



BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, May 15, 2023

7:00 P.M.

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

1. **Approval of Minutes: March 27, 2023 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. **Public Hearing/Discussion:** Amendment of the Blue Lake General Plan Housing Element for the 6th Planning Cycle (2019-2027). Discussion of the revisions to the second draft of the Housing Element Update submitted to the California Department of Housing and Community Development on April 28, 2023.
5. **Public Hearing/Discussion:** Application #025-201-018/2023. Conditional Use Permit and Site Plan Approval for Rousseau Investments, LLC for the development of a 3-story building that would contain a mixture of commercial and residential uses. The ground level would be approximately 4,092 s.f. and would include 2,835 s.f. of commercial space and a one (1) bedroom accessible unit. The upper floors would each include 4 one (1) bedroom units. The project also proposes related site improvements including improvement of the access driveway from Monda Way, 16 vehicle parking spaces, 3 bicycle parking spaces, utility extensions, outdoor lighting, stormwater LID features, walkways, open space, landscaping, and signage. The improvements to the access driveway are proposed to include expansion of the driveway onto the City property to the south (APN 025-201-019) to improve access and provide a 25-foot driveway width. Per Municipal Code Sections 17.16.111(C)(3) and 17.24.100(B)(4), the project will be requesting exceptions to development standards in the Zoning Code that may include building height, setbacks, and off-street parking. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as infill development that meet certain criteria.

6. **Public Hearing/Discussion:** Application #312-161-015, -018/2023. Conditional Use Permit and Site Plan Approval for Danco Communities for development of a mixed-use project in the Powers Creek District that will include the construction of two buildings that will contain 40 residential units, 18,500 square feet of commercial space, and common use areas. The two buildings will include the following: A) a 3-story building that will contain a mixture of residential and commercial uses with 36 affordable residential units on the upper floors and commercial space on the ground level and 3rd floor (roof top restaurant space); and B) a 2-story mixed-use building with a mixture of residential and commercial uses including 3 live-work units and a manager's unit. The project also proposes related site improvements including access driveways, 80 vehicle parking spaces, 48 bicycle parking spaces, utility extensions, outdoor lighting, electric vehicle charging stations, stormwater LID features, walkways, recreation improvements, traffic calming improvements, open space, landscaping, and signage. The City will also be requiring offsite improvements and/or development impact fees for the following: 1) improvement of the creek trail; 2) pedestrian improvements at the intersection of Taylor Way/Hatchery Road; and 3) wastewater treatment system improvements. As allowed under State Density Bonus Law (Govt Code §65915), the project will be requesting concessions for development standards in the Zoning Code that may include building height, setbacks, and off-street parking. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as infill development that meet certain criteria.
7. **Miscellaneous Planner Items.**
8. **Upcoming Planning Commission Meetings for the next 3 months will be on June 19, 2023, July 17, 2023, and August 21, 2023.**
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 Special Meeting Minutes
March 27, 2023**

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

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

Commissioners Absent: None

Staff Present: City Manager Amanda Mager & City Planner Garrison Rees

Staff Absent: None

Public Present: Patty Johnson, Elise Scafani, Mardi Grainger

- 1. Approval of Minutes:** February 20, 2023
 - a. Motion (Chapman, Schang) to approve February 20, 2023 minutes as written.
 - b. Commissioner Pryor recused himself because he was not present at the February meeting.
 - c. Motion passed unanimously (3-0).
- 2. Public Input on Non-Agenda Items**
 - a. None received.
- 3. Approval of the Agenda**
 - a. Motion (Pryor, Chapman) to approve agenda.
 - b. Motion passed-Unanimously

Discussion/ Action:

- 4. Action - Conditional Use Permit/Site Plan Approval:** Application #025-073- 007/2023. Conditional Use Permit and Site Plan Approval for the City of Blue Lake for development of a town square on City-owned parcel 025-073-007 (430 1st Avenue). Improvements proposed for the project include paving, a restroom, splash pad, wood pergola, landscaping, ADA parking, and utility improvements. This project is categorically exempt from CEQA per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as in-fill development.
 - a. Chairman Eddy introduced the agenda item.
 - b. Planner Rees presented the item and summarized the staff report.
 - c. Planner Rees explained the CEQA in-fill exemption including the consistency of the proposed use with the downtown zoning regulations. The zoning allows the property to be used as a park with the issuance of a conditional use permit.
 - d. Planner Rees is not recommending conditions of approval as it is a City project and the property is owned by the City.

Public Comment:

- a. Mardi Grainger: Asked the Commission and staff to state their name and who they are.
- b. The Commissioners and staff each introduced themselves.

Public Comment Closed.

- a. Commissioner Pryor and Chapman inquired about the installation of permeable surfaces and the relationship between the site drainage and the creek. Planner Rees explained that a large portion of the site would not be paved, which would provide sufficient area for the infiltration of stormwater.
- b. Several Commissioners inquired about the public input process for the design of the park and its features. City Manager Mager explained the process that the City undertook to gain public input as part of the grant application and funding process.

Motion: Commissioners Schang/Chapman-to adopt Resolution No. 1-2023 approving the Conditional Use Permit and Site Plan Approval application (#025-073-007/2023) for the City of Blue Lake for development of a town square on APN 025-073-007.
Motion Approved Unanimously (4-0).

5. Action - Conditional Use Permit/Site Plan Approval: Application #025-101-005, 025-132-001, 025-141-001/2023. Conditional Use Permit and Site Plan Approval for the use of several City properties/facilities for food-related businesses including Perigot Park, Prasch Hall, Rodeo Grounds, and City Hall. The purpose of the application is to allow the location of food trucks on City property and to allow existing City facilities to be used for commercial kitchens and food services. This project is categorically exempt from CEQA per Sections 15301 (Class 1), 15303 (Class 3), and 15332 (Class 32) of the CEQA Guidelines exempting projects that involve the use of existing facilities, new construction or the conversion of small structures, and that can be characterized as in-fill development.

- a. Chairman Eddy introduced the item.
- b. Planner Rees presented the staff report: The proposed project would allow food trucks to locate in various locations on City owned property and would allow the City to utilize City owned kitchen facilities for commercial uses.
- c. Planner Rees explained that the proposed uses are consistent with current operations and uses; the City has developed use guidelines and a permit process to evaluate operations for consistency. Parking is adequate to meet the proposed uses, food trucks would be located in existing parking spaces and most of the proposed facilities are currently operational to some level and have been for many years.
- d. Chairman Eddy opened the item up for Public Comment

Public Comment:

- a. Patti Johnson: The permit application does not address noise from generators or exterior lighting; these are issues that can impact residential areas.
- b. Elise Scafani: Agreed with Patti Johnson’s comments regarding noise and lighting impacts.
- c. Mardi Grainger: Agreed with prior public comments.

Public Comment Closed.

- a. The Commission discussed the use of generators and potential lighting issues. The Commission directed staff to add “generators and exterior lighting” to the application to ensure that it is evaluated as part of the permit process. The Commission also requested that the application be revised to require applicants to state the specific location(s) they would like to operate their food trucks.
- b. The Commission discussed opportunities for food truck locations on private property; staff explained that this is being considered by staff and they’re working with property owners on submitting applications for Planning Commission review.
- c. Commissioner Pryor inquired about the use of city owned kitchens for commercial uses and how this is evaluated. City Manager Mager explained that the City has a rental process and has developed guidelines for operations; this includes the type of food being produced and limitations on processes that could impact city infrastructure, including wastewater systems.
- d. The Commission directed staff to add language to the mobile food vendor application regarding compliance with noise standards and lighting standards and requiring the applicant to state the location(s) for food trucks.

Motion: Commissioners Chapman/Prior-to adopt Resolution No. 2-2023, as amended by the Planning Commission, approving the Conditional Use Permit and Site Plan Approval application (#025-101-005, 025-132-001, 025-141-001/2023) for the City of Blue Lake for the use of several City properties/facilities for food-related businesses including Perigot Park, Prasch Hall, Rodeo Grounds, and City Hall. Motion Approved Unanimously (4-0).

6. Miscellaneous Planner Items:

- a. Planner Rees provides a brief update on upcoming agenda items, including the following projects:
 - Baduwa’t Community Mixed-Use Development Project
 - Kyle Boughton Project
 - Rousseau Mixed-Use Development Project
 - Housing Element Update

7. Upcoming Planning Commission Meetings for the next 3 months will be on April 17th, May 15th and June 19th, 2022.

- a. The Commissioners indicated they would be available for the upcoming meetings.

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

- a. Motion (Chapman, Schang) to adjourn.
- b. Motion passes unanimously (4-0).
- c. Meeting adjourned at 8:40 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

DATE: May 12, 2023

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Item 4 – Planning Commission Discussion: Amendment of the Blue Lake General Plan Housing Element for the 6th Planning Cycle (2019-2027). Discussion of the revisions to the second draft of the Housing Element Update submitted to the California Department of Housing and Community Development on April 28, 2023.

State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6th planning cycle). The City received grant funds through the Local Early Action Planning (LEAP) program to update its Housing Element and Municipal Code to achieve compliance with State housing law. Since receipt of the grant funds, city staff has worked with the Planning Commission on preparation of a Draft Housing Element Update for the 2019-2027 planning period.

City staff submitted the first draft of the Housing Element Update to the Department of Housing and Community Development (HCD) at the end of May 2022 for a 90-day review period. As mandated by HCD, the first draft of the element was made available for a 30-day public comment period prior to submittal to HCD. On August 29, 2022, the City received a letter from HCD with comments on the first draft of the element (see **Attachment 1**). On September 13, 2022, City staff met with HCD staff to discuss the comments and receive additional direction on the required revisions. Between September 2022 and April 2023, City staff worked on revising the first draft of the element to address the comments from HCD. The revisions include adding new data, additional analysis, and adding several new programs that address: 1) amendments to the Zoning Code to remove constraints to the development of housing for a variety of income levels; 2) monitoring of housing production and affordability and taking additional actions if production is lagging; and 3) committing to constructing wastewater treatment plant improvements within the planning period needed to serve the sites identified as accommodating the City's share of the regional housing need.

The City submitted the second draft of the Housing Element Update to HCD on April 28, 2023 (see **Attachment 2**). The City also submitted a letter with responses to the comments from HCD on the first draft of the element (see **Attachment 3**). As mandated by HCD, the second draft of the element was made available for a 7-day public comment period prior to submittal to HCD, which began on April 20, 2023 and ended on April 27, 2023. Comments received primarily requested additional time for the public to comment on the second draft of the element.

This item was included on the agenda for this meeting to allow staff to present the revisions contained in the second draft of the element and to receive additional public comment. Next steps in the process for updating the City's General Plan Housing Element include:

- Meeting and working with HCD to address any further comments on the element update.
- Where appropriate and feasible to achieving compliance with State housing law, incorporating public comments into the element update.
- Finalizing a CEQA Initial Study for the element update and circulating it for a 30-day public comment period.
- Completing the Housing Element adoption process with the Planning Commission and City Council, including holding public hearings to receive public comment. This will include the Planning Commission making a recommendation to the City Council on adoption of the element and the City Council taking final action on the element update.

RECOMMENDATION:

- 1) Receive a presentation from city staff on the revisions in the second draft of the Housing Element Update.
- 2) Open the public hearing and take public testimony.
- 3) Close the public hearing.
- 4) Discuss the revisions to the element update and ask questions of city staff.
- 5) Continue the public hearing to the next regularly scheduled Planning Commission meeting on June 19, 2023.

Attachment 1

HCD Comments on First Draft of the City of Blue Lake's 6th Cycle (2019-2027) Housing Element

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov

August 29, 2022

Amanda Mager, City Manager
City of Blue Lake
PO Box 458
Blue Lake, CA 95525

Dear Amanda Mager:

RE: City of Blue Lake's 6th Cycle (2019-2027) Draft Housing Element

Thank you for submitting the City of Blue Lake's (City) draft housing element received for review on May 31, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

Amanda Mager, City Manager
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For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF BLUE LAKE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <https://www.hcd.ca.gov/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

Due to the lack of an adopted 5th cycle housing element, the element relies on the adopted 4th cycle housing element to analyze the effectiveness of past programs. However, the element must still provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

In addition, the element should expand discussion on why the senior housing project that was proposed in the 5th cycle (Programs 19 and 20) ultimately did not move forward. This analysis could be utilized to identify potential constraints rendering project infeasible and programmatic solutions to facilitate future development.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Please be aware, while the element included an Affirmatively Furthering Fair Housing (AFFH) analysis, HCD did not consider this part of its review as the analysis was not required for housing elements due prior to January 1, 2021.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Employment: While the element includes data and analysis on employment trends within the City, it should identify who the major employers are in the City as well as clearly state the unemployment rate.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Housing Stock Condition: The element identifies the age of the housing stock. However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including nonprofit housing developers or organizations. For additional information, see the *Building Blocks* at <https://www.hcd.ca.gov/housing-stock-characteristics>.

Overpaying Households: While the element quantifies the number of overpaying households, it must still provide an analysis of the data to determine if programs are needed to address issues related to cost burden.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Sites Inventory: The City has a regional housing need allocation (RHNA) of 23 housing units, of which 11 are for lower-income households. The element identifies an unaccommodated need from the prior planning period of 11 housing units, 5- lower income units. To address this need, the element relies on vacant sites to meet the RHNA. The element categorizes these sites into green (likely developable), yellow (questionable), and red (not developable). While red category sites appear not to be utilized to meet the RHNA, it is unclear if capacity on yellow sites is anticipated to accommodate the RHNA. The element should also describe what factors are included in the determination of likely developable, questionable, and not developable assumptions associated with each site.

Additionally, sufficient sites must be identified for above-moderate households. The element will have to either revise some moderate assumptions and allocate them toward above moderate-income RHNA, identify additional sites, or rezone.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory and details on site development (p. 35), it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The realistic unit potential may rely on established minimum density standards or include analysis

demonstrating how the number of units for each site was determined. (Gov. Code, § 65583.2, subd. (c).) The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). This analysis should consider the likelihood of 100 percent nonresidential development, performance standards, and development trends supporting residential development.

Zoning to Accommodate Lower-Income RHNA: Pursuant to Section 65583.2(c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 15 units per acre for Blue Lake), this analysis is not required (Section 65583.2(c)(3)(B)). While the element lists some sites identified to accommodate the lower-income need at 17 units per acre, site 025-121-008 (designated to accommodate lower-income) appears to only allow 7 units per acre. Therefore, if this site is relied on to meet the lower-income RHNA, element must include a complete analysis.

Suitability of Nonvacant Sites: According to the footnote on page 43, the City is not relying on capacity on nonvacant sites (Table 22) to meet the RHNA. If the City is relying on underutilized land it must describe all existing uses (such as surplus school site, operating business, nursery, etc.) and evaluate the extent these uses would constitute an impediment to new residential development. Among other things, this analysis includes considerations for the current market demand for the existing use, an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development and could include other market conditions that would encourage redevelopment of the property like the condition or age of existing uses, or valuation.

Large Sites: According to the footnote on page 43, the City is not relying on capacity on APN 312-161-020 (Table 22) to meet the RHNA. As this site is over ten acres, if the City relies on this site it must demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).)

Accessory Dwelling Units (ADU): While the element projects the development of 13 low-income ADUs and 7 low-income Junior Accessory Dwelling Units (JADUs) throughout the planning period, it does not have trends to support this assumption. Given that the City has not produced any ADUs since 2018, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that

incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within six months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Availability of Infrastructure: While the element discusses the wastewater plan, it must clarify the implementation date and whether it will be complete and available for sites identified in the inventory. In addition, the element must add a program to address sewer capacity needs accommodate the RHNA. If the requisite infrastructure capacity is not available upon adoption of the housing element, the housing element must include program actions (e.g., implementation of capital improvement plans, financing through general obligation or special district bonds, etc.) to address infrastructure capacity limitations or shortfalls. The element must also clarify whether there is sufficient water supply to accommodate the RHNA.

Environmental Constraints: While the element describes infrastructure and flooding constraints on page 44, it must identify whether any of the sites in the inventory are impacted and provide analysis or program actions to address the constraints. For example, APNs 025-101-007, 025-101-013, and 025-111-007 have large wetland areas which must be considered in realistic capacity and development potential considerations.

Sites with Zoning for a Variety of Housing Types: While the element includes Table 26 (Housing Types Permitted by Zoning District), it does not describe each of the required housing types. The element must analyze how development standards and processing requirements facilitate development of each of the housing types. In addition:

- *Emergency Shelters:* The element does not identify any zone which allows emergency shelters as a permitted use without a conditional use or other discretionary permit. As a result, the element cannot be found in full compliance until City amends zoning to permit year-round emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A). The identified zone(s) must have sufficient capacity to accommodate the need for shelters and meet various other requirements related to site suitability and development standards. The element must demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. The element must demonstrate that emergency shelters are subject to the same development and management standards applicable to

residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. Specifically, the element must analyze the maximum lot coverage of 40 percent in the PDR zone as a constraint and add a program as appropriate. The element must also describe and analyze whether three stories are allowed in the zones that limit height to 35 feet (i.e. R2, MU, PDR zones). The element should include programs to address or remove the identified constraints.

Fees and Exaction: While the element lists three planning fees, it must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For additional information and a sample analysis and tables, see the Building Blocks at <https://www.hcd.ca.gov/fees-and-exactions>.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

Design Guidelines: While the element describes design guidelines in three categories on page 73, it must describe and analyze the design review process and findings, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

Local Processing and Permit Procedures: The element must describe and analyze the City permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobile homes, housing for agricultural employees, supportive housing). The analysis must evaluate the processing and permit procedures'

impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval procedures and time for typical single- and multi-family developments, including type of permit, level of review, approval findings and any discretionary approval procedures. In addition, the element indicates multifamily development in zones permitting multifamily development requires a Conditional Use Permit (CUP). The element must analyze the CUP process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval for the CUP and their potential impact on development approval certainty, timing, and cost. The element must demonstrate this process is not a constraint or it must include a program to address and remove or mitigate the CUP requirement. While program HI-14 adds actions surround the RHD combining zone, it only applies when at least 20 percent of the development is affordable to lower-income households. For additional information and sample analysis, see the Building Blocks at <https://www.hcd.ca.gov/processing-permitting-procedures>.

On/Off-Site Improvements: While the element lists site improvements, it must analyze their impact as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at <https://www.hcd.ca.gov/codes-and-enforcement-of-onsite-offsite-improvement-standards>.

Codes and Enforcement: While the element describes local amendments to the building code, it must also describe code enforcement process and procedures (i.e., whether it is proactive or complaint based).

Constraints on Housing for Persons with Disabilities: The element shows group homes for seven or more are conditionally permitted in some zones. It must address how non-licensed group home facilities that serve seven or more residences is permitted. Zoning and standards should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations. Zoning code regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors may pose a constraint on housing choice for persons with disabilities. The element should include specific analysis of these and any other constraints for impacts on housing for persons with disabilities and add or modify programs as appropriate.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Availability of Financing: The element must consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community. The financing analysis may also identify the availability of financing from private foundations (including bank foundations) corporate sponsors, community foundations, community banks, insurance companies, pension funds, and/or local housing trust funds.

Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

While the element quantifies the population and needs of seniors, female-headed households, persons with disabilities, farmers, and individuals experiencing homelessness, it must still analyze their housing needs and identify available resources to assist each group. Additionally, the element should include both seasonal and permanent data for farmworkers.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

- *Program HI-3*: The program must state how often noticing will be available.
- *Program HI-5*: The program should clarify whether the incentives are in place and add a definitive timeframe for implementation.

- *Program HI-6*: the program should be strengthened to address conserving and improving existing housing stock as well as include proactive outreach and definitive timeframes.
- *Program HI-7*: The element states a timeframe that is long past but did not share SB 35 guidelines in the element. The element must be revised to address implementation timing.
- *Program HI-9*: The program should be revised to strengthen implementation by removing terms like 'consider'.
- *Program HI-10*: This program should include more specific timeframes for implementation of the AFFH program.
- *Program HI-12*: The program should clarify how often outreach will occur during the planning period.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B4 the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

In addition, the element must include a program to provide capacity to accommodate the Regional Housing Need and identify additional sites as needed.

3. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

HI-16: This program includes priority water service for low-income units but should clarify if sewer services are city-owned. If they are, sewer services should be included in this program as well. If not, the City should inform the sewer provider with a copy of the housing element.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable*

accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, the element should be revised as follows:

Program HI-1: While this program commits to amending the Zoning Ordinance, actions and objectives should be clarified. The program must create an implementation timeframe to create a Reasonable Accommodation process as well as adopting an updated density bonus program. The program must also include a timeframe of when the brochures and other outreach material will be available. The program must be revised to address the following:

- ADUs: the City must revise the zoning ordinance to comply with all ADU laws. In addition, the program should commit to submitting the City's ADU ordinance to HCD for review and make revisions for compliance if needed.
- Manufactured Homes: the program should clarify that manufactured homes on a permanent foundation will be allowed as a single-family use.
- Transitional and Supportive Housing: the program must commit to transitional housing and supportive housing permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (c)(3).)
- Emergency Shelters: the program must identify a zone(s) where emergency shelters are permitted without a conditional use permit or other discretionary action and with sufficient capacity to accommodate the identified need for shelters. (Gov. Code, § 65583, subd. (a)(4).)
- Group Homes: the element must clarify how non-licensed group home facilities that serve seven or more residences is permitted. Zoning and standards should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations. Zoning code regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors may pose a constraint on housing choice for persons with disabilities. The element should include specific analysis of these and any other constraints for impacts on housing for persons with disabilities and add or modify programs as appropriate.

Program HI-14: While the element commits to reviewing development standards, it must commit to a more definitive action such as 'amending' development standards to ensure they're not constraining all multi-family development within the planning period. In addition, while this program addresses land use constraints for multifamily developments, this program should be revised or a new program added to address constraints to fees, permitting processes, regulatory concessions, and incentives identified as constraints in the analysis. As the City is already three years into the

6th cycle, to ensure a beneficial impact within planning period, the program should be revised to include a completion date by the end of 2024.

5. *The Housing Element shall include programs to conserve and improve the condition of the existing affordable housing stock. (Gov. Code, § 65583, subd. (c)(4).)*

The element must include a program to conserve and improve the existing housing stock. Improvement includes physical activities that upgrade the housing stock, such as rehabilitation. Conservation includes both maintenance activity (such as code enforcement in deteriorating buildings), improvements to the housing stock (such as weatherization programs that reduce housing costs), and other actions, policies, and programs that conserve the affordability of housing (such as a mobile home park preservation ordinance). Policies and programs should be tailored to the results of findings under B3 and specific local situations.

6. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

The element must include a program which incentivizes and promotes the creation of ADUs that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households.

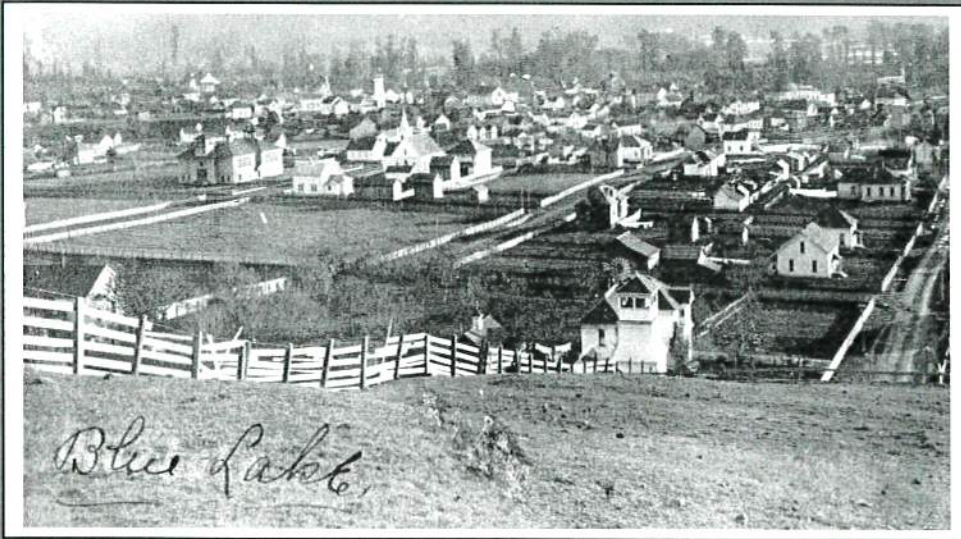
D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element includes a general summary of the public participation process, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. The element should also describe whether translation services were available. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at <https://www.hcd.ca.gov/public-participation>.

Attachment 2

Second Draft of the City of Blue Lake's 6th Cycle (2019-2027) Housing Element



DRAFT HOUSING ELEMENT UPDATE 2019-2027

May 2022 ~~April 2023~~

City of Blue Lake

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Introduction

Purpose

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

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

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

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

General Plan Consistency

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

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

Regional Housing Needs Allocation

The Humboldt County Association of Governments (HCAOG) is a Joint Powers Authority (JPA). Membership includes Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad. As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county. The 8-year projection period begins December 31, 2018 and ends August 31, 2027.

Listed below in **Table 1** is the breakdown of the RHNA for the City of Blue Lake, by income group, for the 2019–2027 period.

Table 1: Future Housing Needs, 2019–2027

Income Category	2019–2027 RHNA
Very Low	7
Low	4
Moderate	5
Above Moderate	7
Total	23

Source: California Department of Housing and Community Development

Data Sources

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

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

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

Public Participation

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

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

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

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

Limited input was received from the above groups that was informative for the data and analysis in the Housing Element update with the exception of the Blue Lake Community Resource Center. As part of the City's public outreach efforts, the City conducted an interview with the Coordinator of the Blue Lake Community Resource Center (Molly Homen) to discuss the Housing Element Update and the needs of low-income and special needs populations in the community. The Resource Center, which is the primary entity that provides social services in the City, is a partnership between St. Joseph Health System, Blue lake Family Resource Center, and First Five Humboldt. Some of the resources provide by this organization includes:

- Information and Access to Community Resources
- Housing Application Assistance
- Employment Information & Assistance with Applications
- Food Pantry & Hygiene Supplies Closet
- Clothing for adults and children, including diapers
- Bus Passes
- Senior Health Clinics
- Medical & Dental Referrals
- Healthy Families Insurance Applications

In the interview with the Resource Center Coordinator, she indicated the following:

Population Served: The Resource Center provides services to persons of all income levels with the most common groups being young families with children, seniors, and houseless persons. Although certain programs they

administer have income requirements, they do have services that are available to all income levels. The Blue Lake Resource Center is very popular in the Humboldt Bay region and often serves people coming from surrounding communities (e.g., Glendale, Fieldbrook, McKinleyville, Arcata, and Eureka) in addition to residents in the Blue Lake area. The most common services provided by the Resource Center are their food programs, including a monthly food distribution, mobile produce days, and emergency food baskets (provides 3- to 4-day supply of food). The monthly food distribution event commonly serves between 80-130 households.

Homeless Population: The homeless population that is served by the Resource Center includes persons that live in the Blue Lake area as well as persons traveling through the area. The homeless persons living in Blue Lake are residing on private property (invited and uninvited), living in vehicles, or have established camps along the Mad River. Homeless persons inquiring about shelter are commonly referred by the Resource Center to the facilities managed by the Arcata House Partnership and Eureka Rescue Mission. During extreme weather events in the past, the Humboldt County Department of Health & Human Services has coordinated transportation for homeless persons to local emergency shelters.

Housing Needs: The Resource Center receives a lot of calls about the availability of affordable housing in the Blue Lake area. Because there is no affordable housing available in the Blue Lake area, the Resource Center staff typically refer people to the Housing Authority of the City of Eureka and County of Humboldt. Unfortunately, the availability of affordable housing in the Humboldt Bay region is limited, so wait times can be very long to get into this type of housing. Additionally, because there is generally not rental housing available in Blue Lake, the Resource Center does not maintain a list of available rental units. Affordable housing of all types is needed in the Blue Lake area, including subsidized multi-family housing, ADUs/JADUs, mobile/manufactured homes, tiny homes, etc. There are a number of rental units in the Blue Lake area in substandard condition. Renters are often hesitant to request improvements from their landlords for fear that their rent will be increased or they will be evicted.

Fair Housing Issues: The Resource Center has been notified about some fair housing issues in the community including discrimination. The Resource Center staff typically refers people to the Legal Services of Northern California office in Eureka for assistance with fair housing complaints.

Service Needs: Some of the more significant service needs in the Blue Lake area include the following: 1) better access to public transit; 2) day care services for young families; and 3) health care services.

Employment Needs: There is a lack of employment opportunities in Blue Lake. The Resource Center receives inquiries about available jobs in the area and typically sends people to other communities in the Humboldt Bay region for employment referrals (e.g., McKinleyville, Arcata, Eureka).

The draft Housing Element was available for review on the City's website and hard copies were available at City Hall, the Blue Lake Community Resource Center, Blue Lake Elementary School, and the Blue Lake Library during the entire update process. The availability of the draft Element at these locations provided ample opportunity for all economic segments of the population to have access to the element. Although available upon request, the City did not receive any requests for translation services during the 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. The primary 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 March 14, 2022, March 21, 2022, April 18, 2022, and May 23, 2022 where the draft was presented for review and comment.

Draft Housing Element 30-day Public Comment Period

The City noticed the availability of the draft Housing Element Update for a 30-day public comment period, which began on April 12, 2022 and ended on May 12, 2022. Comments were received from several persons in the community, which are discussed further below.

Comments Received

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

- Lisa Hoover
- Patty Johnson
- Barbara Lane
- Jean Lynch
- Ron and Julie Perry
- Elise Scafani
- Scott Toyama
- Matt Watts

The primary comments received on the Housing Element update included the following:

- Several commenters requested that a new CEQA Initial Study be prepared for the 6th Cycle Housing Element Update instead of an Addendum to the Initial Study-Mitigated Negative Declaration (IS-MND) for the 3rd Cycle Housing Element Update. Some of the comments on this issue identified specific sections of the Initial Study that should have updated information for current conditions in the City (e.g., transportation, public services, utilities and service systems, noise, air quality). Additionally, some of the commenters noted that the prior IS-MND did not address creation of the Residential High Density Combining Zone, which is Implementation Program HI-14 in the draft Housing Element Update.
- Several commenters requested that the Housing Element Update and an updated CEQA document address specific development projects that may occur in the future. The comments primarily focused

on a potential mixed-use project in the Powers Creek District that could occur on property owned by the City. The preliminary concept for the project is 40 residential units and approximately 20,000 s.f. of commercial and/or light manufacturing.

- General concern about additional residential development and resulting impacts of growth including traffic, crime, noise, lighting, air pollution, strain on infrastructure and utilities, and reduced response times for police and fire services.
- One commenter requested additional information in several sections of the Housing Element Update related to the following:
 - Additional discussion regarding plans for addressing the inadequate stormwater infrastructure in the City.
 - Clarification of the difference between the quantified objectives in Table 2 and the RHNA allocations in Tables 19 and 20.
 - Explanation of how multi-family development that could be developed in the Powers Creek District under the Opportunity zone is consistent with General Plan policies related to maintaining the existing small-town character of the community.
 - Explain why proposed implementation programs contain programs that are not specific to accelerating housing production such as those that related to improving the economy and increasing revenue.
 - What is meant by “by-right” or “without discretionary review.”
 - Could the City provide adequate sites for housing on smaller parcels (that would support 1 to 4 units) and not need to allow high-density development in the Powers Creek District.
 - What is the meaning of the number of units in Table 23 (Comparison of Regional Growth Need and Residential Sites) and what is/where is the surplus housing.
 - Provide information about the source of funding for infrastructure upgrades to support future housing development.
 - Given the flood hazards in the City, why would the City plan for high-density housing in the Powers Creek District.

Based on the comments received from the public, the following revisions were made to the Housing Element update:

- Table 2 (Quantified Objectives, 2019-2027; pg. 19) was amended to be consistent with the 2019-2027 RHNA allocation instead of a “reasonable expectation” based on the residential development that has occurred in the past Housing Element planning periods.
- The discussion on pages 56 was amended to add a discussion of the City’s plans for studying its stormwater system to identify needed improvements and the plans to develop a stormwater ordinance to require the onsite management of stormwater runoff.
- The discussion on page 58 was amended to discuss the Emergency Action Plan for the potential failure of Matthews Dam, which is located upstream of the City at the top of the Mad River watershed.
- Table 23 (Comparison of Regional Growth Need and Residential Sites; pg. 54) was amended to fix several typos.

City Council Hearings

The City also held City Council hearings on _____, ~~2022~~2023 where the Planning Commission recommendation on the Housing Element update was presented for review and comment.

Housing Goals, Objectives, and Programs

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

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

Community Housing Policies

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

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

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 Code to address the following:

- **Accessory Dwelling Units (ADUs).** Allow Accessory Dwelling Units (ADU) in accordance with current State law for ADUs, 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. To ensure the City's ADU standards are compliant with State law and remain compliant in perpetuity, the City will amend the Municipal Code to cite/reference State law for ADUs. The amendment to the Municipal Code will be provided to HCD for review and recommendation if any changes are required to achieve compliance.
- **Manufactured housing/Mobile homes.** Allow manufactured housing and mobile homes in the same manner and in the same zones as conventional or stick-built structures are permitted (Government Code Section 65852.3). This includes, but is not limited to, allowing manufactured homes on a permanent foundation as a single-family use.
- **Single Room Occupancy Units (SROs).** Define and allow principally permitted in the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- **Transitional and Supportive Housing.** Define transitional and supportive housing. Permit transitional and supportive housing in all zones allowing residential uses as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, transitional and 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). This includes the following amendments: 1) amendment of the Zoning Code to allow agricultural employee housing for six or fewer persons by-right in the Residential One-Family (R-1) zoning district, subject to the same regulations as a single-family dwelling; 2) amendment of the Zoning Code to allow agriculture employee housing of no more than 12 units or 36 beds as a by-right agricultural use in the Agricultural Exclusive (AE) zoning district; and 3) amendment of the definition of "Farm Dwelling" in the Zoning Code to be consistent with Health and Safety Code Section 17026.1.
- **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 applicable to other residential uses in that

zone; and allow larger group homes of seven or more persons in the Residential Multiple-Family (R-3), Mixed-use (MU), Opportunity (O), and Planned Development Residential (PDR) zoning districts with a conditional use permit and subject only to the same restrictions applicable to other residential uses in that zone. Additionally, the City will amend the Zoning Ordinance Code to update its definition of “family” to be “One or more persons living together in a dwelling unit.”

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

Time Frame: Amend the Zoning Code by ~~April 2023~~ December 2024. ~~Consider adoption of a JADU ordinance by August 2022.~~ The Zoning Code amendment related to emergency shelters will be completed prior to adoption of the Housing Element.

Funding Source: General Fund and/or gGrants.

HI-2 AB 101 (2019), review the City’s Zoning Ordinance Code 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~~ in 2023. Make any necessary revisions by June 30, 2023 December 2024.

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. Programs will be publicized quarterly, at a minimum.

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, the City is proposing the following activities: 1) 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; 2) providing expedited processing; 3) identifying grant and funding opportunities; 4) applying for or supporting applications for funding on an ongoing basis; 5) reviewing and prioritizing local funding at least twice in the planning period; and/or 6) 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, and program informational materials are made available.

Funding Source: General Fund.

- HI-7 If applicable, 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, and, if applicable, develop an SB 35 streamlining approval process by January 2022 within one-year of determining that SB 35 applies to sites within the City.

Funding Source: General Fund and/or Grants.

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 Department.

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund.

HI-9 ~~Consider~~The City will requesting a local organization involved in housing rehabilitation (for example, Redwood Community Action Agency [RCAA]) to conduct a survey of the existing City of Blue Lake's housing stock as an initial step for reestablishing a housing rehabilitation program for targeted income groups determining the housing rehabilitation needs in city limits. Once the survey is completed, the City will pursue funding and programs as appropriate coordinate with the County of Humboldt on directing available funding to property owners in targeted income groups. Because the City does not have the resources to administer a housing rehabilitation program, the County of Humboldt is currently the agency that is assisting residents in city limits with obtaining housing rehabilitation funding.

Responsibility: City Council and City Staff.

Time Frame: ~~Reach out to RCAA by August 2022, if funding is available, e~~Complete the housing conditions survey of the existing housing stock in the City by ~~April~~December 2023. Beginning in the first quarter of 2024, coordinate on a quarterly basis with the County of Humboldt~~Pursue funding and programs at least twice in~~ during 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 within three years of adoption of the Housing Element, and implement on an ongoing basis.

Funding Source: General Fund and/or Grants.

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, Economic Development Commission, and Business Community.

Funding Source: General Fund.

HI-12 Work with the Redwood Coast Regional Center (RCRC) 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 RCRC's website (<https://redwoodcoastrc.org/for-clients/our-services/>).

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. Once the outreach program is developed, outreach is proposed to occur on a quarterly basis.

Funding Source: General Fund and/or Grants.

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 and/or Grants.

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 Residential Multiple-Family (R-3), Mixed-use (MU), Opportunity (O), and/or Planned Development Residential (PDR) zones to allow multi-family residential uses by-right at a density of 16 units per acre. 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 by December 2024.

Funding Source: General Fund and/or Grants.

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 in 2023, revise as necessary by June/September 2023 within three years of adoption of the Housing Element. Monitor the Housing Element programs annually and submit to HCD by April 1 each year.

Funding Source: General Fund and/or Grants.

HI-16 To comply with SB 1087, the City as the water and sewer provider, will set up a process to grant priority for water and sewer 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/December 2024; ongoing as projects are processed.

Funding Source: General Fund and/or Grants.

HI-17 As required by the Annual Progress Report process, the City will monitor the production and affordability of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) during the planning period. If ADU production does not meet the projections in the Housing Element, additional actions will be taken in consultation with HCD. The additional actions could include but are not limited to 1) conducting outreach to inform the public about current State law for ADUs and the benefits of ADU development; 2) amending the Municipal Code to incorporate ADU standards that are more

permissive than current State law; or 3) rezoning sites in the City that have non-residential zoning to zones allowing residential development.

Responsibility: Planning Staff and Building Official.

Time Frame: ADU production and affordability will be monitored annually throughout the planning period. If additional actions need to be taken due to lack of ADU production, those actions will be taken within one-year of the City determining that the projections in the Housing Element are not being met.

Funding Source: General Fund and/or Grants.

HI-18 To address the potential for insufficient wastewater treatment capacity during a portion of the planning period, the City shall construct the wastewater treatment plant improvements identified in its Capital Improvement Plan within two years of adopting the Housing Element. These improvements include electrical panel upgrades and the installation of aerators, which are estimated to provide an additional 180 residential equivalent units (REUs).

Responsibility: City Council, City Manager, Public Works Department, and City Engineer.

Time Frame: The improvements to the wastewater treatment plant will be completed within two years of adoption of the Housing Element.

Funding Source: Wastewater Enterprise Fund, Development Impact Fees, and/or Grant Funding.

HI-19 To remove potential constraints to the development of multi-family housing, the City shall amend the following development standards in the Zoning Code:

- Zoning Code Section 17.16.080(C)(1)(b) requires a maximum ground coverage standard of 40 percent for the Planned Development Residential (PD-R) zone. This section shall be amended to allow a maximum ground coverage of 60 percent, which is the same as several other zones in the City allowing multi-family housing (e.g., R-2, R-3, and MU zones).
- Zoning Code Section 17.16.080(C)(1)(a) requires a maximum building height standard of 30 feet for all other structures, which includes multi-family housing. This section shall be amended to allow a maximum building height of 35 feet for all structures, which is the standard required for single-family structures in the Planned Development Residential (PD-R) zone.
- Zoning Code Section 17.16.080(C)(1)(c) requires the following setbacks for all other structures, which includes multi-family housing: Front – 25 feet, Side – 10 feet, Rear – 25 feet. This section shall be amended to allow the following setbacks for multi-family structures: Front – 15 feet, Side – 5 feet, and Rear – 20 percent of lot depth to a maximum of 20 feet. This amendment would make the PDR zone setbacks for multi-family housing more consistent with other zones allowing multi-family housing in the City.
- Zoning Code Sections 17.16.040(C)(5) and 17.16.110(D)(4) require the following maximum building height standard, “35 feet, not exceeding two stories.” These sections of the Residential Two-Family (R-2) and Mixed-Use (MU) zones shall be amended to remove the limitation on the number of building stories. This amendment would make the R-2 and MU building height standards more consistent with other zones allowing multi-family housing in the City.

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

Time Frame: Amend the Zoning Code by December 2024.

Funding Source: General Fund and/or Grants.

HI-20 To comply with the transparency requirements in Government Code Section 65940.1(a)(1), the City shall upload the following documents to the City of Blue Lake website so they are readily available for public review: 1) schedule of fees; 2) zoning map; 3) list of information required for a complete development application; 4) current and five previous annual fee reports or the current and five previous annual financial reports; and 5) an archive of impact fee nexus studies, cost of service studies, or equivalent.

Responsibility: City Council, City Manager, City Staff.

Time Frame: The required documents will be uploaded to the City's website within one-year of the adoption of the Housing Element.

Funding Source: General Fund and/or Grants.

HI-21 To comply with the requirements for objective standards in Government Code Section 65589.5, subdivision (f), the City shall replace the subjective review criteria for the Site Plan Approval process (i.e., "Principles to Be Followed" in Zoning Code Section 17.24.250(F)) with objective standards. Objective standards are defined as those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official reviewing the project.

Responsibility: City Council, City Manager, and City Staff.

Time Frame: Amend the Zoning Code by December 2024.

Funding Source: General Fund and/or Grants.

HI-22 To minimize the potential for confusion regarding the applicability of the City's design guidelines, the City shall amend all zones that reference the guidelines (e.g., MU, RC, etc.) to make it clear that they are recommendations and not enforceable standards of the Zoning Code.

Responsibility: City Council, City Manager, and City Staff.

Time Frame: Amend the Zoning Code by December 2024.

Funding Source: General Fund and/or Grants.

HI-23 To ensure housing development in the City is occurring at the projected densities consistent with the income categories anticipated, the City will annually review building development on the vacant and likely developable sites included in the sites inventory of this element. If the annual review shows that sites are not providing sufficient opportunities for housing affordable to lower-income households, the City will review its Zoning Code to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher end of the density range. These measures could include but are not limited to: 1) requiring a minimum residential density; and 2) density bonuses (i.e., specifying development standards that may be modified to make units more affordable – reduced lot sizes, increased ground coverage, etc.).

Responsibility: City Council, City Manager, and City Staff.

Time Frame: Housing production and affordability will be monitored annually throughout the planning period. If additional actions need to be taken due to the lack of housing production, those actions will be taken within one-year of the City determining that the sites are not providing sufficient opportunities for housing affordable to lower-income households.

Funding Source: General Fund and/or Grants.

Quantified Objectives

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the 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 reasonable 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 ¹	5	6	5	7	11	34
Rehabilitation ²				6	4	10
Preservation ³						
Total	5	6	5	13	15	44

Source: City of Blue Lake, May 2022

(1) New construction objectives are based on the Regional Housing Needs Allocation from the 5th and 6th cycles. It is assumed that approximately 50% of the very low income RHNA is allocated towards extremely low income.

(2) There is not currently a funded rehabilitation program in place within the City to assist low-income persons with rehabilitation of existing housing units. Therefore, it is anticipated that rehabilitation efforts would be focused on moderate and above moderate units.

(3) City staff have 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 4th 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.

As indicated in the table below, the implementation of the programs from the 2009 Housing Element during the 4th and 5th planning cycles was limited. As discussed below, some of the programs that were fully or partially implemented included:

- Program 1: The City chose to default to State ADU regulations instead of amending their ordinance to include restrictions on the development of ADUs as still allowed by State law.
- Program 4: The City began developing a draft combining zone (Residential High Density or RHD) that, when adopted and applied to individual properties, will principally permit multi-family housing.
- Program 7: The City posted notices regarding fair housing law and the process for filing fair housing complaints.
- Programs 12 and 13: The City provided information to renters and homeowners about the weatherization programs offered and administered by the Redwood Coast Energy Authority (RCEA) and Redwood Community Action Agency (RCAA). During the 5th cycle, dozens of residences in the City received weatherization improvements through these programs.
- Program 14: The City continued to require all new construction to comply with Title 24 of the California Building Code.
- Program 17: The City encouraged owners of large homes to convert them to multiple long-term rental units.
- Program 22: 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.
- Program 23: Promotional materials about numerous programs that could assist low-income and special needs populations with obtaining housing and social services were made available at City Hall and the Blue Lake Community Resource Center.

Despite these efforts, the beneficial impact to special needs populations in the City from these actions was not readily apparent during the 4th and 5th planning cycles. Housing development in the City during these cycles primarily included market-rate single-family and small multi-family projects (e.g., triplexes and fourplexes) and a few ADUs. However, as some of the proposed code amendments are completed and applied to future housing development, it is anticipated that it will result in a substantial reduction of potential barriers to the development of housing for a variety of income levels and for special needs populations during the 6th cycle and future planning cycles.

Program	Responsibility: City Staff/Planning Department Time Frame: By 2014	Implementation status	Continue/Modify/Delete
<p>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.</p>		<p>During the 5th 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, <u>the City staff</u> has deferred to current State regulations for Accessory Dwelling Units. <u>The City staff</u> 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.</p>	<p>Modify. See Program HI-1.</p>
<p>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.</p>	<p><u>Responsibility:</u> City Council <u>Time Frame:</u> By 2014, if applicable.</p>	<p>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.</p>	<p>Modify. See Program HI-1.</p>
<p>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 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.</p>	<p><u>Responsibility:</u> City Council & RCAA <u>Time Frame:</u> If individual is interested and program funds available, City will assist in a minimum of one application in the next five years. City will look into reapplying for funding when funds from the previous grant are expended.</p>	<p>During the 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 with accessory dwelling units and two duplexes (total of 10 units). The City did not submit any applications for CDBG funds to encourage</p>	<p>Modify. See Programs HI-5 and HI-14.</p>

Program	Implementation status	Continue/Modify/Delete
<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><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>planned development during the 4th and 5th planning cycles. 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 pursue developing 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>
<p>7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.</p>	<p><u>Responsibility:</u> City Staff <u>Time Frame:</u> Ongoing. A minimum two notices will be posted each year</p>	<p>Modify. See Implementation HI-10.</p>

Program	at City Hall, the County Library, and the Post Office by City Staff.	Implementation status	Continue/Modify/Delete
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.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th 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.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th 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.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th 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.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	This amendment to the Municipal Code did not occur during the 4 th and 5 th planning cycles.	Modify. See Program HI-1.
12. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.	<u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing	During the 5 th planning cycle, the City provided information at City Hall about RCEA and RCAA weatherization programs as information was made available. City staff, RCEA, and RCAA	Modify. See Programs HI-3 and HI-6.

Program	Implementation status	Continue/Modify/Delete
	conducted public outreach to make renters and homeowners aware of these programs. <u>During the 5th cycle, dozens of residences in the City received weatherization improvements through these programs.</u>	
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
<p>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>	<p><u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.</p>	<p>Instead, the City encouraged owners of large homes to convert them to multiple long-term rental units. 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. Delete.</p>
<p>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>	<p><u>Responsibility:</u> City Council. <u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.</p>	<p>The City was contacted by one developer interested in developing senior housing on <u>APN 025-101-023</u> during the 5th planning cycle. The project ultimately did not move forward because the developer determined that the lot constraints would not allow for a viable project. The lot constraints included an irregular lot shape, a drainage easement along the northern property boundary, and a large area of wetlands in the middle portion of the site. As discussed under Program 3, APN 025-101-023 (~3 acres) was ultimately approved for the development of three single-family residences with accessory dwelling units and two duplexes (total of 10 units).</p> <p>Modify. See Program HI-5.</p>
<p>20. Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for</p>	<p><u>Responsibility:</u> City Council. <u>Time Frame:</u> If individual is interested and program funds</p>	<p>The City was contacted by one developer interested in developing senior housing on <u>APN 025-101-023</u></p> <p>Modify. See Program HI-5.</p>

Program	Implementation status	Continue/Modify/Delete
<p>Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).</p>	<p>available, City will assist in minimum one application next five years.</p>	<p>during the 5th planning cycle. The project ultimately did not move forward because the developer determined that the lot constraints would not allow for a viable project. The lot constraints included an irregular lot shape, a drainage easement along the northern property boundary, and a large area of wetlands in the middle portion of the site. As discussed under Program 3, APN 025-101-023 (~3 acres) was ultimately approved for the development of three single-family residences with accessory dwelling units and two duplexes (total of 10 units).</p>
<p>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>	<p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>Modify. See Program HI-1.</p>
<p>22. The City will implement the requirements of the American Disabilities Act through the following specific actions:</p> <p>a) The City will provide a process for requesting “reasonable accommodation” with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the</p>	<p><u>Responsibility:</u> City Council and City Building Official <u>Time Frame:</u> Ongoing</p>	<p>Modify. See Programs HI-1 and HI-14.</p> <p>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 cycle, no units were developed in the City for persons with disabilities. c) During the 5th planning cycle, the City amended the Municipal Code to</p>

Program	Implementation status	Continue/Modify/Delete
<p>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 addressing off-street parking facilities to allow for parking reductions for special needs housing.</p>	<p>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"> 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. 	<p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4th and 5th planning cycles.</p>	<p>Continue. See Program HI-3.</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>	<p>a) During the 4th and 5th planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites.</p>	<p>Modify. See Program HI-5 and HI-14.</p>

Program	Implementation status	Continue/Modify/Delete
<p>a) Assist developers in identifying suitable sites</p> <p>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</p> <p>c) Continue offering pre-application meetings to assist in developmental issues and concerns.</p>	<p><u>Time Frame:</u> Ongoing, but the funding search will begin upon adoption of this update.</p> <p>b) During the 4th and 5th planning cycles, no eligible projects were proposed in the City.</p> <p>c) During the 4th and 5th planning cycles, the City continued to provide free application assistance meetings to applicants pursuing housing projects.</p>	
<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 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 on APN 025-101-023 during the 5th planning cycle. The project ultimately did not move forward because the developer determined that the lot constraints would not allow for a viable project. The lot constraints included an irregular lot shape, a drainage easement along the northern property boundary, and a large area of wetlands in the middle portion of the site. As discussed under Program 3, APN 025-101-023 (~3 acres) was ultimately approved for the development of three single-family residences with accessory dwelling units and two duplexes (total of 10 units).</p>	<p>Modify. See Program HI-5.</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 the largest number of employees in the City at 178 people, or 35.2 percent. **Table 5** shows employment by industry in Blue Lake. The largest employers in the City of Blue Lake are in the manufacturing (Mad River Brewery, Wallace & Hinz, Tomaso's, Fish Brothers, Sjaak's Chocolates), educational services (Blue Lake Elementary School, Dell'Arte School of Physical Theatre), and public administration (City of Blue Lake) industry sectors. According to the 2015-2019 American Community Survey, the unemployment rate in the City is approximately 3 percent.

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

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

Household Income

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

- Extremely Low Income Up to 30 percent of area median income (AMI; \$0–\$25,750)
- Very Low Income 31–50 percent of AMI (\$25,751–\$32,400)
- Low Income 51–80 percent of AMI (\$32,401–\$51,850)
- Moderate Income 81–120 percent of AMI (\$51,851–\$77,750)
- Above Moderate Income Above 120 percent of AMI (\$77,751 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
Total occupied units (households [HH])	530	100.0%
Total Renter HH	225	42.5%
Total Owner HH	305	57.5%
Total lower income (0-80% of HAMFI ¹) 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%
Extremely Low Income (0-30%)	40	7.5%
ELI Renter HH severely overpaying	30	5.7%

Total Households Characteristics	Number	Percent of Total Households
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%
Total HH Overpaying	174	32.8%
Total Renter HH Overpaying	102	19.2%
Total Owner HH Overpaying	72	13.6%
Total HH paying between 30%-50% Income	86	16.2%
Total households paying > 50% Income	88	16.6%

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

¹ 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%
Other vacant	29	5.7%
Total Housing Units:	507	100.0%

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

Housing Tenure

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

Table 11: Household Tenure (2019)

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

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

Unit Type

As shown in **Table 12**, the majority (63 percent) of occupied housing units in Blue Lake are single-family, detached homes, followed by 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%
Total	586	100.0%

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

Housing Age and Conditions

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

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table 13** displays the age of the City of Blue Lake's 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. An updated housing condition survey was completed by the City between October 2022 and April 2023. The City is still in the process of tabulating the data, but the preliminary results indicate that approximately 30 percent of the residential structures in the City are in need of some type of rehabilitation. Once the City completes the review and tabulation of the data, estimates of the number of residential units that are in need of some type of rehabilitation and the level of rehabilitation required will be available.

Table 13: Age of Housing Stock (2019)

Year Built	Number	Percentage
Built 2014 or later	10 ¹	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%
Total	517	100.0%

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

¹ 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 \$1,850.¹

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

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

¹ City of Blue Lake, February, 2022.

percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. **Table 14** demonstrates the purchasing power of the income groups defined above.

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

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

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

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

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

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

Assisted Units at Risk of Conversion

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

Special Needs Groups

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

Senior Households

The limited incomes of many elderly people make it difficult for them to find affordable housing. Many elderly people have physical disabilities and dependence needs that limit their selection of housing. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. To compensate for limited mobility, their housing should be located within easy walking distance of the services that meet their needs, such as medical or shopping facilities, or should be served by public transit. Blue Lake does not presently contain many of these services or facilities. For this reason, the City may be a less desirable location for senior households than surrounding communities (e.g., Arcata, Eureka, and McKinleyville).

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
Total	217

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

There are currently no licensed senior assisted living facilities located in the City. Over the last several decades, there has been community interest in developing senior housing of various types. Presently, most assisted living facilities and group homes for seniors are located in more developed communities including Arcata, Eureka, and McKinleyville.

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%
Total Persons with a Disability (Age 5+)	187	20.7%
Total Population	902	100.0%

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

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

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

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

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

Development Disabilities (Senate Bill 812)

Senate Bill (SB) 812, which took effect in January 2011, 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 III-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.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Depending on the level of disability, a number of housing types may be appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary

housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special healthcare needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair-housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. As discussed further under the section entitled “Provisions for a Variety of Housing”, Housing Element Program HI-1 proposes several amendments to the Zoning Code to remove potential constraints relative to housing for persons with disabilities.

Redwood Coast Regional Center

The State Department of Development Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The 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

Housing Element Program HI-12 specifically addresses the needs of the developmentally disabled. This program proposes coordination with RCRC to develop an outreach program to inform families in the City about housing and services available for persons with developmental disabilities.

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. Because of high housing costs, families and/or extended families may be forced to live together under one roof. 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.

The Blue Lake Community Resource Center, which is the primary entity that provides social services in the City, provides multiple resources that can assist female-headed households including: 1) housing application assistance; 2) food pantry and hygiene supplies closet; 3) clothing for adults and children, including diapers; 4) medical and dental referrals; and 5) healthy families insurance applications.

Farmworkers

Humboldt is a primarily a rural county, and agriculture is a significant driver of the County's economy. Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The City of Blue Lake contains one property (<5 acres) in City limits that is zoned Agriculture-Exclusive (AE). However, there are several properties used for crop production and grazing adjacent to the City in the surrounding Mad River Valley. 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.

Farm workers make up an important but difficult to quantify population, with unique housing needs. 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.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The United States Department of Agriculture (USDA) supplies farm labor statistics to local jurisdictions to use in their Housing Elements through its Census of Agriculture. 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. According to the USDA (2017), 676 farm workers, or 44% of all farm workers in Humboldt County worked 150 days or more.

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.

The City does not have a record or study quantifying the number of homeless persons within the City. Approximately every two years (except during the COVID-19 pandemic), a consortium of Humboldt County agencies known as the Humboldt Housing and Homeless Coalition (HHHC) join together to conduct a

comprehensive count of homeless people within the County, which is referred to as the “Point-in-Time” (PIT) count. The Humboldt County PIT count is based on where a homeless person resided on a particular night, usually in January. The homeless population is a portion of the Extremely Low-Income Household population (ELI population).

The purpose of the PIT count of homeless individuals is to obtain an unduplicated count and some basic information about homeless people. This information is used to assess the effectiveness of the services the community provides and identify service gaps for future planning. The data is then consolidated with other jurisdictions and reported to the federal Housing and Urban Development Department (HUD) on an annual basis.

According to the 2019 Point-In-Time count conducted by the HHHC (<https://humboldt.gov/DocumentCenter/View/71341/20190220---HHHC-News-Release---Point-in-Time-Count-2019>) released by the Humboldt County Department of Health and Human Services, there were approximately 1,4731,470 people without shelter in Humboldt County. Of this count, 14 unsheltered persons were identified in the Blue Lake area. According to the 2022 Point-In-Time count conducted by the HHHC (<https://humboldt.gov/DocumentCenter/View/107776/20220621---HHHC-Point-in-Time-Count-2022>), there were approximately 1,309 people without shelter in Humboldt County. Of this count, 32 unsheltered persons were identified in the McKinleyville/Blue Lake area. Due to the COVID-19 pandemic, the PIT count was not conducted in 2021. Because the 2022 PIT count combined the data for the City of Blue Lake and the unincorporated community of McKinleyville, the 2019 PIT count is considered to be a better representation of the homeless persons residing in the City.

Though many of the County’s resources for homeless residents are concentrated in the cities of Arcata and Eureka, homeless services are provided in the City by the Blue Lake Community Resource Center. This organization, which is the primary entity that provides social services in the City, is a partnership between St. Joseph Health System, Blue Lake Family Resource Center, and First Five Humboldt. According to the Resource Center, the homeless persons living in Blue Lake are residing on private property (invited and uninvited), living in vehicles, or have established camps along the Mad River.

The City of Blue Lake does not currently have any emergency shelters operating in City limits. According to the Blue Lake Community Resource Center, homeless persons inquiring about shelter are commonly referred to the facilities managed by the Arcata House Partnership and Eureka Rescue Mission. Housing Element Program HI-1 proposes the amendment of the Opportunity (O) zoning district to allow emergency shelters by-right (no discretionary review). This amendment was adopted by the City Council in December 2022 and took effect in January 2023 (see Municipal Code Section 17.16.111(B)(8)).

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 the 2015-2019 ACS 5-Year Estimates, 52 of the 68 college students ~~are~~ were female.

Traditionally, college students between the ages of 18-24 reside in the less expensive section of the City’s housing stock (for example, apartments, larger homes split into multiple units, second accessory dwelling units, mobile homes, trailers, studios, etc.) or share single-family dwelling units. Considering that the majority of 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. Some of 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, 2019–2027

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

Source: City of Blue Lake, February 2022

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

Unaccommodated Need

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

Table 20: Unaccommodated Regional Housing Need, 2014–2019

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

Source: City of Blue Lake, February 2022

Adequate Sites Inventory and Analysis

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

Available Sites

As shown in **Table 21** - Inventory of Vacant Land Available for Residential Development below, as of February 2022 there remained approximately 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). The likely developable category (green) includes sites that do not have any obvious constraints and have adequate access to services and utilities. The questionably developable category (yellow) includes sites that have constraints (e.g., lot shape, lot size, topography, etc.) that are expected to significantly reduce the development potential and/or substantially increase the cost of developing the site. The likely not developable category (red) includes sites that have severe constraints (e.g., topography, creek corridor and setbacks, wetlands and setbacks, lack of access, etc.) that are anticipated to eliminate any development potential. Site capacity has been adjusted based on these site constraints. For the purposes of determining whether the City has adequate sites to meet its share of the regional housing need for the 5th and 6th planning cycle periods, only the vacant sites identified as likely developable are considered (see **Table 23**).

<p>Yellow sites are as follows:</p> <ul style="list-style-type: none"> • 025-041-042 • 025-131-020 	<p>Red Sites are as follows:</p> <ul style="list-style-type: none"> • 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.). For the purposes of determining whether the City has adequate sites to meet its share of the regional housing need for the 5th and 6th planning cycle periods, the underutilized sites are not considered. The underutilized sites are identified in this element to provide a more comprehensive understanding of the sites in the City with residential development potential.

Realistic Capacity Determination

The City considered and evaluated the implementation of its current development standards to determine the approximate density and unit capacity for each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site. For the R-1, PDR, and MU zones, 100 percent of that result was used as the final realistic unit number based on recent development trends and project approvals in these zones. For the sites that were rezoned O by the City in 2021 (i.e., APNs 025-201-023, 312-161-015, and 312-161-018), a range of approximately 15 to 60 percent of that result was used as the final realistic unit number to account for site and regulatory constraints specific to each site (see further discussion below). Where a maximum unit capacity was one unit, the realistic capacity was also calculated as one unit.

Recent development trends have shown that due to the significant demand for housing in the Humboldt Bay region, applicants typically propose residential uses at the maximum density allowed in the residential zones (e.g., R-1, R-3, and PDR zones). For similar reasons, projects proposed in the mixed-use zones (e.g., MU zone) typically focus on residential uses. The City has yet to see a 100 percent nonresidential development proposed in a mixed-use zone. Local applicants, developers, and realtors indicate that a mixed-use project (residential/commercial) in Blue Lake must include residential uses at or near the maximum density allowed by the zoning to be financially feasible.

As noted above, the realistic capacity determinations for the O zone sites were specific to the site and regulatory constraints for each site. The constraints and realistic capacity determinations for each site are discussed below.

- APN 025-201-023: This 1.44-acre site could accommodate 25 residential units if developed at the maximum density allowed in the zone (1 unit per 2,500 square feet). However, due to site and regulatory constraints, 48 percent of that result was used as the final realistic unit number (12 units). The site constraints include the need for improved access for internal circulation and parking. The regulatory constraints include, but are not limited to, development standards that require the provision of open space, setbacks from the creek trail system, and reduced building heights in proximity to the creek trail system.
- APN 312-161-015: This 4.56-acre site could accommodate 79 residential units if developed at the maximum density allowed in the zone (1 unit per 2,500 square feet). However, due to site and regulatory constraints, 60 percent of that result was used as the final realistic number (48 units). The site constraints include the need for improved access for internal circulation and parking, as well as the location of a City trail and road section within the parcel. The regulatory constraints include, but are not limited to, development standards that require the provision of open space, setbacks from the creek trail system, and reduced building heights in proximity to the creek trail system.
- APN 312-161-018: This 3-acre site could accommodate 52 residential units if developed at the maximum density allowed in the zone (1 unit per 2,500 square feet). However, due to site and regulatory constraints, 15 percent of that result was used as the final realistic number (8 units). The site constraints include the need for improved access for internal circulation and parking as well as the location of a City trail and road section within the parcel. Additionally, the City is proposing the development of a bike park on the western portion of the site. The regulatory constraints include, but are not limited to, development standards that require the provision of open space, setbacks from the creek trail system, and reduced building heights in proximity to the creek trail system.

Due to the significant demand for housing in the Humboldt Bay region, the City does not typically receive applications that propose to develop housing at densities below those anticipated. As explained above, the realistic capacity determination for sites zoned R-1, PDR, and MU (i.e., maximum unit density) is based on recent development trends and project approvals in these zones. For the larger sites in the Powers Creek

District that were recently rezoned O, a conservative realistic unit density (i.e., 15 to 60 percent of the maximum unit density) was used because accurate development potential is harder to predict on these sites due to site and regulatory constraints.

To ensure housing development in the City is occurring at the projected densities consistent with the income categories anticipated, the City will annually review building development on the vacant and likely developable sites included in the sites inventory of this element. If the annual review shows that sites are not providing sufficient opportunities for housing affordable to lower-income households, the City will review its Zoning Code to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher end of the density range. These measures could include, but are not limited to: 1) requiring a minimum residential density; and 2) density bonuses (i.e., specifying development standards that may be modified to make units more affordable – reduced lot sizes, increased ground coverage, etc.). The requirement to conduct an annual review of site development has been included as Program HI-23 in this element.

Table 21: Inventory of Vacant Land Available for Residential Development

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-025-010	0.15	MD	R-1	Single-family 1 unit/ 6,000 sf	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	--
R-1 Total	1.55				6		
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	--	LowerModerate
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
PDR Total	2.59				1816		
025-071-012	0.15	MU	MU	Multi-family 1 unit/ 2,500 sf	2	Access	Above 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	--	Above Moderate
025-141-007	1.34	MU	MU	Multi-family 1 unit/ 2,500 sf	404	Lot shape, creek corridor, creek setback, riparian habitat, flood zone	Above Moderate
MU Total	1.82				148		
025-201-023	1.44	MU	O	Multi-family 1 unit/2,500 sf	2512	--	Lower/Moderate
312-161-015	4.56	MU	O	Multi-family 1 unit/2,500 sf	5248	Creek corridor, creek setback, trail, and City road	Lower
312-161-018	3.0	MU	O	Multi-family 1 unit/2,500 sf	418	Creek corridor, creek setback, trail, City road, and proposed parkland	Lower
O Total	9				8868		
Grand Total	14.96				12498		
Likely Developable Total					96		Lower – 56 Moderate – 25 Above Moderate - 15

Source: City of Blue Lake, February-October 2022

Table 22 – Inventory of Underutilized Land Available for Residential Development

APN	Acres	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	Acreeage	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
R-1 Total	8.63				26		
025-082-011	0.62	MF	R-3	Multi-family 1 unit/ 2,000 sf	4	Wetlands, access, utilities	Moderate
R-3 Total	0.62				4		
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
PDR Total	11.94				34		
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
MU Total	0.75				4		
025-201-018	0.74	MU	O	Multi-family 1 unit/ 2,500 sf	12	Location of existing improvements, access	Lower and Moderate

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 and Moderate
O Total	27.34				82		
025-111-001	0.75	C	HC	Single-family 1 unit/ 6,000 sf	2	Slope, access, zoning	Moderate
HC Total	0.75				2		
Grand Total	50.03				152		

Source: City of Blue Lake, February 2022

Figure 1 – Vacant Sites Inventory

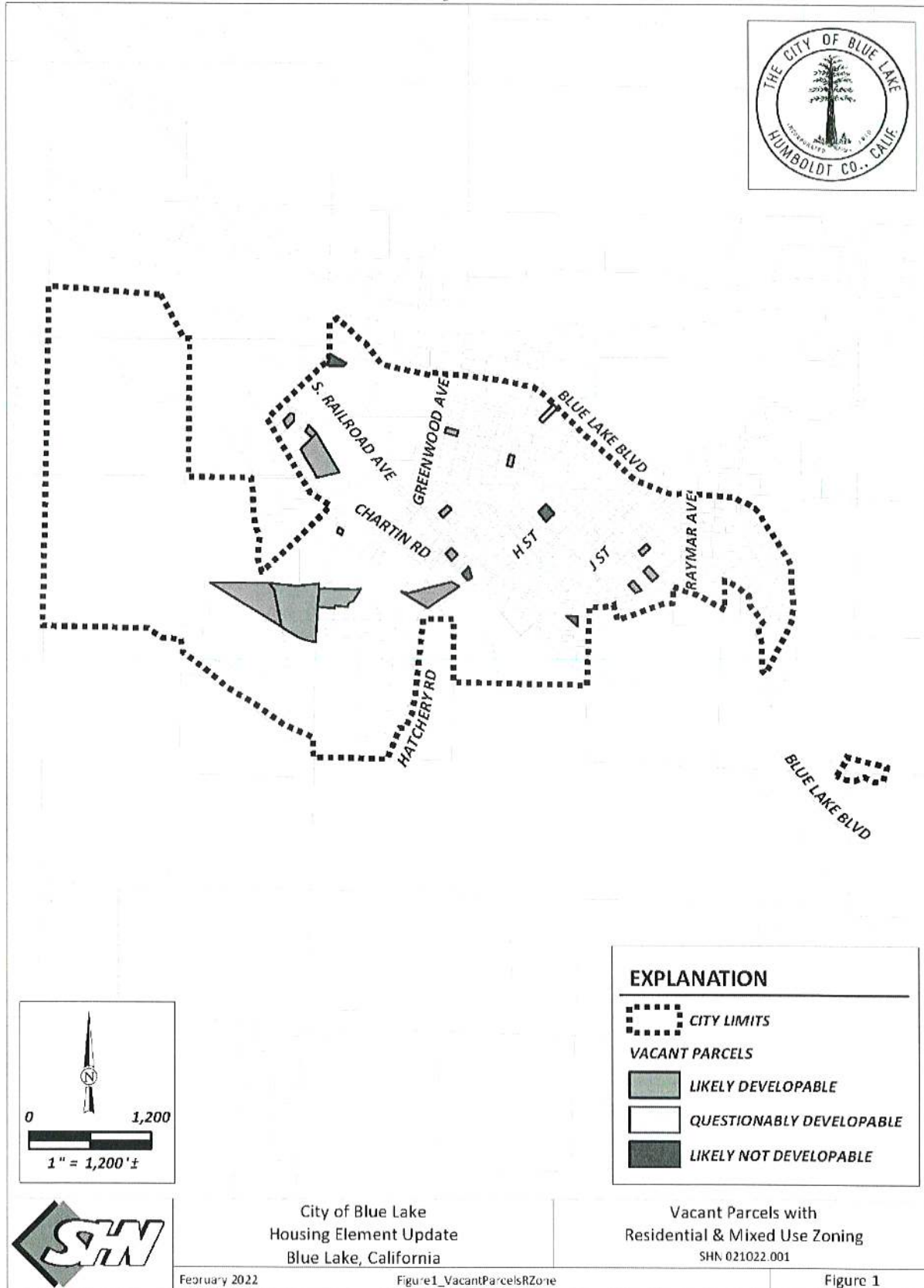
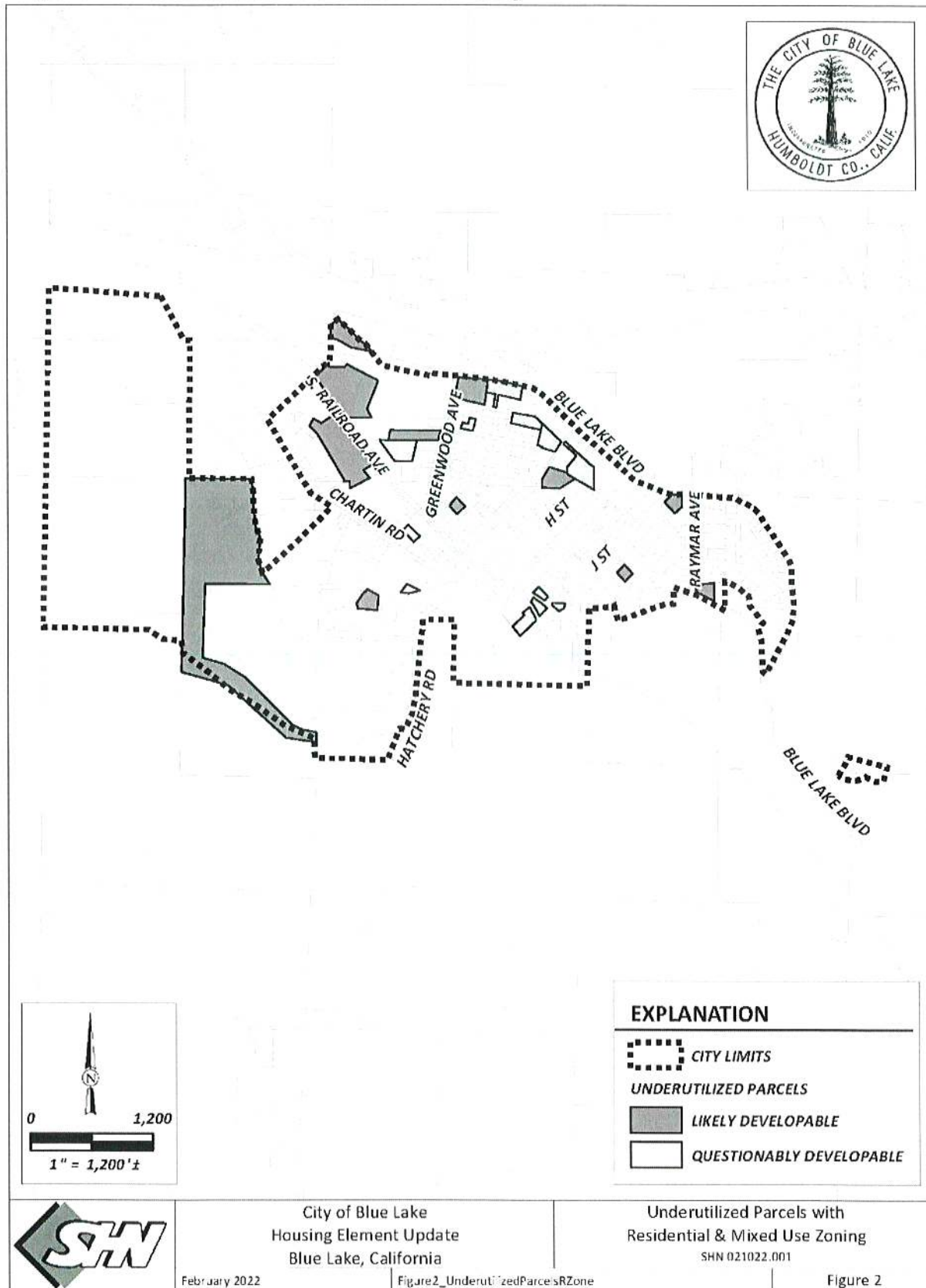


Figure 2 – Underutilized Site Inventory



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. In the last few years, the City has observed a significant increase in interest in the development of ADUs. It is believed that this increased interest is due to the recent changes in State law that have incentivized the production of ADUs. It is important to note that during the 5th cycle planning period, the City's ADU regulations were determined by HCD to be "null and void" due to the numerous inconsistencies with State regulations. Since that time, the City has deferred to current State regulations for ADUs. The City 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.

Currently, the City receives at least one inquiry per month regarding the potential for construction of an ADU. These inquiries primarily relate to the development of new, detached ADUs or the conversion of existing accessory buildings to ADUs. As such, it is anticipated that several ADUs will be developed during the remainder of the planning period. Based on the recent trends and nature of this type of unit's affordability, the City has assumed a credit of ~~thirteen~~ one units towards meeting the low-income RHNA and two units towards meeting the moderate-income RHNA. This projection assumes the development of one ADU annually for the remainder of the planning period. 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 the City of Blue Lake and 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 and the limited number of inquiries received by the City regarding JADUs, the City has taken a conservative approach and assumed that ~~at least seven~~ one single-family units (~~less than 20.3~~ percent of the total units) would allow for a low-income 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**).

In total, it is projected that two low-income ADUs/JADUs and two moderate-income ADUs will be developed during the remainder of the planning period (see **Table 23**). To ensure the City's ADU standards are compliant and remain compliant, the City has included ~~Program HI-1~~ Program HI-1 to amend the Zoning Code to cite/reference State law for ADUs. To address the potential for the lack of ADU production during the planning period, the City has included ~~Program HI-17~~ Program HI-17 which commits the City to taking additional actions to incentivize ADU production. The additional actions could include but are not limited to 1) conducting outreach to inform the public about current State law for ADUs and the benefits of ADU development; 2) amending the Zoning Code to incorporate ADU standards that are more permissive than current State law; or 3) rezoning sites in the City that have non-residential zoning to zones allowing residential development.

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 10542 units available to lower-income households (including extremely low-, very-low, and low-income households), and a surplus of 820 units available to moderate-income households, and a surplus of 4 units available to above moderate-income households. Since the City has a shortage of 3 units for above moderate income households, the total surplus is 112 units.

Table 23: Comparison of Regional Growth Need and Residential Sites

Income Group	2014-2019 RHNA	2019-2027 RHNA	ADU/JADU Capacity	Site Capacity ¹	RHNA Surplus
Very Low	4	7	<u>202</u>	<u>10156</u>	<u>10542</u>
Low	1	4			
Moderate	2	5	<u>-2</u>	<u>1525</u>	<u>820</u>
Above Moderate	4	7	--	<u>815</u>	<u>(3)4</u>
Total	11	23	<u>204</u>	<u>12496</u>	<u>11266</u>

Source: City of Blue Lake, February/October, 2022

¹ The site capacity only includes the capacity on vacant sites identified as likely developable in the City (see Table 21).

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**. As identified in the City's Capital Improvement Plan, these improvements include electrical panel upgrades and the installation of two (2) 5 horsepower aerators, which are anticipated to provide an additional 180 residential equivalent units (REUs). To address the potential for insufficient wastewater treatment capacity during a portion of the planning period, the City has included Program HI-18 which commits the City to construction of the wastewater treatment plant improvements within two years of adoption of the Housing Element. This implementation schedule will ensure there is sufficient wastewater treatment capacity available during the planning period for development on the vacant and likely developable sites identified in the sites inventory of this element.

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). Based on the City's daily use allotment in their contract with HBMWD (400,000 gallons) and the current demand from existing development in the City (daily average of less than 250,000), there is sufficient water supply to serve the vacant and likely developable sites identified in the sites inventory of this element.

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 Small 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.

To address the inadequacy of the City's stormwater system and lack of stormwater regulations, the City will be using funding from the Local Early Action Planning (LEAP) program to map existing stormwater infrastructure and develop stormwater regulations for the Municipal Code. The identification of the location and condition of existing stormwater infrastructure will allow the City to identify areas in need of repair and improvement, which will increase the City's ability to apply for grant funding for stormwater infrastructure upgrades. It is anticipated that the proposed stormwater regulations would require the following: 1) compliance with regulations similar to those required under the Phase II Small Municipal Separate Storm Sewer System (MS4) Program including compliance with the Humboldt Low Impact Development Stormwater Manual; 2) the payment of stormwater drainage fees to be used for the improvement, operation, and maintenance of stormwater drainage facilities. The proposed stormwater regulations would require new development to install onsite stormwater management facilities to ensure that the volume and rate of post-construction stormwater runoff does not exceed pre-construction conditions and adversely impacts the City's existing stormwater infrastructure.

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.

Flood Hazards / Wetlands / Creeks

Flood Hazards

A portion of the City of Blue Lake has been mapped within the 100- and 500-year flood plains of the Mad River and Powers Creek. It is important to note that the city is largely protected by the levee along the Mad River. The levee is expected to withstand a 100-year flood event. Powers Creek, which runs through the center of town, has created flood problems in the past. This flooding occurred largely between the former railroad corridor and the Mad River, where the flood plain spreads out. Projects that propose development in the 100-year flood plain must obtain a Flood Development Permit and comply with the requirements of the City's floodplain management regulations in Municipal Code Chapter 13.20 (Floodplain Management). Most of the vacant, residentially zoned land in the City is. With the exception of a portion of APN 025-141-007, all of the properties identified in the sites inventory identified as vacant and likely developable are located outside of the 100-year flood plain for the Mad River and Powers Creek. The realistic capacity determination for APN 025-141-007 has been adjusted to account for the flooding constraints on this site.

The City is also at risk of flooding resulting from a failure of the upstream R.W. Matthews Dam. The Humboldt Bay Municipal Water District (HBMWD) is responsible for the operation and maintenance of the dam. The HBMWD has prepared an Emergency Action Plan (EAP) for failure of the dam, which contains inundation mapping that identifies the potential downstream inundation areas. According to Figure 2.10 in the EAP, the lower lying areas in the City (e.g., south of First Avenue and west of Greenwood Road) would be inundated in the event of dam failure. The majority of vacant, residentially-zoned land in the City is located within the mapped inundation area for the failure of R.W. Matthews Dam. According to Figure 2.10 in the EAP, in the scenario of dam failure during a record flood event, flood waters would first reach the City of Blue Lake in approximately 5 hours 30 minutes and the peak flow would occur within 6 hours 25 minutes. The EAP contains a Contingency Plan for Humboldt County that contains a detailed description of response operations that would be implemented in the case of dam failure.

Wetlands

A few of the underutilized parcels in the western portion of the City have areas that fall under the current federal definition of wetlands. These wetland areas have formed primarily because of runoff from Highway 299. The underutilized parcels with development potential that have the largest wetland areas include APNs 025-101-007, 025-101-013, and 025-111-007. As noted in sites inventory in this element, these underutilized sites are not considered in determining whether the City has adequate sites to meet its share of the regional housing need. The Blue Lake Municipal Code does not require setbacks from wetlands, but State regulatory agencies often recommend wetland setbacks when reviewing development proposals in the City. Wetland setbacks required when approving development proposals have ranged from no setback to 50 feet from the edge of the delineated wetland.

Creeks

There are several vacant or underutilized properties in the City that are located along Powers Creek. The City's Municipal Code requires a 50-foot setback from the centerline of Powers Creek in certain zoning districts, which limits the development potential of some of the properties located along the creek. For zoning districts that do not specify a creek setback requirement, State regulatory agencies often recommend setbacks when reviewing development proposals in the City. In these situations, the most common setback required when approving development proposals is a 25-foot setback from the top of the creek bank. The realistic capacity determinations for the sites identified as vacant and likely developable in this element have been adjusted to account for the varying creek setback requirements.

Dry Utilities

Dry utilities, including electricity, gas, internet, and telephone service, are available to most areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint.

Service providers are as follows:

- Electricity: Redwood Coast Energy Authority Community Choice Energy Program, which is transmitted over the Pacific Gas and Electric Company (PG&E) electrical grid
- Gas: PG&E
- Internet: Suddenlink and AT&T
- Telephone: Suddenlink and AT&T