|
| Owner occupied: | 255 | 59.6% |
| 1.00 or less occupants per room | 251 | 58.6% |
| 1.01 to 1.50 occupants per room | 4 | 0.9% |
| 1.51 or more occupants per room | 0 | 0.0% |
| Renter occupied: | 173 | 40.4% |
| 1.00 or less occupants per room | 161 | 36.4% |
| 1.01 to 1.50 occupants per room | 12 | 2.8% |
| 1.51 or more occupants per room | 0 | 0.0% |
| Total Occupied Housing Units: | 428 | 100.0% |
| Total Owner Overcrowded | 4 | 0.9% |
| Total Renter Overcrowded | 12 | 2.8% |
| Total Overcrowded | 16 | 3.7% |
| Total Owner Severely Overcrowded | 0 | 0.0% |
| Total Renter Severely Overcrowded | 0 | 0.0% |
| Total Severely Overcrowded | 0 | 0.0% |

Source: 2015-2019 ACS 5-Year Estimates, Table B25014.

Household Income

The California Department of Housing and Community Development annually publishes income limits per county for use in determining eligibility for assisted housing programs in that county. The 2019 income limits are listed in **Table 8** for each income category according to household size. These income limits are based on a median income of \$64,800 (for a family of four) in Humboldt County:

- Extremely Low Income Up to 30 percent of area median income (AMI) (\$0–\$25,750)
- Very Low Income 31–50 percent of AMI (\$25,751–\$32,400)

- Low Income 51–80 percent of AMI (\$32,401–\$51,850)
- Moderate Income 81–120 percent of AMI (\$51,851–\$77,750)
- Above Moderate Income Above 120 percent of AMI (\$77,750 or more)

Table 8: Maximum Household Income by Household Size (2019), Humboldt County

| Income Category | Persons per Household | | | | | | | |
|-----------------|-----------------------|-------|-------|-------|-------|-------|-------|--------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low | 13650 | 16910 | 21330 | 25750 | 30170 | 34590 | 39010 | 42800 |
| Very Low | 22700 | 25950 | 29200 | 32400 | 35000 | 37600 | 40200 | 42800 |
| Low | 36300 | 41500 | 46700 | 51850 | 56000 | 60150 | 64300 | 68450 |
| Moderate | 54450 | 62200 | 70000 | 77750 | 83950 | 90200 | 96400 | 102650 |

Source: California Department of Housing and Community Development Memorandum, "State Income Limits for 2019," May 6, 2019.

Lower Income Households and Overpayment

Overpayment is narrowly defined as the number of lower-income households that spend more than 30 percent of their income for housing (either mortgage or rent), including cost of utilities, property insurance, and real estate taxes, as defined by the federal government. **Table 9** shows the extent of overpayment. Approximately 32.8 percent of households in Blue Lake were overpaying for housing—19.2 percent were renter-occupied households and 13.6 percent were owner-occupied households.

When looking at lower-income households overpaying (households earning less than \$51,850 for a household of four), approximately 38 were owner-occupied households and approximately 98 were renter-occupied households.

Table 9: Housing Cost as a Percentage of Household Income by Tenure (2015)

| Total Households Characteristics | Number | Percent of Total Households |
|--|------------|-----------------------------|
| Total occupied units (households) | 530 | 100.0% |
| Total Renter households | 225 | 42.5% |
| Total Owner households | 305 | 57.5% |
| Total lower income (0-80% of HAMFI) households | 210 | 39.6% |
| Lower income renters (0-80%) | 135 | 25.5% |
| Lower income owners (0-80%) | 75 | 14.2% |
| Extremely low income renters (0-30%) | 35 | 6.6% |
| Extremely low income owners (0-30%) | 10 | 1.9% |
| Lower income households paying more than 50% | 88 | 16.6% |
| Lower income renter HH severely overpaying | 54 | 10.2% |
| Lower income owner HH severely overpaying | 34 | 6.4% |
| Extremely Low Income (0-30%) | 40 | 7.5% |
| ELI Renter HH severely overpaying | 30 | 5.7% |
| ELI Owner HH severely overpaying | 10 | 1.9% |

| Total Households Characteristics | Number | Percent of Total Households |
|---|------------|-----------------------------|
| Income between 30%-50% | 24 | 4.5% |
| Income between 50% -80% | 24 | 4.5% |
| Lower income households paying more than 30% | 136 | 25.7% |
| Lower income renter HH overpaying | 98 | 18.5% |
| Lower income owner HH overpaying | 38 | 7.2% |
| Extremely Low Income (0-30%) | 44 | 8.3% |
| Income between 30%-50% | 39 | 7.4% |
| Income between 50% -80% | 53 | 10.0% |
| Total Households Overpaying | 174 | 32.8% |
| Total Renter Households Overpaying | 102 | 19.2% |
| Total Owner Households Overpaying | 72 | 13.6% |
| Total households paying between 30%-50% Income | 86 | 16.2% |
| Total households paying > 50% Income | 88 | 16.6% |

Source: 2006-2015 CHAS Data Sets, https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data.

Housing Stock Characteristics

Vacancy and Housing Availability

Vacancy trends in housing are analyzed using the vacancy rate as an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low, and the price of housing increases. A vacancy rate of 5 percent is generally considered optimal because it is high enough to provide some flexibility in the housing market without significant increases in housing prices.

As shown in **Table 10**, the vacancy rate in Blue Lake is moderate, estimated to be 15.6 percent as of 2019, of which 2.0 percent are categorized as seasonal/ recreational or occasional use.

Table 10: Residential Vacancy Rate (2019)

| Type | Number | Percentage |
|---|------------|---------------|
| Occupied | 428 | 84.4% |
| Vacant | 79 | 15.6% |
| For rent | 10 | 2.0% |
| Rented, not occupied | 20 | 3.9% |
| For sale only | 0 | 0.0% |
| Sold, not occupied | 10 | 2.0% |
| For seasonal, recreational, or occasional use | 10 | 2.0% |
| For migrant workers | 0 | 0.0% |
| Other vacant | 29 | 5.7% |
| Total Housing Units: | 507 | 100.0% |

Source: 2015-2019 ACS 5-Year Estimates, Tables B25002 and B25004

Housing Tenure

As shown in **Table 11**, Blue Lake has a higher percentage of householders who own their home (59.6 percent of occupied units) than of householders who rent their home from a property owner (40.4 percent of occupied units).

Table 11: Household Tenure (2019)

| Label | Number | Percentage |
|-----------------------|------------|---------------|
| Owner occupied Units | 255 | 59.6% |
| Renter occupied Units | 173 | 40.4% |
| Total: | 428 | 100.0% |

Source: 2015-2019 ACS 5-Year Estimates, Table B25009.

Unit Type

As shown in **Table 12**, the majority (63 percent) of occupied housing units in Blue Lake are single-family, detached homes, followed by multifamily (2-4 Units) which make up 19.5 percent.

Table 13: Housing Units by Type (2021)

| Housing Unit Type | Number | Percentage |
|----------------------------|------------|---------------|
| Single-Family Detached | 369 | 63.0% |
| Single-Family Attached | 12 | 2.0% |
| Multifamily, 2-4 Units | 114 | 19.5% |
| Multifamily, 5+ Units | 33 | 5.6% |
| Mobile Homes or Other Type | 58 | 9.9% |
| Total | 586 | 100.0% |

Source: California Department of Finance, E-5, 2021, City of Blue Lake, January 1, 2021.

Housing Age and Conditions

Housing conditions are an important indicator of quality of life in Blue Lake. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table 13** displays the age of the City of Blue Lake's 's housing stock as of 2019, of which 16.2 percent were built since 1990. This means 83.8 percent of the housing stock is over 30 years old, and the rehabilitation needs are likely great in Blue Lake.

Table 13: Age of Housing Stock (2019)

| Year Built | Number | Percentage |
|---------------------|--------|------------|
| Built 2014 or later | 0 | 0.0% |
| Built 2010 to 2013 | 6 | 1.2% |
| Built 2000 to 2009 | 37 | 7.3% |

| Year Built | Number | Percentage |
|-----------------------|------------|---------------|
| Built 1990 to 1999 | 39 | 7.7% |
| Built 1980 to 1989 | 61 | 12.0% |
| Built 1970 to 1979 | 51 | 10.1% |
| Built 1960 to 1969 | 63 | 12.4% |
| Built 1950 to 1959 | 50 | 9.9% |
| Built 1940 to 1949 | 33 | 6.5% |
| Built 1939 or earlier | 167 | 32.9% |
| Total: | 507 | 100.0% |

Source: 2015-2019 ACS 5-Year Estimates, Table B25034

Housing Costs and Affordability

Rental Housing Costs

Based on market trends, in Blue Lake for all rentals the median rent per month was \$1,425, and the average rent per month was \$1,828.¹

Sales Prices

According to Trulia, the median sales price for homes in Blue Lake between March and August 2021 was \$452,750 based on 10 home sales.

According to the US Census and the ACS, the median value of housing in Blue Lake has approximately doubled every decade since 1980.

| Data Source | Median Sales Price |
|------------------------|--------------------|
| 1980 Census | \$52,000 |
| 1990 Census | \$80,200 |
| 2000 Census | \$321,000 |
| 2021 Trulia Sold Homes | \$452,750 |

¹ These prices are based on a point-in-time analysis of rental listings found on Craigslist within a 10-mile radius of ZIP code 95525 on [redacted]/[redacted]/2022.

Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the California Department of Housing and Community Development (HCD) income guidelines for 2019, the AMI in Humboldt County is \$64,800 for a family of four. Assuming that the potential homebuyer in each income group has sufficient credit and down payment (10 percent) and maintains affordable housing expenses (i.e., spends no more than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. **Table 14** demonstrates the purchasing power of the income groups defined above.

When looking at rental and sales prices and comparing those to what households can afford, the City has rental housing affordable to moderate-income households and for sale prices affordable to above moderate-income households.

Table 14: Affordable Housing Costs by Income Category (2019)

| (Based on a Four-person Household in Humboldt County) | Income Level | | |
|---|--------------|-----------|-----------|
| | Very Low | Low | Moderate |
| Annual Income | \$32,400 | \$51,850 | \$77,750 |
| Monthly Income | \$2,700 | \$4,321 | \$6,479 |
| Maximum Monthly Gross Rent ¹ | \$810 | \$1,296 | \$1,944 |
| Maximum Purchase Price ² | \$70,400 | \$138,100 | \$185,600 |

Sources: HCD State Income Limits, 2019; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; <https://www.realtor.com/mortgage/tools/affordability-calculator/#summary>, accessed 3/11/2020.

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 3.66% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

Assisted Units at Risk of Conversion

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. There are no subsidized projects in the City of Blue Lake at this time.

Special Needs Groups

This section assesses the special needs households in Blue Lake . Special needs households can be constrained by lower incomes and a lack of housing that is suitable to their special needs.

Senior Households

The limited incomes of many elderly people make it difficult for them to find affordable housing. Many elderly people have physical disabilities and dependence needs that limit their selection of housing. As of 2019, it was estimated that were 217 senior citizens living in Blue Lake. **Table 15** shows the senior population as of 2019.

Table 15: Senior Householder (2019)

| Age Group | Number |
|-------------------|------------|
| 65 to 74 years | 156 |
| 75 to 84 years | 43 |
| 85 years and over | 18 |
| Total | 217 |

Sources: 2015-2019 ACS 5-Year Estimates, Table DP05.

Persons with Disabilities

As defined by the California Government Code, disabilities include physical and mental disabilities. A “mental disability” involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A “physical disability” includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system.

Table 16 show the number of persons with disabilities in Blue Lake. Approximately 20.7 percent of the total population (5 years old or older) has some type of disability, and a little more than a third of those are below the age of 65.

Table 16: Persons with Disability (2019)

| Age Group | Number | Percent of Total Population |
|---|------------|-----------------------------|
| 5 to 64 years | 68 | 7.5% |
| 65+ Years | 119 | 13.2% |
| Total Persons with a Disability (Age 5+) | 187 | 20.7% |
| Total Population | 902 | 100.0% |

Source: 2015–2019 ACS 5-Year Estimates, Table S1810.

Table 17 shows the total number of persons in Blue Lake by disability type for the 5 to 64 and 65 and over age groups. Many of these persons have more than one disability, which is why more disabilities are listed than there are disabled persons. Cognitive living difficulties and Independent Living Difficulty are the most common forms of disability among residents ages 5 to 64 in Blue Lake. Seniors age 65 and above in Blue Lake are more likely to have to either ambulatory difficulties or hearing difficulties.

Table 17: Persons with Disability-by-Disability Type (2019)

| Disability Group | Number | Percentage |
|--|------------|---------------|
| Total Disabilities Tallied | 187 | 100.0% |
| Total Disabilities Tallied for People 5 to 64 years | 68 | 36.4% |
| With a hearing difficulty | 12 | 2.1% |
| With a vision difficulty | 11 | 1.9% |
| With a cognitive difficulty | 46 | 8.0% |
| With an ambulatory difficulty | 18 | 3.1% |
| With a self-care difficulty | 18 | 3.1% |
| With an independent living difficulty | 28 | 4.8% |
| Total Disabilities Tallied for People 65 Years and Over | 119 | 63.6% |
| With a hearing difficulty | 53 | 24.4% |
| With a vision difficulty | 9 | 4.1% |
| With a cognitive difficulty | 42 | 19.4% |
| With an ambulatory difficulty | 67 | 30.9% |
| With a self-care difficulty | 9 | 4.1% |
| With an independent living difficulty | 29 | 13.4% |

Source: 2015–2019 ACS 5-Year Estimates, Table S1810.

Development Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability in the community. A developmental disability is a disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment. Housing Element Program HI-12 specifically addresses the needs of the developmentally disabled.

Table 18 includes information about Blue Lake’s population of developmentally disabled persons by age and zip code.

Table 18: Persons with Developmental Disabilities (2020)

| Zip Code | 0–17 years | 18+ years |
|----------|------------|-----------|
| 95525 | <11 | <11 |

Source: California Department of Developmental Services 2020.

Redwood Coast Regional Center

Redwood Coast Regional Center (RCRC) serves individuals and their family who have a developmental disability, or who are at risk for developing a disability, and individuals who are at risk of having a child with a disability in Del Norte, Humboldt, Lake, or Mendocino County. RCRC also serves families whose Infants and toddlers (birth to 36 months) who are at “high risk” for a developmental disability.

In order to fulfill the diverse needs of persons from infancy to end of life, some of the services and supports provided by RCRC include:

- Information and Referral
- Assessment and Diagnosis
- Prenatal Diagnostic Services
- Early Intervention Supports and Services
- Lifelong Individualized Planning and Service Coordination
- Behavioral Supports
- Employment and Day Services
- Health and Medical Services
- Family Support
- Residential Care
- Transportation

Large Families

Large families are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. A five-person household requires a three- or four-bedroom home; a six-person household requires four bedrooms; and a seven-person household requires four to six bedrooms.

According to the 2015-2019 American Community Survey, there were 12 households in Blue Lake that included five or more persons, all of which were in renter occupied units.

As of 2018, there was no shortage of housing for large families in Blue Lake due to the availability of housing by bedroom size. There are 114 two to four-bedroom housing units, and 33 units with five or more bedrooms.

Female-Headed Households

Female-headed households are households headed by a single female parent with children under the age of 18 living at home. Single-parent households generally have lower incomes than two-parent households and often require special attention due to their need for affordable child care, health care, and housing assistance. Additionally, female-headed households tend to have lower incomes, limiting the availability of housing.

As of the 2015-2019 American Community Survey, approximately 9 or 3.8 percent of households in Blue Lake were female-headed households with children, and no households were female-headed households under the poverty level.

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. As of the 2015–2019 American Community Survey, 16 persons, or approximately 3.2 percent of Blue Lake’s population were employed in agriculture, forestry, fishing and hunting.

Most farmworkers earn relatively low wages, and thus they fall into the extremely low– and very-low-income categories. According to the occupational profile for Humboldt County (accessed March 11, 2020, at www.labormarketinfo.edd.ca.gov), the current weekly mean income is \$674. This income falls within the low-income category or below, since many farmworkers are unlikely to work every week of the year. According to

the USDA Census of Farmworkers (2017), 859 farm workers, or 56 percent of all farm workers in Humboldt County worked fewer than 150 days per year.

Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. Their needs are difficult to meet because of the diversity and complexity of the factors that lead to homelessness. California state law requires that housing elements estimate the need for emergency shelter for homeless people.

According to the 2019 Point-In-Time count released by the Humboldt County Department of Health and Human Services, there were approximately 1,473 people without shelter in Humboldt County. Of this count, 14 persons were identified in Blue Lake.

Students

College students are typically income limited individuals in need of inexpensive rental housing. Students from nearby Humboldt State University (HSU) and College of the Redwoods make up a small portion of Blue Lake’s population. In 2019, 68 residents (7.5% of the total population) were enrolled in college or graduate school. Of these, 4 were between the ages of 18-24, indicating that the majority of residents enrolled in college were age 25 or older at that time. According the 2015-2019 ACS 5-Year Estimates, 52 of the 68 college students are female.

Traditionally, college students between the ages of 18-24 reside in the less expensive section of the City’s housing stock (e.g. second units, mobile homes, trailers, studios, etc.) or share single-family dwelling units. Considering that the City’s student population is over the age of 25, they may not necessarily be as income limited and in need of smaller inexpensive housing units. These individuals may live in family households in larger single-family dwelling units.

Housing Resources and Opportunities

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City’s ability to satisfy its share of the region’s future housing needs, and the financial resources available to assist in implementing the City’s housing programs. Additionally, this section examines opportunities for energy conservation.

Regional Housing Need

The Regional Housing Needs Allocation (RHNA) is a minimum projection of housing units needed to accommodate projected household growth at all income levels by the end of the housing element’s statutory planning period.

Table 19 shows the City’s regional housing need by income for the projection period beginning December 31, 2018, and ending August 31, 2027.

Table 19: Regional Housing Need, 2018–2027

| Income Group | Total RHNA |
|----------------|------------|
| Very Low* | 7 |
| Low | 4 |
| Moderate | 5 |
| Above Moderate | 7 |
| Total | 23 |

Source: City of Blue Lake, February 2022

*Note – it is assumed that 50% of the very low income RHNA is allocated towards extremely low income.

Unaccommodated Need

The City of Blue Lake did not adopt a Housing Element for the 5th cycle and therefore has an unaccommodated need of 4 very-low-income units and 1 low-income unit (see **Table 20**).

Table 20: Unaccommodated Regional Housing Need, 2014–2019

| Income Group | Total RHNA |
|----------------|------------|
| Very Low | 4 |
| Low | 1 |
| Moderate | 2 |
| Above Moderate | 4 |
| Total | 11 |

Source: City of Blue Lake, February 2022

Adequate Sites Inventory and Analysis

This section addresses the requirements of Government Code Sections 65583 and 65583.2 for a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Available Sites

As shown in **Table 21** - Inventory of Vacant Land Available for Residential Development below, as of February 2022 there remained approximately 21 vacant, residentially or mixed-use zoned lots (R-1, PDR, MU, or O) within City boundaries. Vacant parcels are shown in **Figure 1**. The sites on the map are categorized into three categories, likely developable, questionably developable, and likely no developable. Site capacity has been adjusted based on these site constraints.

Yellow sites are as follows:

- 025-041-042
- 025-131-020
- 025-171-001

Red Sites are as follows:

- 025-052-002
- 025-76-003
- 025-084-008
- 025-111-006

The larger sites in the Planned Development Residential (PDR), Mixed-Use, and Opportunity (O) zones are the primary sites that could accommodate higher density multi-family units and improvements. The remaining lots are mostly less than 10,000 square and could accommodate between 1 to 4 units (see **Table 21**).

In addition to the vacant parcels in the City, there are a number of underutilized lots that could be further developed with residential uses including higher density multi-family units and improvements. Several of the lots in the PDR and O zones could be further subdivided for the purposes of creating more developable parcels. As shown in **Table 22** – Inventory of Underutilized Land Available for Residential development below, as of February 2022 there are approximately 25 underutilized, residentially or mixed-use zoned lots (R-1, PDR, MU, or O). Underutilized parcels are shown in **Figure 2**. The sites on the map are categorized into two categories, likely developable and questionably developable. Site capacity has been adjusted based on the configuration of existing development and various site constraints (for example, irregular shape, wetlands and drainages, easements, etc.).

Table 21 – Inventory of Vacant Land Available for Residential Development

| APN | Acreage | GP Des. | Zoning | Max. Allowable Density | Realistic Unit Potential | Site Constraints | RHNA Category Met |
|-------------|---------|---------|--------|-----------------------------------|--------------------------|--|-------------------|
| 025-025-010 | 0.15 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 2 | Lot size | Lower |
| 025-035-007 | 0.49 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Creek setback, easements | Lower |
| 025-035-009 | 2.84 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Creek setback, easements | Lower |
| 025-041-042 | 3.11 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Creek setback | Lower |
| 025-052-002 | 0.19 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Creek setback | Moderate |
| 025-062-012 | 0.17 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | No road access, sloped | Moderate |
| 025-071-012 | 0.52 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | On a bluff edge; likely not subdividable | Moderate |
| 025-076-003 | 0.11 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | small | Moderate |
| 025-076-006 | 0.07 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Likely too small | Moderate |
| 025-084-008 | 0.38 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Creek setback | Moderate |
| 025-111-006 | 0.04 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |
| 025-121-008 | 0.50 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, on a steep hillside | Moderate |
| 025-121-027 | 0.02 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |

| APN | Acres | GP Des. | Zoning | Max. Allowable Density | Realistic Unit Potential | Site Constraints | RHNA Category Met |
|------------------|-------|---------|--------|-----------------------------------|--------------------------|---------------------|-------------------|
| 025-121-032 | 0.17 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |
| 025-131-020 | 0.33 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | On bluff edge | Moderate |
| 025-141-007 | 1.42 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |
| 025-171-001 | 0.38 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |
| 025-201-023 | 0.01 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Too small | Moderate |
| 312-161-015 | 4.56 | MU | O | Multi-family 1 unit/2,500 sf | 1 | Creek and City road | Moderate |
| 312-161-018 | 3.0 | MU | O | Multi-family 1 unit/2,500 sf | 1 | Creek and City road | Moderate |
| R-1 Total | | | | | | | |
| PDR Total | | | | | | | |
| MU Total | | | | | | | |
| O Total | | | | | | | |

Source: City of Blue Lake, February 2022

Table 22 – Inventory of Underutilized Land Available for Residential Development

| APN | Acrage | GP Des. | Zoning | Max. Allowable Density | Realistic Unit Potential | Site Constraints | RHNA Category Met |
|-------------|--------|---------|--------|-----------------------------------|--------------------------|-------------------------------|-------------------|
| 025-022-010 | 2.92 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Lower |
| 025-032-005 | 0.17 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-041-006 | 0.33 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-041-015 | 0.07 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-063-008 | 0.38 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-064-005 | 0.01 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-064-009 | 0.00 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-071-011 | 0.26 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Moderate |
| 025-075-028 | 1.74 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-081-006 | 1.24 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-082-011 | 0.07 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-083-016 | 2.00 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-084-018 | 0.57 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |

| APN | Acreage | GP Des. | Zoning | Max. Allowable Density | Realistic Unit Potential | Site Constraints | RHNA Category Met |
|------------------|---------|---------|--------|-----------------------------------|--------------------------|-------------------------------|-------------------|
| 025-091-021 | 0.55 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-101-007 | 0.51 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-101-013 | 0.49 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-111-001 | 0.65 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-111-007 | 0.46 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-121-043 | 0.52 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-141-011 | 0.68 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-181-010 | 1.58 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-181-012 | 0.26 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-191-015 | 0.71 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 025-201-018 | 0.49 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| 312-161-020 | 0.49 | MD | R-1 | Single-family 1 unit/ 6,000 sf | 1 | Zoning, slopes, creek setback | Above Moderate |
| R-1 Total | | | | | | | |
| PDR Total | | | | | | | |

| APN | Acresage | GP Des. | Zoning | Max. Allowable Density | Realistic Unit Potential | Site Constraints | RHNA Category Met |
|-----------------|----------|---------|--------|------------------------|--------------------------|------------------|-------------------|
| MU Total | | | | | | | |
| O Total | | | | | | | |

Source: City of Blue Lake, February 2022

Figure 1 – Vacant Sites Inventory

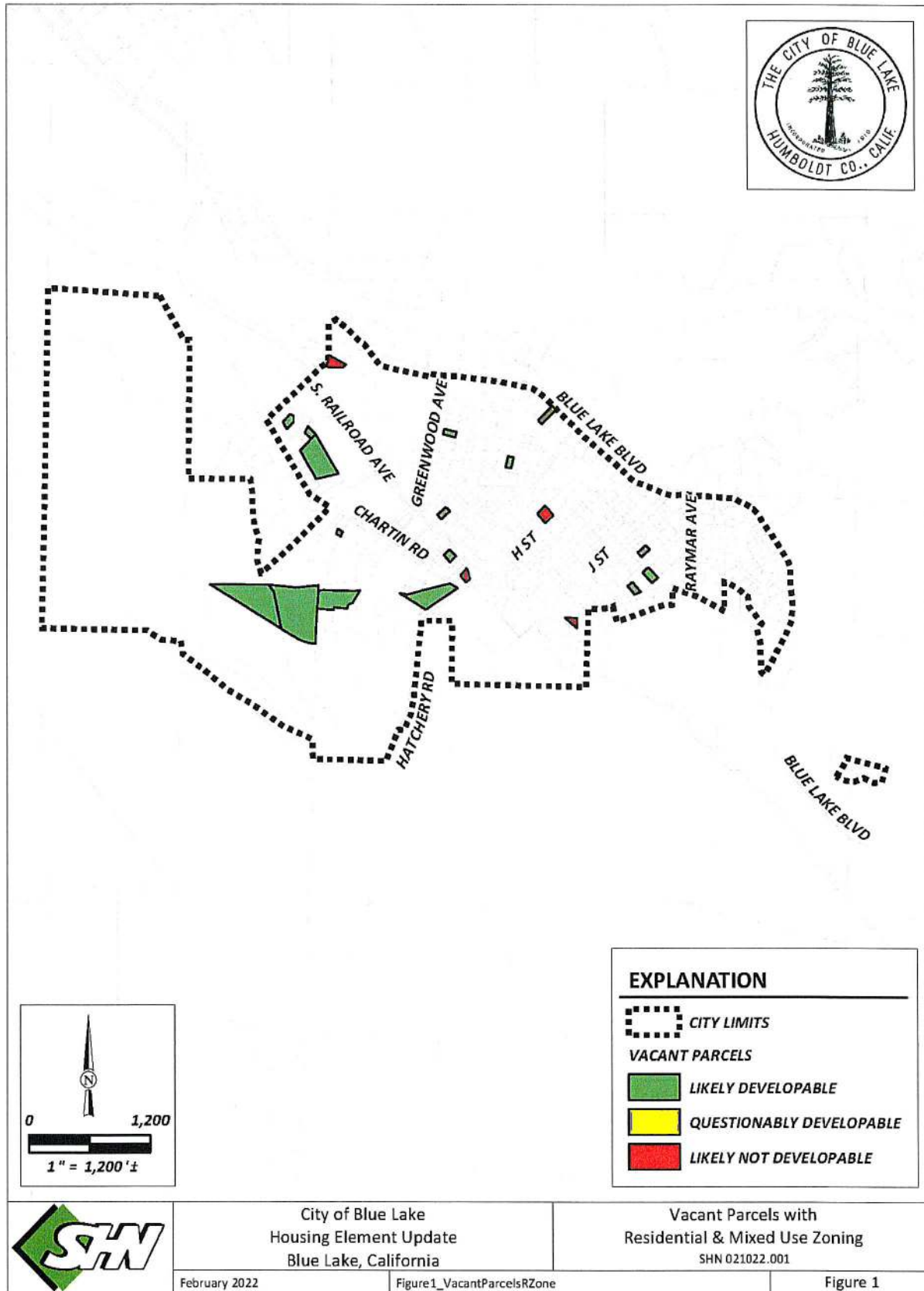


Figure 2 – Underutilized Sites Inventory

