



**BLUE LAKE PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
Monday, February 28, 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](mailto:cityclerk@bluelake.ca.gov) until 4:30 p.m. on Monday February 28, 2022.

Public input will be facilitated by Zoom at the following meeting link:  
<https://us02web.zoom.us/j/89069706335?pwd=UjN6bFZLL0VHSIM4eEdlaEJvWTErZz09>

**Meeting ID: 890 6970 6335 Passcode: 760530**

Dial by your location: +1 669 900 6833 US (San Jose)

1. **Approval of Minutes: February 7, 2022 Special Meeting.**
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 Action: #025-073-001, -005/2021** Lot Line Adjustment for Dell'Arte International and Joe Reinik to add an approximately 4,467 s.f. portion of parcel 025-073-001 (411 Railroad Ave) to parcel 025-073-005 (131 H Street). Resulting lot sizes will be approximately 14,413 s.f. (025-073-001) and 14,573 s.f. (025-073-005). The project is categorically exempt from CEQA per §15305 (Class 5) of the CEQA Guidelines exempting minor alterations in land use limitations including lot line adjustments.
5. **Public Hearing/Planning Commission Discussion: General Plan Housing Element Update.**
6. **Planning Commission Discussion: Housing Element Annual Progress Report for 2021.**

7. **Miscellaneous Planner Items.**
8. **Upcoming Planning Commission Meetings for the next 3 months will be on March 21<sup>st</sup>, April 18<sup>th</sup>, and May 16<sup>th</sup>, 2022.**
9. **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  
February 7, 2022**

**The Blue Lake Planning Commission Meeting was called to order at 7:05 p.m.**

**Commissioners Present:** Earl Eddy, Richard Platz, and Robert Chapman

**Commissioners Absent:** Matthew Schang and Cort Pryor

**Staff Present:** City Manager Amanda Mager, City Planner Garrison Rees, Economic Development Planner Emily Wood, and Planning Commission Secretary Cheryl Turner

**Staff Absent:** None

**Public Present:** None

- 1. Approval of Minutes:** November 15, 2021
  - a. Motion (Platz, Chapman) to approve November 15, 2021 minutes as written.
  - b. Motion passed (3-0).
  
- 2. Public Input on Non-Agenda Items**
  - a. None received.
  
- 3. Approval of the Agenda**
  - a. Motion (Chapman, Platz) to approve agenda.
  - b. Motion passed unanimously (3-0).

**Discussion/ Action:**

- 4. Planning Commission Discussion: General Plan Housing Element Update.**
  - a. Planner Rees reviewed the draft Housing Element Update included in the agenda packet. He explained that the Trinidad Housing Element was used as a template since it had been certified by the Department of Housing and Community Development (HCD). He stated that the goal is to have Blue Lake's Housing Element certified by HCD. He added that more funding opportunities will be available to projects in the City when the Housing Element is certified.
  - b. Planner Rees explained that the majority of the draft Housing Element is included in this meetings packet and the remainder is proposed to be presented at the next meeting. He further explained that the remaining work to be done is primarily on the sites inventory and constraints analysis.
  - c. The Commissioners discussed the draft Housing Element between themselves and asked questions of Planner Rees regarding the Regional Housing Needs Allocation (RHNA), the updated demographic data, climate change and migration to Humboldt County, and clarification about the Housing Element update process.
  - d. The Planning Commission went through each page of the draft Housing Element and

provided comments to Planner Rees, including several recommended revisions.

- e. Planner Rees explained that the next meeting will be a Public Hearing where the public will have an opportunity to comment on the draft Housing Element.

**6. Miscellaneous Planner Items**

- a. None.

**7. Upcoming Planning Commission Meetings for the next 3 months will be on February 21<sup>st</sup>, March 21<sup>st</sup>, and April 18<sup>th</sup>, 2022.**

- a. Commissioner Chapman indicated that he would be unavailable for the February 21<sup>st</sup> meeting.
- b. Commissioner Pryor had also previously indicated he would not be available for the February 21<sup>st</sup> meeting.
- c. Planner Rees indicated if a quorum cannot be achieved for the next meeting, that a special meeting would be held.

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

- a. Motion (Chapman, Eddy) to adjourn.
- b. Motion passed unanimously (3-0).
- c. Meeting adjourned at 8:13 p.m.





# CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525  
Phone 707.668.5655 Fax 707.668.5916

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## STAFF REPORT

**APPLICATION #:** 025-073-001, -005/2021

**APPLICANT(S):** Dell'Arte International  
Joe Reinik

**PROPERTY OWNER(S):** Dell'Arte International (131 H Street/025-073-005)  
Joe Reinik (411 Railroad/025-073-001)

### **PROJECT DESCRIPTION:**

Dell'Arte International is proposing a Lot Line Adjustment (LLA) with Joe Reinik to add an approximately 4,467 s.f. portion of parcel 025-073-001 (411 Railroad Ave) to parcel 025-073-005 (131 H Street). Resulting lot sizes will be approximately 14,413 s.f. for the Reinik property (411 Railroad Ave) and 14,573 s.f. for the Dell'Arte property (131 H Street). The property proposed to be acquired by Dell'Arte is currently leased from Mr. Reinik for use as part of their outdoor theater space. The LLA map is included as **Attachment 1** to this staff report.

**PROJECT LOCATION:** 411 Railroad Avenue and 131 H Street

**ASSESSOR'S PARCEL #:** 025-073-001, -005

**ZONING:** RC – Retail Commercial

**GENERAL PLAN DESIGNATION:** C – Commercial

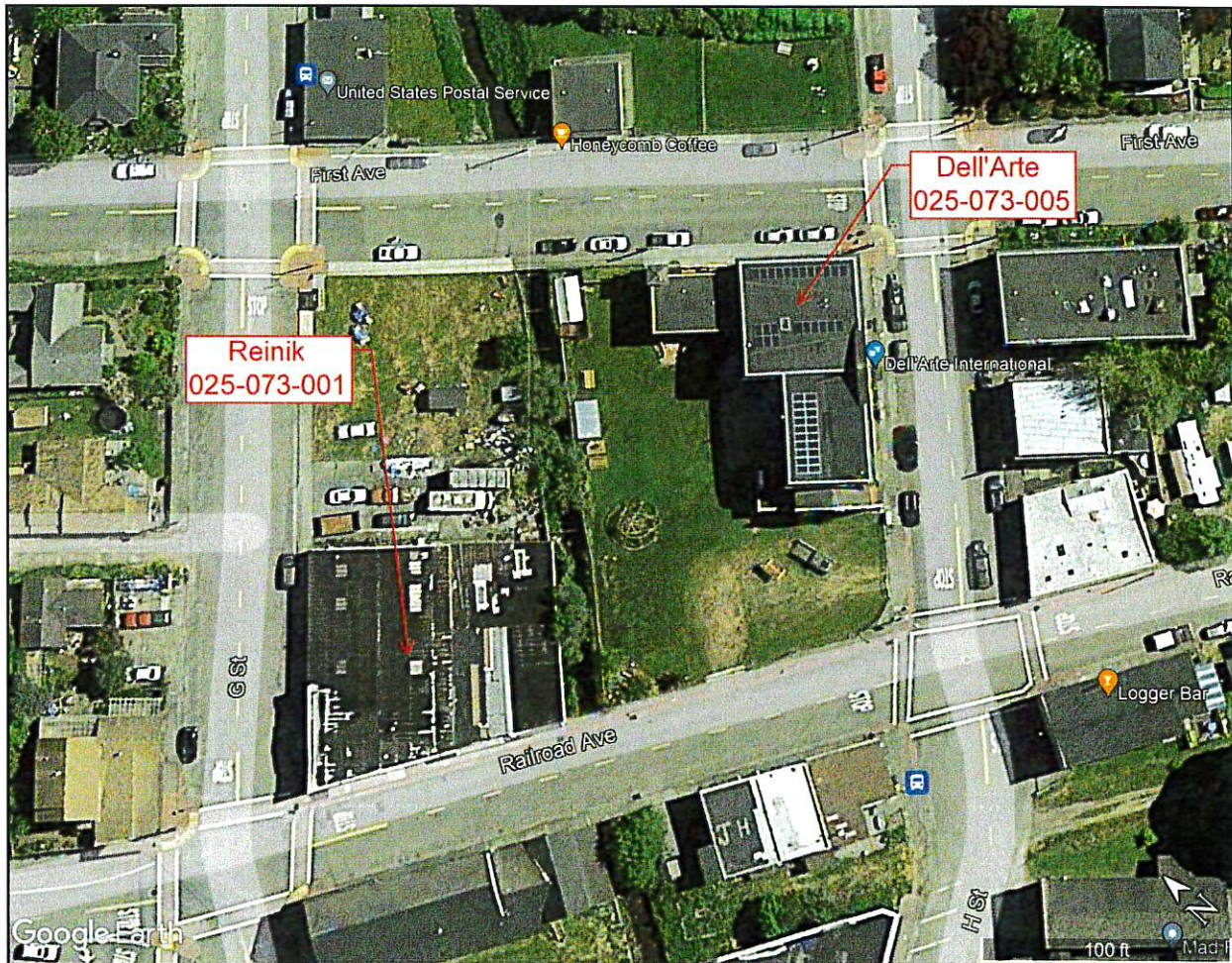
### **ENVIRONMENTAL REVIEW:**

Categorically exempt per CEQA Guidelines Section 15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. This project meets those specifications since the two parcels do not have an average slope greater than 20% and no change in land use or density is proposed.



## SITE CHARACTERISTICS:

The two parcels involved in the proposed lot line adjustment are located in the City's Downtown and are bisected by a channelized section of Powers Creek. Other than grasses and a few bushes, the primary vegetation on the parcels occurs within Powers Creek. The majority of parcel 025-073-001 is covered with a building that has been used for various commercial purposes in the past (for example, gas station, belting and leather works, glass blowing, etc.) and as a residence. Parcel 025-073-005 contains a building that houses the Dell'Arte School of Physical Theatre. Vehicular access for parcel 025-073-001 is off of G Street and access for parcel 025-073-005 is off of First Avenue. Utilities are connected to the existing development on both parcels. The project parcels are surrounded by commercial, residential, and public facility development.



Aerial Photo of the Project Parcels (Google Earth, 2022)

## STAFF COMMENTS:

Referrals for this project were sent to the City Manager, Public Works Department, Building Official, City Engineer/Surveyor, and Volunteer Fire Department. The only comments received in response to the project referral were from the City Engineer/Surveyor and Public Works Department.



### City Engineer/Surveyor

The City Engineer/Surveyor responded to the referral with a request for a minor revision to the LLA map. It was requested that the map be revised to include the twenty foot right of use easement described in Parcel Two of Tract B. The surveyor that prepared the LLA map revised the map to include the additional information requested by the City Engineer/Surveyor. Upon review of the revised map, the City Engineer/Surveyor concluded that the map generally complies with the requirements of the City's Subdivision Code and accurately represents the proposed Lot Line Adjustment.

### Public Works Department

The Public Works Department responded to the referral stating they had no concerns about the project.

### **GENERAL PLAN CONSISTENCY:**

The two parcels involved in the proposed Lot Line Adjustment are designated Commercial and are used as a glass blowing shop and residence (411 Railroad/025-073-001) and a school of physical theatre (131 H Street/025-073-005). These existing uses are consistent with the Commercial designation and relevant goals and policies of the General Plan. The property proposed to be acquired by Dell'Arte is currently leased from Mr. Reinik for use as part of their outdoor theater space. The proposed LLA would allow the property to be owned by Dell'Arte and the property would continue to be used in a similar manner. Since the existing use of the Reinik property by Dell'Arte is consistent with the General Plan, the proposed LLA is determined to be consistent with the General Plan.

### **ZONING CODE COMPLIANCE:**

Municipal Code Section 17.16.061 describes the Retail Commercial or RC Zone and requirements. The RC Zone is intended "*...to retain the character of downtown while protecting the integrity of the Dave Power's Creek. These include downtown and neighborhood commercial locations which are primarily retail in character, with some light services to include professional, personal and financial.*" The existing uses of the two parcels involved in the LLA are allowed in the RC Zone either by right (principally permitted) or with a use permit.

### Setbacks

Municipal Code Section 17.16.061.D.4 contains the building setback requirements within the RC Zone. Setbacks from existing property lines are not being analyzed for this project. Setbacks from the newly adjusted lines are the main point of analysis. Building setbacks are only required in the RC zone for buildings or portions of buildings used for residential uses or when an RC zoned property borders a property in an R or A District. The LLA adjustment will relocate the existing property line for the Reinik property so that it runs along the southern edge of Powers Creek. The only structures near the adjusted property line are small accessory structures. Since these structures are not used for residential purposes and the properties do not border a property in an R or A District, the building setback requirements in the RC zone are not applicable.

### Minimum Parcel Size

As described above, the resulting lot sizes will be approximately 14,413 s.f. for the Reinik property (411 Railroad Ave) and 14,573 s.f. for the Dell'Arte property (131 H Street). This complies with the City's 6,000 s.f. minimum parcel size requirement.

### Maximum Ground Coverage

Municipal Code Section 17.16.061.D.2 contains the maximum ground coverage requirement for the RC Zone, which is 60% of the lot area. The existing building on the Reinik property is approximately 8,600 s.f. and the resulting lot size after the LLA would be 14,413 s.f. The maximum ground coverage after the LLA would be just under 60%, which complies with the requirement of the RC Zone.

### **SUBDIVISION CODE COMPLIANCE:**

Municipal Code Section 16.20.030 (Lot Line Adjustments) contains the requirements for preparing, reviewing, and recording of lot line adjustments. The City Engineer/Surveyor has determined that the revised Lot Line Adjustment map submitted by the applicants generally complies with the requirements of the City's Subdivision Code and accurately represents the proposed Lot Line Adjustment.

Municipal Code Section 16.20.030.C contains the findings the Planning Commission must make in order to approve a Lot Line Adjustment. As stated in Section 16.20.030.C:

*“The Planning Commission may approve a Lot Line Adjustment when it finds that:*

- 1. The lot line adjustment does not violate existing codes and policies; and*
- 2. The lot line adjustment will not create difficult or unreasonable access to the parcels; and*
- 3. The lot line adjustment would not require variances to permit standard development; and*
- 4. Utilities and public services can be provided to the revised parcels; and*
- 5. No street dedication or improvements are required.*

*The Planning Commission may amend such lot line adjustment maps as a condition of approval.”*

### **STAFF RECOMMENDATIONS:**

If the Planning Commission wishes to approve this project application, then specific findings that the project is consistent with the City's General Plan and Municipal Code should be made. Conditions of approval, addressing the issues contained herein and in the referral comments, should be required. Attached to this staff report is Resolution 1-2022, which contains the findings recommended by staff for approval of the proposed project. Exhibit “B” to Resolution 1-2021 contains the conditions of approval recommended by city staff, which are also listed below (see **Attachment 2**).

1. The applicant(s) must pay all fees and charges associated with processing the application, recording of the lot line adjustment, and ensuring compliance with the conditions of approval.
2. The applicant(s) shall provide current title reports to the City Engineer/Surveyor for the two parcels involved in the lot line adjustment no more than 30 days prior to recording of the lot line adjustment documents.



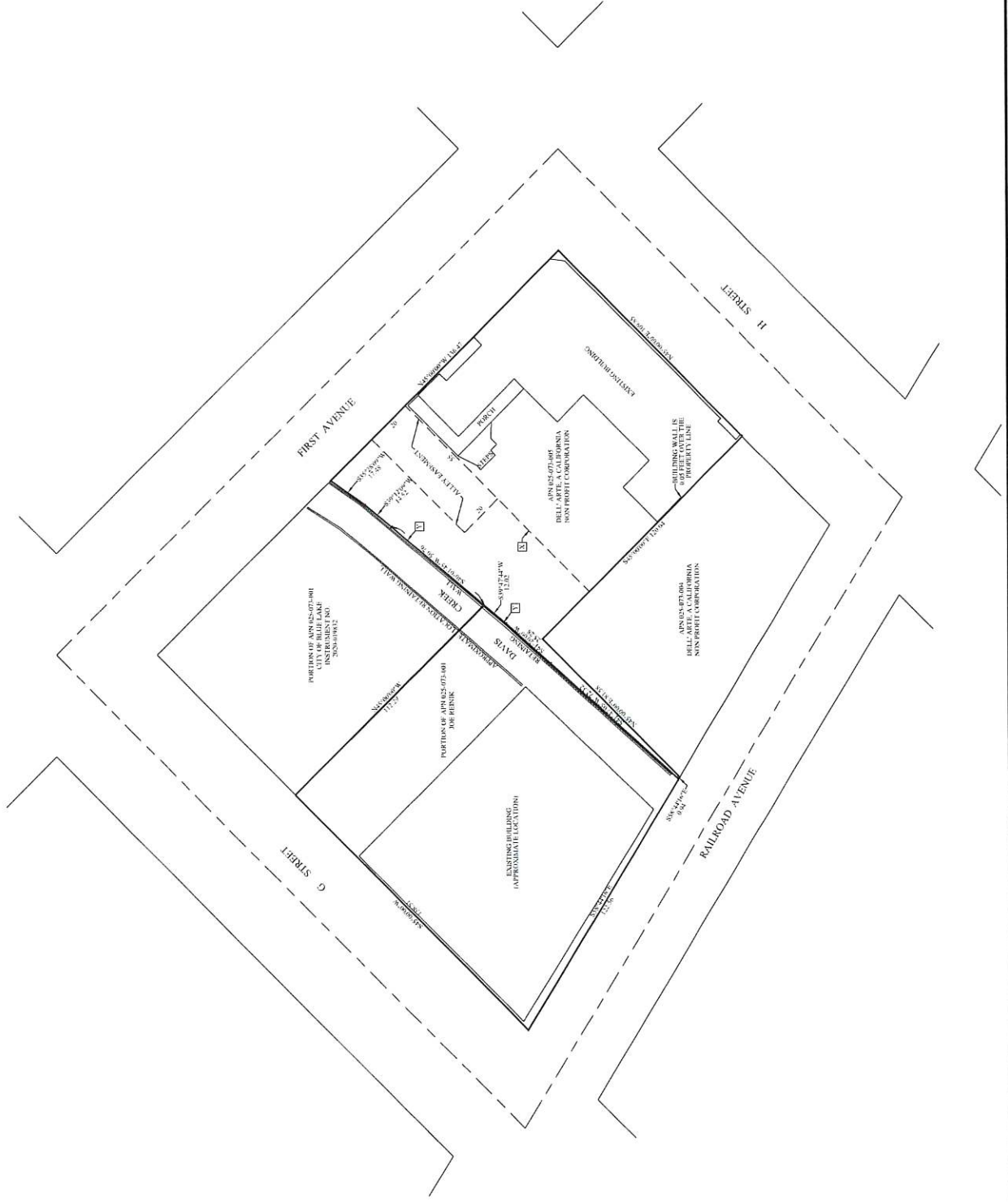
3. The lot line adjustment shall be recorded through one or more of the following methods as determined by the City Engineer/Surveyor. The cost of such preparation and recording shall be paid by the applicant.
  - a. The applicant(s) shall cause to be recorded a “Notice of Lot Line Adjustment and Certificate of Subdivision Compliance”.
  - b. The applicant(s) shall provide grant deeds, including descriptions prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying for any portion(s) of properties to be exchanged between the parties or between the lots owned by a single party.
  - c. The applicant(s) shall provide a lot line adjustment map and legal descriptions, prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying, of the resultant parcels to be created by the lot line adjustment.
  - d. The applicant(s) shall prepare and record a record of survey or other document approved by the City showing the resultant lots. The record of survey shall show the resultant lots to be subject to the same public easements and dedications, express, implied, prescriptive, or otherwise, as the lots prior to exchange.

**ATTACHMENTS:**

- 1) Lot Line Adjustment Map
- 2) Resolution No. 1-2022

**ATTACHMENT 1:**

**Lot Line Adjustment Map**



**NOTES**

1. THIS MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS RESULTING IN TWO PARCELS.
2. APN 023-073-001: WATER, CITY OF BLUE LAKE  
APN 023-073-005: WATER, CITY OF BLUE LAKE  
SEWER, CITY OF BLUE LAKE
3. THE PROPOSED ADJUSTMENT IS MADE FOR THIS MAP. LOCATIONS OF BUILDINGS, POULTRY AND OTHER PLANNING WALL ARE FOR THIS MAP. LOCATIONS OF BUILDINGS, POULTRY AND OTHER PLANNING WALL ARE FOR THIS MAP. LOCATIONS OF BUILDINGS, POULTRY AND OTHER PLANNING WALL ARE FOR THIS MAP. LOCATIONS OF BUILDINGS, POULTRY AND OTHER PLANNING WALL ARE FOR THIS MAP.
4. PROPERTY LINES AND DIMENSIONS ARE SHOWN BASED ON RECORD SURVEY DATA.

**LOT LINE ADJUSTMENT SUMMARY**

LINE TO BE DELETED BY LOT LINE ADJUSTMENT	LINE TO BE ADDED BY LOT LINE ADJUSTMENT
PARCEL APN 023-073-001 APN 023-073-005	PARCEL APN 023-073-001 APN 023-073-005
14,473 SF 10,008 SF	14,473 SF 10,008 SF

APPLICANT  
MICHAEL J. O'HEEN, PRES.  
KELLY O'HEEN ASSOCIATES  
10000 EUREKA BLVD., SUITE 100  
EUREKA, CA 95501  
409-729-4422

CONSULTING ENGINEER  
APN 023-073-001  
APN 023-073-005  
DELL'ARTE, A CALIFORNIA NON  
PROFIT CORPORATION  
311 THIRD ST  
EUREKA, CA 95501  
(707) 966-0171 EXT 211

APN 023-073-001 & -005  
**LOT LINE ADJUSTMENT MAP**  
FOR  
**DELL'ARTE, A CALIFORNIA NON  
PROFIT CORPORATION AND JOE REINIK**

RECEIVED FOR RECORDATION  
HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
NOVEMBER 2011 SCALE 1" = 20'  
KELLY O'HEEN ASSOCIATES  
EUREKA, CALIFORNIA

**ATTACHMENT 2:**

**Resolution No. 1-2022**



**RESOLUTION NO. 1-2022**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
APPROVING DELL'ARTE-REINIK APPLICATION FOR A LOT LINE ADJUSTMENT**

**WHEREAS**, Dell'Arte International and Joe Reinik filed an application dated December 1, 2021, for the approval of a lot line adjustment between the properties commonly known as AP# 025-073-001 and 025-073-005, and located at 411 Railroad Avenue and 131 H Street, in the City of Blue Lake, as set forth in the application; and

**WHEREAS**, after posting of the meeting agenda, the matter came on for hearing before the Blue Lake Planning Commission at a special meeting on February 28, 2022;

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15305(a) of the City's duly adopted CEQA Guidelines allowing for lot line adjustments.

2. The Planning Commission makes the following findings in accordance with Section 16.20.030.C of the Blue Lake Municipal Code, to wit:

- A. The lot line adjustment does not violate existing codes and policies;
- B. The lot line adjustment will not create difficult or unreasonable access to the parcels; and
- C. The lot line adjustment would not require variances to permit standard development; and
- D. Utilities and public services can be provided to the revised parcels; and
- E. No street dedication or improvements are required.

3. The Planning Commission finds pursuant to Government Code Section 66412(d) that the proposed lot line adjustment will conform to the Blue Lake General Plan and zoning and building regulations of the Blue Lake Municipal Code.

4. The Planning Commission determines that the proposed lot line adjustment complies with the provisions of the California Subdivision Map Act and of local ordinance enacted pursuant thereto, as amended.

5. The Planning Commission approves the lot line adjustment as set forth in the lot line adjustment map which is marked Exhibit "A", attached to this resolution and made a part hereof, subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof.

**RESOLUTION NO. 1-2022**

**INTRODUCED, PASSED, AND ADOPTED** this 28<sup>th</sup> day of February 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

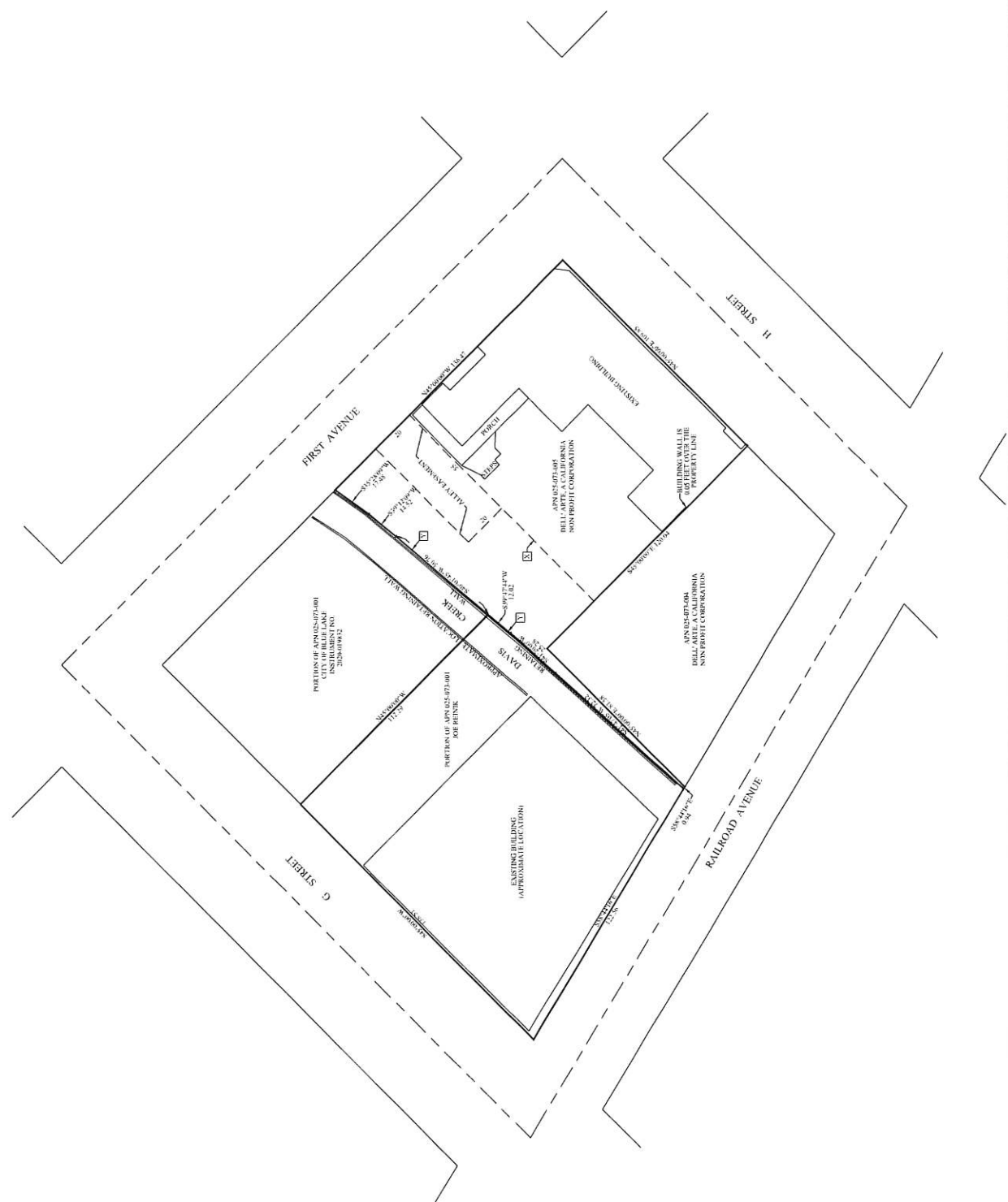
\_\_\_\_\_  
Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

# EXHIBIT "A"

## To Resolution 1-2022



### NOTES

1. THIS MAP PROVIDES A LOT LINE ADJUSTMENT BETWEEN TOWNSECTIONS 10 AND 11, RANGE 10N, T10N, AND RANGE 11N, T11N, OF BLUE LAKE, CALIFORNIA.
2. APNS 025-073-001, OWNER: CITY OF BLUE LAKE  
APNS 025-073-005, OWNER: CITY OF BLUE LAKE
3. NO TOPOGRAPHIC INFORMATION WAS COLLECTED FOR THIS MAP. LOCATIONS OF BUILDINGS, PORCH AND DETACHING WALL ARE NOT FIELD THIS, UNLESS OTHERWISE NOTED. INFORMATION, PROPERTY LINES ARE SHOWN IN SECTION 4, BOOK 11 OF SURVEYS, PAGE 62.

### LOT LINE ADJUSTMENT SUMMARY

APNS	AREA	ACRES	DATE
APNS 025-073-001	AREAS BELONGING TO	14.41 SF	11/07/18
APNS 025-073-005	AREAS BELONGING TO	10,008 SF	11/07/18

OWNER  
KELLY-OPHERN ASSOCIATES  
MICHAEL J. O'HERN, L.S. #629  
1000 W. 10TH STREET  
EUREKA, CA 95501  
407-720

OWNER  
APNS 025-073-001  
APNS 025-073-005  
KELLY-OPHERN ASSOCIATES  
PO BOX 21  
BLUE LAKE, CA 95525  
1879966101 EXT 211

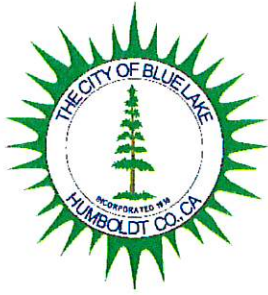
APN 025-073-001 & -005  
LOT LINE ADJUSTMENT MAP  
FOR  
DELL' ARTE, A CALIFORNIA NON  
PROFIT CORPORATION AND JOE REINIK  
IN THE SECTION 10 AND 11, TOWNSHIP 10N, RANGE 10N,  
WITHIN THE TOWNSHIP OF THE CITY OF BLUE LAKE  
NOVEMBER 2021 SCALE 1" = 30'  
HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
KELLY-OPHERN ASSOCIATES  
EUREKA, CALIFORNIA

**EXHIBIT “B”  
To Resolution 1-2022**

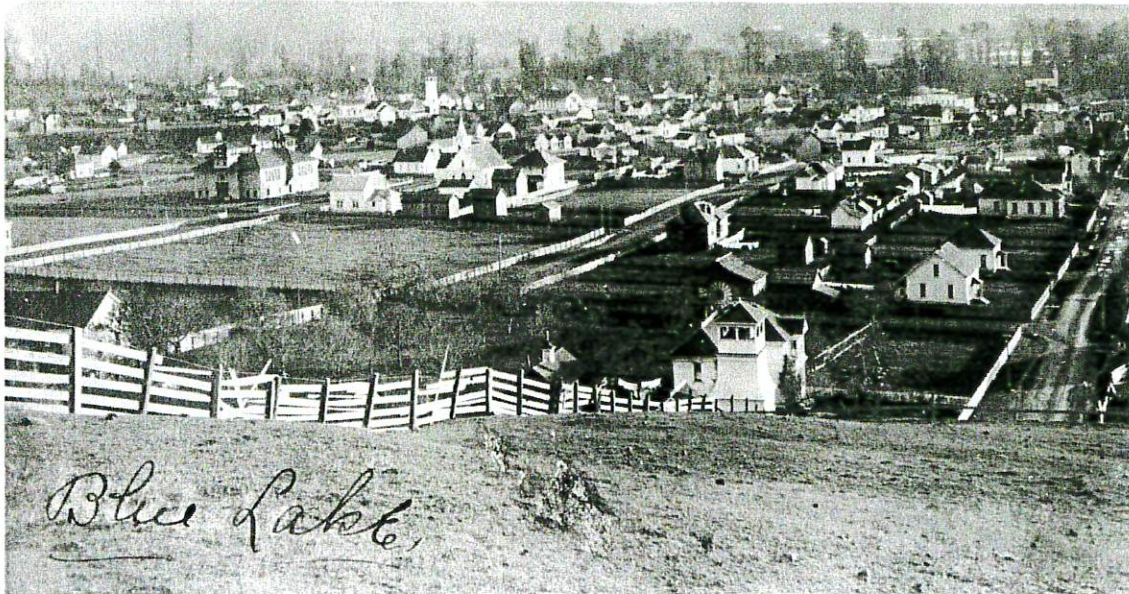
**Conditions of Approval**

1. The applicant(s) must pay all fees and charges associated with processing the application, recording of the lot line adjustment, and ensuring compliance with the conditions of approval.
2. The applicant(s) shall provide current title reports to the City Engineer/Surveyor for the two parcels involved in the lot line adjustment no more than 30 days prior to recording of the lot line adjustment documents.
3. The lot line adjustment shall be recorded through one or more of the following methods as determined by the City Engineer/Surveyor. The cost of such preparation and recording shall be paid by the applicant.
  - a. The applicant(s) shall cause to be recorded a “Notice of Lot Line Adjustment and Certificate of Subdivision Compliance”.
  - b. The applicant(s) shall provide grant deeds, including descriptions prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying for any portion(s) of properties to be exchanged between the parties or between the lots owned by a single party.
  - c. The applicant(s) shall provide a lot line adjustment map and legal descriptions, prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying, of the resultant parcels to be created by the lot line adjustment.
  - d. The applicant(s) shall prepare and record a record of survey or other document approved by the City showing the resultant lots. The record of survey shall show the resultant lots to be subject to the same public easements and dedications, express, implied, prescriptive, or otherwise, as the lots prior to exchange.





# CITY OF BLUE LAKE



## HOUSING ELEMENT UPDATE DRAFT

February 2022

As Adopted \_\_\_\_\_ 2022 by the City Council

# Table of Contents

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<b>List of Tables</b> .....	<b>ii</b>
<b>Introduction</b> .....	<b>1</b>
Purpose 1 .....	
General Plan Consistency .....	1
Regional Housing Needs Allocation .....	2
Data Sources.....	2
<b>Public Participation</b> .....	<b>3</b>
Joint City Council and Planning Commission Meeting .....	3
Planning Commission Hearings .....	4
City Council Hearings.....	4
<b>Housing Goals, Objectives, and Programs</b> .....	<b>5</b>
Quantified Objectives .....	13
<b>Evaluation of the Previous Housing Element</b> .....	<b>14</b>
<b>Community Profile</b> .....	<b>21</b>
Population Characteristics.....	21
Population Growth .....	21
Employment Trends .....	22
Household Characteristics.....	22
Housing Stock Characteristics.....	25
Housing Costs and Affordability .....	27
Assisted Units at Risk of Conversion .....	28
Special Needs Groups.....	28
<b>Housing Resources and Opportunities</b> .....	<b>33</b>
Regional Housing Need .....	33
Unaccommodated Need .....	33
Adequate Sites Inventory and Analysis.....	34
<b>Constraints on the Development of Housing</b> .....	<b>48</b>
Governmental Constraints .....	48
Local Processing and Permit Procedures.....	51
Nongovernmental Constraints .....	56
<b>Residential Energy Conservation</b> .....	<b>A-1</b>
Energy Conservation Resources .....	A-1
<b>Appendix – Glossary</b> .....	<b>A-2</b>

# List of Tables

---

Table 1: Future Housing Needs, 2018–2027 ..... 2

Table 2: Quantified Objectives, 2019–2027 ..... 13

Table 3: Population Growth 2010-2020 ..... 21

Table 4: Population by Age (2019) ..... 21

Table 5: Employment by Industry (2019) ..... 22

Table 6: Household Characteristics (2019) ..... 23

Table 7: Overcrowded Households (2019) ..... 23

Table 8: Maximum Household Income by Household Size (2019), Humboldt County ..... 24

Table 9: Housing Cost as a Percentage of Household Income by Tenure (2015) ..... 24

Table 10: Residential Vacancy Rate (2019) ..... 25

Table 11: Household Tenure (2019) ..... 26

Table 12: Housing Units by Type (2021) ..... 26

Table 13: Age of Housing Stock (2019) ..... 27

Table 14: Affordable Housing Costs by Income Category (2019) ..... 28

Table 15: Senior Households (2019) ..... 29

Table 16: Persons with Disabilities (2019) ..... 29

Table 17: Persons with Disability by Disability Type (2019) ..... 30

Table 18: Persons with Developmental Disabilities (2020) ..... 30

Table 19: Regional Housing Need, 2018–2027 ..... 33

Table 20: Unaccommodated Regional Housing Need, 2014–2019 ..... 33

Table 21: Inventory of Vacant Land Available for Residential Development ..... 35

Table 22: Comparison of Regional Growth Need and Residential Sites ..... 42

Table 23: Residential Parking Standards ..... 49

Table 24: Housing Types Permitted by Zoning District ..... 50

Table 25: Typical City Permit Process and Timelines ..... 51

Table 26: Typical Processing Procedures by Project Type ..... 52

Table 27: Interest Rates ..... 57

Table 28: Vacant Lots Sold 2015-2018 ..... 58



# Introduction

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## 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-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
<b>Total</b>	<b>23</b>

*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

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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

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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 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 multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family 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 [GC] 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 August 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 Notices 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 Official

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 (for example, 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 August 2022, if funding is available, complete survey by April 2023. 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 one (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 recreational 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					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction <sup>1</sup>	2	6	6	10	2	<b>26</b>
Rehabilitation <sup>2</sup>			2	2	2	<b>6</b>
Preservation <sup>3</sup>						
<b>Total</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>12</b>	<b>4</b>	<b>32</b>

Source: City of Blue Lake, February 2022

(1) New construction objectives are based on the Regional Housing Needs Allocation from the 5<sup>th</sup> and 6<sup>th</sup> 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 from the last Housing Element adopted by the City, which was in 2009 during the 4<sup>th</sup> planning cycle. As a part of this review and evaluation, the housing programs from the 2009 Housing Element have been completely reworked to be more straightforward and streamlined.

Program	Responsibility: City Staff/Planning Department Time Frame: By 2014	Implementation status	Continue/Modify/Delete
1. The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.		During the 5 <sup>th</sup> planning cycle, the City's Accessory Dwelling Unit regulations were determined by HCD to be "null and void" due the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for Accessory Dwelling Units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City.	Modify. See Program HI-1.
2. The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.	Responsibility: City Council Time Frame: By 2014, if applicable.	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, the City did no adopt a density bonus ordinance. The City defaults to current state regulations for density bonus requirements.	Modify. See Program HI-1.
3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an	Responsibility: City Council & RCAA Time Frame: If individual is interested and program funds available, City will assist in a minimum of one application in the next five years. City will look into reapplying for funding when funds	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, 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	Modify. See Programs HI-5 and HI-14.

Program	Implementation status	Continue/Modify/Delete
<p>activity for inclusion in an application to the State Department of Housing &amp; Community Development (HCD) for Community Development Block Grant (CDBG) Funds to assist in upgrading living conditions for the residents of Blue Lake.</p> <p>4. The City will propose revision of the R3 Zone in the Zoning Ordinance to establish performance standards (as seen in the newly updated Industrial Zone) that would allow more of the conditionally allowable uses to be principally permitted (by right) and including multi-family developments.</p>	<p>from the previous grant are expended.</p> <p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>of three single-family residences and two duplexes. The City did not submit any applications for CDBG funds to encourage planned development during the 4<sup>th</sup> and 5<sup>th</sup> planning cycles.</p> <p>The City considered amendment of the R3 Zone to principally permit multi-family housing during the 4<sup>th</sup> and 5<sup>th</sup> planning cycles. 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>5. The City will continue to apply (or support applications) to HCD and agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.</p>	<p><u>Responsibility:</u> City Staff and City Council <u>Time Frame:</u> Minimum one application in next five years if program funding is offered.</p>	<p>Modify. See Programs HI-4 and HI-9.</p>
<p>6. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.</p>	<p><u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing</p>	<p>Modify. See Program HI-10.</p>

Program	Responsibility: City Staff Time Frame: Ongoing. A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	Implementation status	Continue/Modify/Delete
7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.	Responsibility: City Staff Time Frame: Ongoing. A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, notices were posted on several occasions at City Hall.	Modify. See Implementation HI-10.
8. During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.	Responsibility: Planning Department and City Council Time Frame: By 2014	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, the City was not made aware of any inconsistencies between the Municipal Code and fair housing law.	Continue. See Program HI-10.
9. During the effective period of this element the City will review the zoning ordinance to include emergency shelters, transitional housing and group housing and allow them in appropriate zones if the need arises. If the need is addressed, Blue lake will enter into a multi-jurisdictional agreement with surrounding communities to address this problem pursuant to SB 2.	Responsibility: Planning Department and City Council Time Frame: By 2014	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, 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.	Modify. See Program HI-1.
10. During the effective period of this element the City will review the sewer and water ordinances to ensure compliance with SB 1087. If they are not in compliance, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.	Responsibility: Planning Department and City Council Time Frame: By 2014	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, no amendments were made to ensure compliance with SB 1087.	Continue. See Program HI-16.
11. During the effective period of this element the definition of family in the zoning ordinance will be revised to be compliant with fair housing law.	Responsibility: Planning Department and City Council Time Frame: By 2014	This amendment to the Municipal Code did not occur during the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles.	Modify. See Program HI-1.
12. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.	Responsibility: City Council Time Frame: Ongoing	During the 5 <sup>th</sup> planning cycle, the City provided information at City Hall about RCEA and RCAA	Modify. See Programs HI-3 and HI-6.



Program	Implementation status	Continue/Modify/Delete
	weatherization programs as information was made available. City staff, RCEA, and RCAA conducted public outreach to make renters and homeowners aware of these programs.	
13. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.	<u>Responsibility:</u> City Council <u>Time Frame:</u> As part of any approved, funded program	Continue. See Program HI-6.
14. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the City Building Department at the time of plan review or permit application.	<u>Responsibility:</u> Building Department <u>Time Frame:</u> Ongoing, current requirement.	Continue. See Program HI-8.
15. The City will continue to seek methods to revitalize Downtown. The purpose will be to increase local employment opportunities and tourist spending. The City Council will meet with the Blue Lake Chamber of Commerce to discuss business opportunities/constraints.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum annual meeting with City Council	Delete.
16. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one application in next five years if program funding is available and specific need is determined.	Delete.
17. Large homes suitable for bed and breakfast are encouraged to convert to this use as part of the tourism effort.	<u>Responsibility:</u> Homeowner <u>Time Frame:</u> Ongoing/currently available.	Delete.



Program	Implementation status	Continue/Modify/Delete
18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.	<p><u>Responsibility:</u> City Council.</p> <p><u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.</p>	Delete.
19. Feasibility for group quarter opportunities for targeted groups (single persons, female-headed households, disabled, seniors, etc.) will be researched and implemented if a need or interest is identified. Once a need or interest is identified and program funds are available, the City will apply for HCD's Family Housing Demonstration Program (FHDP).	<p><u>Responsibility:</u> City Council.</p> <p><u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.</p>	Modify. See Program HI-5.
20. Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).	<p><u>Responsibility:</u> City Council.</p> <p><u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.</p>	Modify. See Program HI-5.
21. The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.	<p><u>Responsibility:</u> Planning Department and City Council</p> <p><u>Time Frame:</u> By 2014</p>	Modify. See Program HI-1.
22. The City will implement the requirements of the American Disabilities Act through the following specific actions:	<p><u>Responsibility:</u> City Council and City Building Official</p> <p><u>Time Frame:</u> Ongoing</p>	Modify. See Programs HI-1 and HI-14.
a) The City will provide a process for requesting "reasonable accommodation" with respect to		

Program	Implementation status	Continue/Modify/Delete
<p>zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public by mailing it out with the monthly water bills.</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 revise Section 610 of the zoning ordinance to address off-street parking facilities to allow for parking reductions for special needs housing.</p>	<p>b) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycle, no units were developed in the City for persons with disabilities.</p> <p>c) During the 5<sup>th</sup> 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>23. The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following:</p> <ul style="list-style-type: none"> <li>a) Subsidized Housing Programs.</li> <li>b) Shared Housing Opportunities.</li> <li>c) Available day care/nursery school programs.</li> <li>d. Permit process to become a licensed day care provider.</li> <li>e) Fair Housing Practices.</li> <li>f) Nearby Social Services.</li> <li>g) Housing Rehabilitation Programs, Weatherization Programs.</li> </ul>	<p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4<sup>th</sup> and 5<sup>th</sup> planning cycles.</p>	<p>Continue. See Program HI-3.</p>

Program	Implementation status	Continue/Modify/Delete
<p>h) Local Employment Opportunities.</p> <p>24. The City, will conduct proactive efforts to assist multi-development for low- and moderate-income households through the following specific actions:</p> <ul style="list-style-type: none"> <li>a) Assist developers in identifying suitable sites</li> <li>b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities</li> <li>c) Continue offering pre-application meetings to assist in developmental issues and concerns.</li> </ul> <p>25. The City will pursue or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled.</p>	<p><u>Responsibility:</u> City Clerk, Planning Department, and City Council</p> <p><u>Time Frame:</u> Ongoing, but the funding search will begin upon adoption of this update.</p>	<p>Modify. See Program HI-5 and HI-14.</p>
	<ul style="list-style-type: none"> <li>a) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites.</li> <li>b) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, no eligible projects were proposed in the City.</li> <li>c) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City continued to provide free application assistance meetings to applicants pursuing housing projects.</li> </ul>	<p>Modify. See Program HI-5.</p>
	<p><u>Responsibility:</u> City Council working with Service Providers</p> <p><u>Time Frame:</u> If application program is identified and program funds are available, City will submit one application in next five-year period.</p>	<p>The City was contacted by one developer interested in developing senior housing during the 5<sup>th</sup> planning cycle. The project ultimately did not move forward.</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, from 45.9 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	3.0%
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%



Age Group	Number	Percentage
75 to 84 years	43	4.8%
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	100.0%
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, warehousing, and utilities	14	2.8%
Information	13	2.6%
Finance, insurance, real estate, rental, and leasing	7	1.4%
Professional, scientific, management, administrative, and waste management services	63	12.5%
Educational services, health care, and social assistance	178	35.2%
Arts, entertainment, recreation, 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
<b>Owner occupied:</b>	<b>255</b>	<b>59.6%</b>
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%
<b>Renter occupied:</b>	<b>173</b>	<b>40.4%</b>
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%
<b>Total Occupied Housing Units:</b>	<b>428</b>	<b>100.0%</b>
Total Owner Overcrowded	4	0.9%
Total Renter Overcrowded	12	2.8%
<b>Total Overcrowded</b>	<b>16</b>	<b>3.7%</b>
Total Owner Severely Overcrowded	0	0.0%
Total Renter Severely Overcrowded	0	0.0%
<b>Total Severely Overcrowded</b>	<b>0</b>	<b>0.0%</b>

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 (\$77,751 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	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Moderate	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650

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
<b>Total occupied units (households [HH])</b>	<b>530</b>	<b>100.0%</b>
Total Renter HH	225	42.5%
Total Owner HH	305	57.5%
Total lower income (0-80% of HAMFI <sup>1</sup> ) HH	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 HH 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%



Total Households Characteristics	Number	Percent of Total Households
Extremely Low Income (0-30%)	40	7.5%
ELI Renter HH severely overpaying	30	5.7%
ELI Owner HH severely overpaying	10	1.9%
Income between 30%-50%	24	4.5%
Income between 50% -80%	24	4.5%
Lower income HH 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 (ELI; 0-30%)	44	8.3%
Income between 30%-50%	39	7.4%
Income between 50% -80%	53	10.0%
<b>Total HH Overpaying</b>	<b>174</b>	<b>32.8%</b>
<b>Total Renter HH Overpaying</b>	<b>102</b>	<b>19.2%</b>
<b>Total Owner HH Overpaying</b>	<b>72</b>	<b>13.6%</b>
<b>Total HH paying between 30%-50% Income</b>	<b>86</b>	<b>16.2%</b>
<b>Total households paying &gt; 50% Income</b>	<b>88</b>	<b>16.6%</b>

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

<sup>1</sup> HAMFI = HUD Area Median Family Income

## 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%



Type	Number	Percentage
Other vacant	29	5.7%
<b>Total Housing Units:</b>	<b>507</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>428</b>	<b>100.0%</b>

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 multi-family (2-4 Units) which make up 19.5 percent.

**Table 12: Housing Units by Type (2021)**

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

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	10 <sup>1</sup>	1.9%
Built 2010 to 2013	6	1.2%
Built 2000 to 2009	37	7.1%
Built 1990 to 1999	39	7.5%
Built 1980 to 1989	61	11.8%
Built 1970 to 1979	51	9.9%
Built 1960 to 1969	63	12.2%
Built 1950 to 1959	50	9.7%
Built 1940 to 1949	33	6.4%
Built 1939 or earlier	167	32.3%
<b>Total</b>	<b>517</b>	<b>100.0%</b>

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

<sup>1</sup> Source: City of Blue Lake Building Permit Records

## 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 \$1,850.<sup>1</sup>

### Sales Prices

According to Trulia, the median sales price for homes in Blue Lake between June and December 2021 was \$416,000, based on 11 home sales.

According to the US Census and the ACS, the median value of housing in Blue Lake has more than tripled since 2000.

Data Source	Median Sales Price
1990 Census	\$80,200
2000 Census	\$119,000
2010 ACS	\$324,500
2021 Trulia Sold Homes	\$416,000

<sup>1</sup> City of Blue Lake, February, 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 (such as, 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 <sup>1</sup>	\$810	\$1,296	\$1,944
Maximum Purchase Price <sup>2</sup>	\$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.

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

<sup>2</sup> 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 there were 217 senior citizens living in Blue Lake. **Table 15** shows the senior population as of 2019.



**Table 15: Senior Households (2019)**

Age Group	Number
65 to 74 years	156
75 to 84 years	43
85 years and over	18
<b>Total</b>	<b>217</b>

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 intellectual disability, 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 Disabilities (2019)**

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

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
<b>Total Disabilities Tallied</b>	<b>187</b>	<b>100.0%</b>
<b>Total Disabilities Tallied for People 5 to 64 years</b>	<b>68</b>	<b>36.4%</b>
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%
<b>Total Disabilities Tallied for People 65 Years and Over</b>	<b>119</b>	<b>63.6%</b>
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 intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability 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 California State Polytechnic University, Humboldt (CPH) 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 to 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 (for example, 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
<b>Total</b>	<b>23</b>

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 5<sup>th</sup> 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
<b>Total</b>	<b>11</b>

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 20 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 shown in **Figure 1** and listed in **Table 21** are categorized into three categories, likely developable (green), questionably developable (yellow), and likely not developable (red). Site capacity has been adjusted based on these site constraints.

Yellow sites are as follows:

- 025-041-042
- 025-131-020

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 feet 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, as of February 2022 there are approximately 24 underutilized, residentially or mixed-use zoned lots (R-1, R-3, PDR, MU, O, or HC). Underutilized parcels are shown in **Figure 2**. The sites shown in **Figure 2** and listed in **Table 22** are categorized into two categories, likely developable (green) and questionably developable (yellow). Site capacity has been adjusted based on the configuration of existing development and various site constraints (for example, irregular shape, wetlands and drainages, access, etc.).

**Table 21: Inventory of Vacant Land Available for Residential Development**

APN	Acceage	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	1	Lot size	Above Moderate
025-035-007	0.17	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Existing driveway, slope	Above Moderate
025-035-009	0.24	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Creek setback	Above Moderate
025-041-030	0.14	MD	R-1	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-041-042	0.24	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Easement, sloped	Above Moderate
025-052-002	0.31	MD	R-1	Single-family 1 unit/ 6,000 sf	0	Creek corridor, creek setback, sloped, riparian habitat, access	--
025-062-012	0.17	MD	R-1	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-084-008	0.13	MD	R-1	Single-family 1 unit/ 6,000 sf	0	Slope, lot shape	--
<b>R-1 Total</b>	<b>1.55</b>				<b>6</b>		
025-111-006	0.29	MD	PDR	Single-family 1 unit/ 6,000 sf	0	Wetlands, riparian habitat	--
025-121-008	1.88	MD	PDR	Single-family 1 unit/ 6,000 sf	13	--	Lower
025-121-027	0.21	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-121-032	0.15	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate



APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-131-020	0.06	LD	PDR	Single-family 1 unit/ 6,000 sf	1	Lot size	Moderate
<b>PDR Total</b>	<b>2.59</b>				<b>18</b>		
025-071-012	0.15	MU	MU	Multi-family 1 unit/ 2,500 sf	2	Access	Moderate
025-076-003	0.16	MU	MU	Multi-family 1 unit/ 2,500 sf	0	Creek corridor, creek setback	--
025-076-006	0.17	MU	MU	Multi-family 1 unit/ 2,500 sf	2	--	Moderate
025-141-007	1.34	MU	MU	Multi-family 1 unit/ 2,500 sf	10	Lot shape, creek corridor, creek setback, riparian habitat, flood zone	Moderate
<b>MU Total</b>	<b>1.82</b>				<b>14</b>		
025-201-023	1.44	MU	O	Multi-family 1 unit/2,500 sf	25	--	Lower
312-161-015	4.56	MU	O	Multi-family 1 unit/2,500 sf	52	Creek corridor, creek setback, trail, and City road	Lower
312-161-018	3.0	MU	O	Multi-family 1 unit/2,500 sf	11	Creek corridor, creek setback, trail, City road, and proposed parkland	Lower
<b>O Total</b>	<b>9</b>				<b>88</b>		
<b>Grand Total</b>	<b>14.96</b>				<b>124</b>		

Source: City of Blue Lake, February 2022

Table 22 – Inventory of Underutilized Land Available for Residential Development

APN	Acreeage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-022-010	0.47	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-032-005	0.31	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Existing development requiring demolition	Moderate
025-041-006	0.83	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-041-015	0.74	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-063-008	0.25	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, lot shape	Moderate
025-064-005	1.14	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Requires subdivision for further development, location of existing improvements, access	Moderate
025-064-009	1.53	MD	R-1	Single-family 1 unit/ 6,000 sf	10	Requires subdivision for further development, zoning	Moderate
025-071-011	0.30	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements	Moderate
025-084-018	0.15	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Creek, creek setback, access	Above Moderate
025-181-010	1.02	MD	R-1	Single-family 1 unit/ 6,000 sf	6	Location of existing improvements, creek setback, access	Moderate
025-181-012	1.37	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Requires subdivision for further development, Location of existing improvements, creek setback, access	Moderate

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-191-015	0.52	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
<b>R-1 Total</b>	<b>8.63</b>				<b>26</b>		
025-082-011	0.62	MF	R-3	Multi-family 1 unit/ 2,000 sf	4	Wetlands, access, utilities	Moderate
<b>R-3 Total</b>	<b>0.62</b>				<b>4</b>		
025-101-007	1.28	MD	PDR	Single-family 1 unit/ 6,000 sf	4	Wetlands, wetland setback, access	Moderate
025-101-013	1.14	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Wetlands, wetland setback, access, location of existing improvements	Moderate
025-111-007	4.7	MD	PDR	Single-family 1 unit/ 6,000 sf	8	Wetlands, wetland setback, location of existing improvements	Moderate
025-121-043	4.62	MD	PDR	Single-family 1 unit/ 6,000 sf	20	Location of existing development, access, zoning	Moderate
025-141-011	0.20	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Lot shape, access	Moderate
<b>PDR Total</b>	<b>11.94</b>				<b>34</b>		
025-075-028	0.30	MU	MU	Multi-family 1 unit/ 2,500 sf	2	Location of existing improvements, access	Moderate
025-081-006	0.16	MU	MU	Multi-family 1 unit/ 2,500 sf	1	Lot size, access, slope	Moderate
025-083-016	0.29	MU	MU	Multi-family 1 unit/ 2,500 sf	1	Location of existing improvements, lot shape	Moderate
<b>MU Total</b>	<b>0.75</b>				<b>4</b>		
025-201-018	0.74	MU	O	Multi-family 1 unit/ 2,500 sf	12	Location of existing improvements, access	Lower



APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
312-161-020	26.6	MU	O	Multi-family 1 unit/ 2,500 sf	70	Location of existing improvements, creek, creek setback, floodplain, riparian habitat	Lower
<b>O Total</b>	<b>27.34</b>				<b>82</b>		
025-111-001	0.75	C	HC	Single-family 1 unit/ 6,000 sf	2	Slope, access, zoning	Moderate
<b>HC Total</b>	<b>0.75</b>				<b>2</b>		
<b>Grand Total</b>	<b>50.03</b>				<b>152</b>		

Source: City of Blue Lake, February 2022

Figure 1 – Vacant Sites Inventory

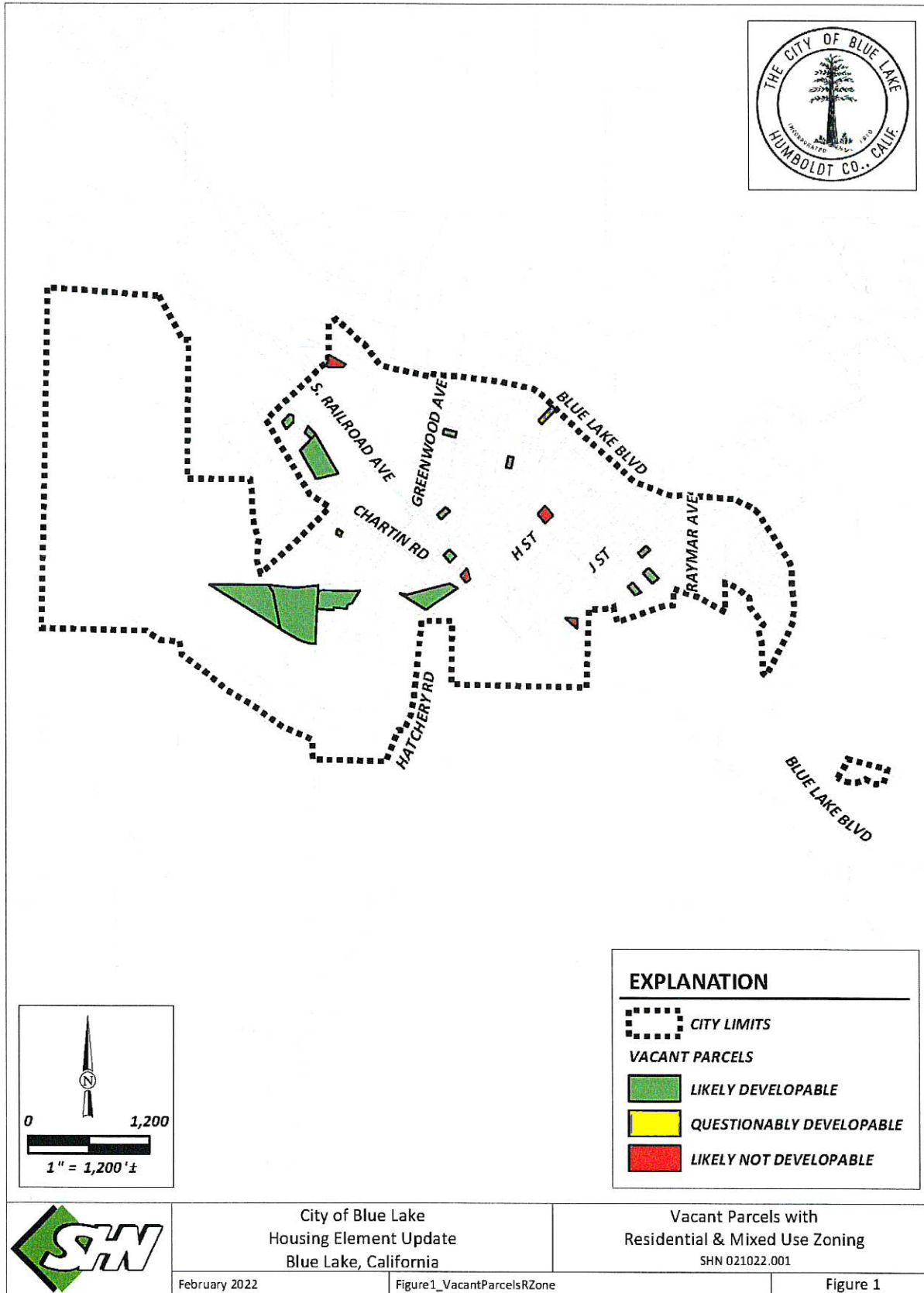
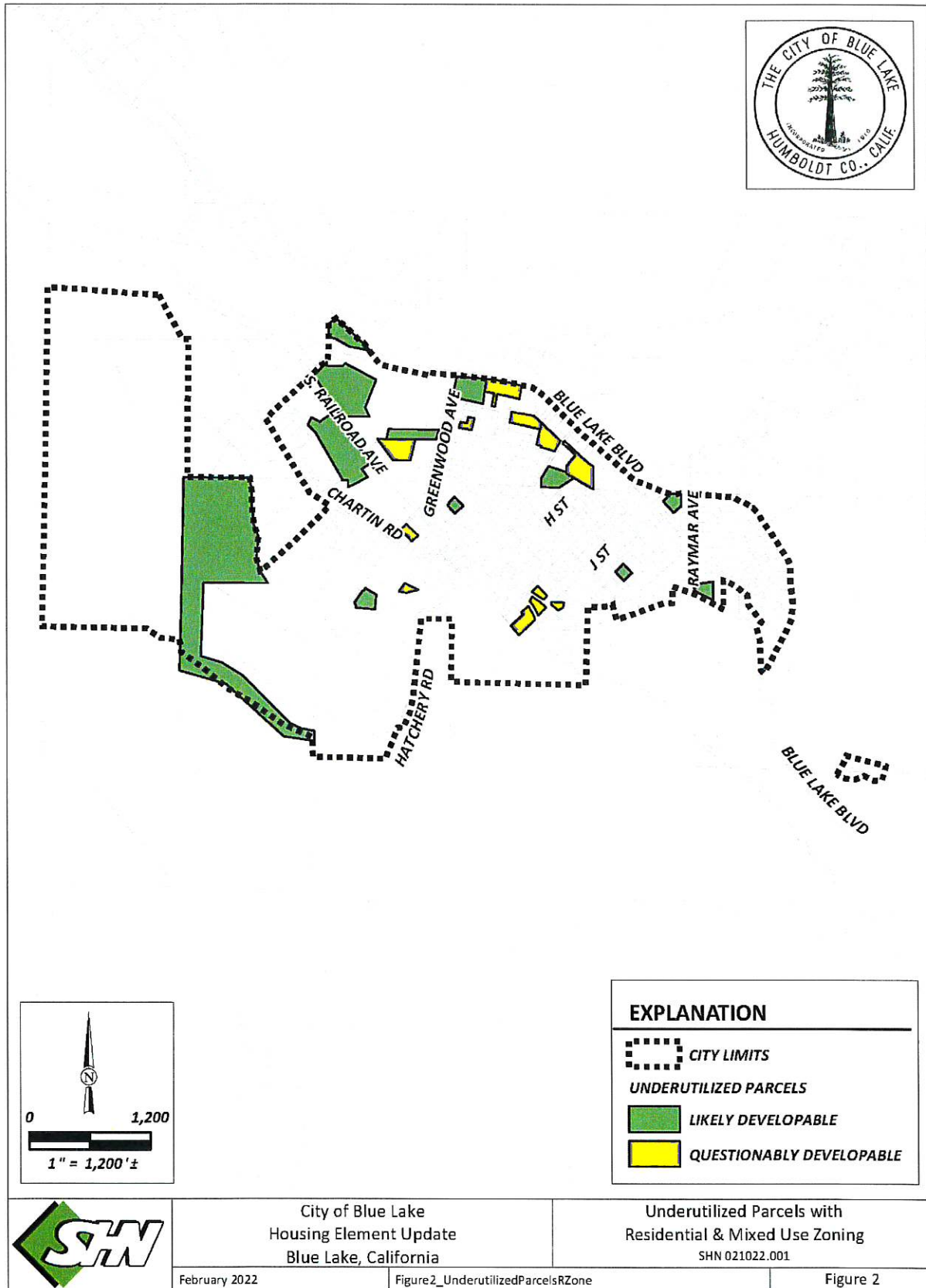


Figure 2 – Underutilized Sites Inventory





## Alternate Affordable Housing Options

Another option to meet a portion of the City’s RHNA is through accessory dwelling units (ADU) and junior accessory dwelling units (JADU). ADUs are permitted on lots that are a minimum of 6,000 square feet (.14 acres). **Table 21** and **Table 22** identify thirteen sites that are of that size or larger and could accommodate an ADU. Based on the nature of this type of unit’s affordability, the City has assumed a credit of thirteen units towards meeting the lower-income RHNA. The City has also considered the possibility of relying on JADUs as another affordable housing option which will allow for additional capacity towards meeting the City’s lower income RHNA. The City has included program HI-1 to amend the ADU standards to ensure compliance with State Law and consider adoption of a JADU ordinance to allow for an affordable housing option.

Both of these options give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care and helping extended families to be near one another while maintaining privacy. Relaxed regulations and the cost to build an ADU make it a very feasible affordable housing option. In nearby communities, conversion of large single-family homes, similar to creating a JADU, to multiple units seems to be a trend that allows for an affordable housing option in areas where affordable is not common.

Currently, there are 369 single family homes in the City (**Table 12**). Based on trends from surrounding comparable jurisdictions, the City has taken a conservative approach and assumed that at least seven single family units (2 percent of the total units) would allow for a JADU during the planning period. This capacity, coupled with the City’s current ADU capacity, identifies that the City is able to meet its lower-income RHNA (**Table 23**).

## Meeting the Regional Housing Need

**Table 23** compares the City of Blue Lake’s RHNA for the 5th and 6th cycle planning periods to the available site inventory capacity.

The City has a surplus of 108 units available to lower-income households (including extremely low-, very-low, and low-income households) and 10 units available to moderate- and above-moderate-income households. Since the City has a shortage of 3 units for above moderate income-households, the total surplus is 115 units.

**Table 23: Comparison of Regional Growth Need and Residential Sites**

Income Group	2014-2019 RHNA	2019–2027 RHNA	ADU/JADU Capacity	Site Capacity <sup>1</sup>	RHNA Surplus
Very Low	4	4	20	101	108
Low	1	4			
Moderate	2	3	--	15	10
Above Moderate	4	7	--	8	(3)
<b>Total</b>	<b>11</b>	<b>18</b>	<b>20</b>	<b>124</b>	<b>115</b>

Source: City of Blue Lake, February, 2022

<sup>1</sup> The site capacity only includes the capacity on vacant sites in the City.

## Site Constraints

### Circulation Infrastructure

The majority of vacant or underutilized land in Blue Lake exists in larger (>1-acre) parcels that could be divided or developed further with the installation of adequate internal access roads. Off-site access improvements may also be required in order to adequately increase road capacities to a safe level. For example, South Railroad Avenue is a one-way road that provides access to the larger, PDR-zoned parcels in the western portion of the City. This road section is substandard and would need to be upgraded in order to accommodate the traffic from residential buildout in this portion of the City.

### Service Infrastructure

Most parcels in Blue Lake have adjacent utility infrastructure that is adequate to serve residential buildout under the General Plan. The exceptions include the following: 1) a sewer mainline extension would be required to serve parcels along Hatchery Road between the Downtown and Powers Creek District; 2) a sewer mainline extension would be required to serve the parcels towards the end of Taylor Way in the Powers Creek District; 3) there is inadequate stormwater infrastructure in many areas of the City that results in localized flooding during winter storm events.

## Water and Sewer Capacity

### Wastewater

The Blue Lake wastewater system serves approximately 1,255 customers. The service area includes the City of Blue Lake (business and residential), the Powers Creek District (formerly Blue Lake Business Park), the Blue Lake Rancheria Hotel and Casino, and 45 residents located outside of city limits. Of these connections, 23 are industrial, including the Mad River Brewery and the Blue Lake Rancheria.

City wastewater responsibilities include the wastewater treatment plant, the sewer mains, manholes, lift stations, and two pump stations that make up the sewer collection system. The collection system covers an approximate service area of 0.6 square miles and includes more than 16 miles of sewer pipe. The City reports that wet weather flows in the form of infiltration/inflow (I & I) contributes a large amount of the total annual flow to the sewer collection system. The City's I & I can be as much as six times the average summer flow during major winter storm events. Significant portions of the City's collection system are in need of repair and/or replacement due to excessive I & I. The Public Works department has an informal plan that has been developed for implementing improvements based on the City staff's visual observations of needed repairs.

The Blue Lake wastewater treatment plant (WWTP) is in the northwest corner of the City near the flood plain of the Mad River. The WWTP is a primary headworks facility followed by a 7.5-acre, 4-cell secondary treatment lagoon system, a chlorine disinfection system, and 2 effluent disposal percolation ponds. The WWTP has an average dry weather flow (ADWF) of 0.18 MGD. To date, the system has not experienced any sewer overflow events. In 2013 the City received recognition from the California Water Environment Association with a Wastewater Treatment Plant of the Year Award for the North Coast region.

Wastewater system best practices include ensuring the hydraulic capacity of key sanitary sewer system elements for dry weather peak flow conditions, as well as the appropriate design storm or wet weather event. The wastewater treatment capacity is 1 million gallons per day (MGD). The system is designed for average flows of 0.25 MGD and peak flows of 1.54 MGD. The City's average dry weather flows are currently 0.15 MGD. In 2013, the city adopted an Interim Policy Pertaining to the Release of Sewer Capacity. It determined that it had a remaining unallocated sewer capacity equal to 100 residential equivalent units (REUs). Of the estimated remaining REUs, 60 REUs were reserved then for residential connections, including both single- and multi-family uses, and 40 REUs were then made available for non-residential use. Non-residential development requests for



use of sewer capacity may be approved by the City Manager, if equal to or less than one REU. Requests that exceed one REU must be approved by the City Council.

According to the City Engineer, the remaining wastewater treatment capacity is anticipated to be used by the approved (not constructed yet) and proposed development projects in the City. Therefore, improvements to the City's wastewater treatment facility will be required in order to have adequate capacity to serve the residential buildout identified in **Table 21** and **Table 22**. These improvements include electrical panel upgrades and the installation of two (2) 5 horsepower aerators, which are anticipated to provide an additional 180 REUs.

## **Water Supply**

The City of Blue Lake obtains all of its domestic water supply through a contract with the Humboldt Bay Municipal Water District (HBMWD). Water is delivered to the city via a booster pump station northwest of the City on Glendale Drive. The City's water system includes two redwood water storage tanks, transmission mains, fire hydrants, valves, and the water services from the mains to individual water meters. The City owns and operates the booster pump station on Glendale Drive, which pumps water through a single pipe into the City's main distribution system to a pressure needed to fill two storage tanks. The distribution system consists of 51,050 feet of pipeline which is mostly asbestos cement, installed in the early 1970s. The booster station pumps water into town and the water that is not used flows through the system and into the City's storage tanks. The City has two redwood storage tanks with a total storage capacity of 900,000 gallons. The tanks each have a single inlet/outlet pipe.

The City's daily use allotment is currently 400,000 gallons, established via the contract with HBMWD. During the 2017-18 Fiscal Year, the City reported an average use of 204,712 gallons per day (gpd), 51% of their daily allotment from HBMWD. In the same year, during the peak use month of August, city water customers utilized an average of 244,900 gallons per day or 61% of the 400,000 gpd allotment from HBMWD. The City reports that the 2017-18 water use was higher than average due to an ongoing water leak. Once addressed, city water use is anticipated to decrease. The City's main constraint regarding water therefore is not supply or storage, but a lack of infrastructure (mainline connections).

## **Stormwater Infrastructure**

The stormwater system in the City is currently inadequate and the location, sizing, and condition of all stormwater infrastructure is unknown. A large portion of the City of Blue Lake's stormwater infrastructure dates back to the 1950s and 60s and will need to be serviced or replaced in the foreseeable future.

The City is not located in a Phase II MS4 Permit area in Humboldt County and has not adopted its own stormwater regulations. Onsite and offsite stormwater improvement requirements for development projects are applied on a project specific basis. This provides a high degree of uncertainty for developers and often causes significant delays in the permitting process. Protecting water quality is very important in the City of Blue Lake since the City is directly adjacent to the Mad River and is the largest municipality upstream of the intake wells for the Humboldt Municipal Water District System that provide water to over 80,000 people in the Humboldt Bay area.

## **Seismic / Slope Conditions**

### *Seismicity*

The City of Blue Lake lies within a geographic region laden with numerous seismic faults and shear zones. The entire northern coast of California is subject to seismic activity, due mainly to the proximity of the Mendocino Triple Junction (MTJ). Multiple tectonic plates (pieces of the Earth's crust) collide off the coast of northern California and southern Oregon to form the MTJ. In particular, this is where the San Andreas Fault meets the Cascadia Subduction Zone (CSZ), a 750-mile-long thrust fault capable of producing a megathrust quake of



magnitude 9.0 or more. The tectonic activity most relevant to Humboldt County is the movement of the Gorda and Juan de Fuca plates underneath the North American plate. This movement causes the Earth's crust to compress and break, resulting in an extensive system of onshore faults and frequent offshore earthquakes. The City of Blue Lake is located in close proximity to United States Geologic Survey mapped faults in the Mad River Fault Zone and is vulnerable to shaking caused by a rupture of any of these faults. The closest Alquist Priolo Zone to the City is approximately 0.75 miles southwest on the eastern side Fickle Hill.

Most local earthquakes originate offshore, within tectonic plates rather than along plate boundaries. The Gorda plate is most susceptible to seismic activity because it undergoes a large amount of stress, and consequent fragmentation, as it is pushed beneath the North American plate. Offshore, intraplate quakes are generally less damaging to human communities than onshore quakes, but they can still be quite large. The type of potentially damaging quake most likely to occur would be centered offshore with a magnitude between 5.0 and 7.5. Onshore earthquakes are less probable, having an average recurrence interval of 20 years. This type of quake could have a magnitude of 7.5 to 8.0, which would be more intense, and more damaging, than any modern historic quake. Although most earthquakes in the region originate offshore within the Gorda plate, they can also occur on the CSZ boundary. Evidence of prehistoric subduction zone earthquakes suggests that they could have magnitudes of 8.0 to 9.0 or more on an interval of every 300 to 600 years; the most recent one occurred in 1703. There is little that can be done to prepare for and mitigate damage from a large CSZ quake other than warning and evacuation systems

The general risks associated with earthquakes in the Blue Lake area are structural damage, slope failures, and liquefaction. These risks tend to be greater in areas of unstable slopes, wet conditions, alluvial deposits, or fill material. Blue Lake is not at risk of potential tsunami damage or inundation due to its inland location.

### ***Stability***

Mass movement of material on hillsides is a major accompaniment of moderate and strong earthquakes. These can take the form of landslides, rock avalanches, mud and debris flows, or another type of slope failure. Areas north of the City, and along U.S. Highway 299 are considered to be at high risk of slope failure, but are determined to not be hazardous to the population within Blue Lake City limits. The majority of the current townsite is in lowland areas characterized by stable gradual slopes and are not at risk of slope failure. There is potential for liquefaction, lurching, cracking, and differential subsidence within the City.

# Housing Element Annual Progress Report

<b>Jurisdiction</b>	Blue Lake	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/31/2019 - 08/31/2027

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>0</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas





**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Jurisdiction	Blue Lake
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	08/31/2019 - 08/31/2027 6th Cycle

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Income Level	Regional Housing Needs Allocation Progress										Total Remaining RHNA by Income Level	
	Permitted Units Issued by Affordability											
	1	2	3	4	5	6	7	8	9	10	11	
	RHNA Allocation by Income Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	4
Very Low	Deed Restricted	7	-	-	-	-	-	-	-	-	-	7
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	4	-	-	-	-	-	-	-	-	-	4
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	5	-	-	-	-	-	-	-	-	-	5
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		7	-	-	-	-	-	-	-	-	-	7
<b>Total RHNA</b>		<b>23</b>										<b>23</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.  
 Please note: For the last year of the 6th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Blue Lake	
Reporting Year		2021 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Further construction of "second units or granny units"	The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.	By 2014	During the 5th planning cycle, the City's Accessory Dwelling Unit regulations were determined by HCD to be "null and void" due to the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for Accessory Dwelling Units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City.
2. Adopt a density bonus ordinance	The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.	By 2014, if applicable	During the 4th and 5th planning cycles, the City did not adopt a density bonus ordinance. The City defaults to current State regulations for density bonus requirements.
3. Encourage planned developments on large parcels	The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant (CDBG) Funds to assist in upgrading living conditions for the residents of Blue Lake.	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.	During the 4th and 5th planning cycles, 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.
4. Propose revision of the R3 Zone	The City will propose revision of the R3 Zone in the Zoning Ordinance to establish performance standards (as seen in the newly updated Industrial Zone) that would allow more of the conditionally allowable uses to be principally permitted (by right) and including multi-family developments.	By 2014	The City considered amendment of the R3 Zone to principally permit multi-family housing during the 4th and 5th planning cycles. The City ultimately decided to develop a Residential High Density (RHD) 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.
5. Apply to HCD and agencies for funds for the rehabilitation of housing	The City will continue to apply (or support applications) to HCD and agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.	Minimum one application in next five years if program funding is offered.	The City was not contacted by any qualifying households during the 4th and 5th planning cycles.
6. Continue participation in the Humboldt County Fair Housing Committee	The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.	Ongoing	During the 4th and 5th planning cycles, the City did not participate in the Humboldt County Fair Housing Committee.
7. Handle fair housing complaints	The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.	A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	During the 4th and 5th planning cycles, notices were posted on several occasions at City Hall.
8. Review the zoning ordinance and other City policies for consistency with the fair housing law.	During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.	By 2014	During the 4th and 5th planning cycles, the City was not made aware of any inconsistencies between the Municipal Code and fair housing law.
9. Review the zoning ordinance to include emergency shelters, transitional housing, and group housing.	During the effective period of this element the City will review the zoning ordinance to include emergency shelters, transitional housing and group housing and allow them in appropriate zones if the need arises. If the need is addressed, Blue Lake will enter into a multi-jurisdictional agreement with surrounding communities to address this problem pursuant to SB 2.	By 2014	During the 4th and 5th planning cycles, 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.
10. Review the sewer and water ordinances to ensure compliance with SB 1087.	During the effective period of this element the City will review the sewer and water ordinances to ensure compliance with SB 1087. If they are not in compliance, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.	By 2014	During the 4th and 5th planning cycles, no amendments were made to ensure compliance with SB 1087.
11. Revise the definition of family in the zoning ordinance.	During the effective period of this element the definition of family in the zoning ordinance will be revised to be compliant with fair housing law.	By 2014	This amendment to the Municipal Code did not occur during the 4th and 5th planning cycles.
12. Publicize energy conservation information	Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.	Ongoing	During the 5th planning cycle, the City provided information at City Hall about RCEA and RCAA programs as information was made available. City staff, RCEA, and RCAA conducted public outreach to make renters and homeowners aware of these programs.
13. Encourage rehabilitated units to include retrofit weatherization improvements.	Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.	Ongoing	During the 5th planning cycle, the City provided information about weatherization programs to owners rehabilitating residential units.
14. Require new construction to be compliant with Title 24 of the State Building Code.	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.	Ongoing, current requirement	During the 4th and 5th planning cycles, all new construction was required to comply with Title 24 requirements.



15. Seek methods to revitalize Downtown.	The City will continue to seek methods to revitalize Downtown. The purpose will be to increase local employment opportunities and tourist spending. The City Council will meet with the Blue Lake Chamber of Commerce to discuss business opportunities/constraints.	Ongoing	During the 4th and 5th planning cycles, the City continued marketing the Downtown including seeking grant funding to acquire a property for development of a plaza and a portion of the Annie and Mary Trail.
16. Prepare a capital improvement program.	A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.	Minimum one application in next five years if program funding is available and specific need is determined.	During the 4th and 5th planning cycles, components of a capital improvement program were prepared. The City sought funding through sources other than those identified in this program.
17. Encourage large homes to convert to bed and breakfast establishments.	Large homes suitable for bed and breakfast are encouraged to convert to this use as part of the tourism effort.	Ongoing/currently available	During the 4th and 5th planning cycles, the City did not encourage owners of large homes to convert them to bed and breakfast businesses. Instead the City encouraged owners of large homes to convert them to long-term rental units.
18. Increase local employment opportunities through development of small business.	Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.	Minimum one CDBG application in next five years if program funding offered.	During the 4th and 5th planning cycles, the City did encourage the development of small businesses and pursued financial assistance through sources other than those identified in this program.
19. Apply for HCD's Family Housing Demonstration Program for group quarter opportunities for targeted groups.	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).	If individual is interested and program funds are available, City will assist in the application process.	The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.
20. Submit at least one application to HCD for Senior Group Housing.	Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).	If individual is interested and program funds are available, City will assist in minimum one application during the current planning cycle.	The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.
21. Revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes.	The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.	By 2014	This amendment to the Municipal Code did not occur during the 4th and 5th planning cycles.
22. Implement the requirements of the American Disabilities Act.	The City will implement the requirements of the American Disabilities Act through the following specific actions: a) The City will provide a process for requesting "reasonable accommodation" with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for "reasonable accommodation" is developed, the City will make this information available to the public by mailing it out with the monthly water bills. b) During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility. c) The City will also revise Section 610 of the zoning ordinance to addressing off-street parking facilities to allow for parking reductions for special needs housing.	Ongoing	a) During the 4th and 5th planning cycles, this task was not completed and no requests were made for reasonable accommodation. b) During the 4th and 5th planning cycles, no units were developed in the City for persons with disabilities. c) During the 5th 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.
23. Publicize available programs.	The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following: a. Subsidized Housing Programs. b. Shared Housing Opportunities. c. Available day care/nursery school programs. d. Permit process to become a licensed day care provider. e. Fair Housing Practices. f. Nearby Social Services. g. Housing Rehabilitation Programs, Weatherization Programs. h. Local Employment Opportunities.	Ongoing	Promotional material about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4th and 5th planning cycles.
24. Assist multi-development for low- and moderate-income households.	The City, will conduct proactive efforts to assist multi-development for low- and moderate-income households through the following specific actions: a) Assist developers in identifying suitable sites b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities c) Continue offering pre-application meetings to assist in developmental issues and concerns.	Ongoing	a) During the 4th and 5th planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites. b) During the 4th and 5th planning cycles, no eligible projects were proposed in the City. c) During the 4th and 5th planning cycles, the City continued to provide free application assistance meetings to applicants pursuing housing projects.
25. Pursue or provide assistance for the development of limited care facilities.	The City will pursue or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled.	If an applicable program is identified and program funds are available, City will submit one application during the current planning cycle.	The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.



Jurisdiction	Blue Lake
Reporting Period	2021 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 03/31/2019 - 08/31/2027

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "\*" indicates an optional field  
 Cells in grey contain auto-calculation formulas

**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the slatutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.			TOTAL UNITS*	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







