



City of Blue Lake

HOUSING ELEMENT

2019 - 2027 UPDATE

City Council Adopted July 22, 2025

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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 provided 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, Ms. Homen 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. 20) 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 page 57 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 59 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. 55) was amended to fix several typos.

City Council Hearings

The City also held City Council hearings on November 26, 2024, December 10, 2024, January 28, 2025, March 25, 2025, and July 22, 2025, where the Planning Commission recommendation on the Housing Element update was presented for review and comment. The 6th cycle Housing Element update was adopted by the City Council at their July 22, 2025 meeting.

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 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 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 a zoning district with sufficient capacity to accommodate the identified need for shelters (e.g., Opportunity zone).
- **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. Allow larger group homes of seven or more persons in all zones allowing residential uses and

revise zoning and permit procedures with objective standards and procedures to facilitate approval certainty and subject only to the same restrictions applicable to other residential uses in that zone. Additionally, the City will amend the Zoning 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 December 2024. The Zoning Code amendment related to emergency shelters will be completed prior to adoption of the Housing Element.

Funding Source: General Fund and/or Grants.

HI-2 AB 101 (2019), review the City’s Zoning 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 in 2023. Make any necessary revisions 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 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 Department.

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund.

HI-9 The City will conduct a survey of the existing housing stock as an initial step for determining the housing rehabilitation needs in city limits. Once the survey is completed, the City will 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: Complete the housing conditions survey of the existing housing stock in the City by December 2023. Beginning in the first quarter of 2024, coordinate on a quarterly basis with the County of Humboldt 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 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/permited 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 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 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.

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

Time Frame: Adopt the Combining Zone and apply to sites zoned Residential Multiple-Family (R-3), Mixed-use (MU), Opportunity (O), and/or Planned Development Residential (PDR) to allow multi-family

residential uses by-right by December 2024. Capacity for at least 11 units (5th cycle RHNA) will meet all by right requirements pursuant to Government Code Section 65583.2, subdivisions (h) and (i).

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 in 2023, revise as necessary 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 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 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		Implementation status	Continue/Modify/Delete
1. The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.	<u>Responsibility:</u> City Staff/Planning Department <u>Time Frame:</u> By 2014	<p>During the 5th planning cycle, the City's Accessory Dwelling Unit regulations were determined by HCD to be "null and void" due to the numerous inconsistencies with State regulations. Since that time, the City has deferred to current State regulations for Accessory Dwelling Units. 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.</p>	Modify. See Program HI-1.
2. The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.	<u>Responsibility:</u> City Council <u>Time Frame:</u> By 2014, if applicable.	<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>	Modify. See Program HI-1.
3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an 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.	<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>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 planned development during the 4th and 5th planning cycles.</p>	Modify. See Programs HI-5 and HI-14.

Program		Implementation status	Continue/Modify/Delete
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.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	The City considered amendment of the R3 Zone to principally permit multi-family housing during the 4 th and 5 th planning cycles. The City ultimately decided to pursue developing a Combining Zone that, when applied to individual properties, would principally permit multi-family housing. The Combining Zone is proposed for adoption during the current planning cycle.	Modify. See Program HI-14.
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.	<u>Responsibility:</u> City Staff and City Council <u>Time Frame:</u> Minimum one application in next five years if program funding is offered.	The City was not contacted by any qualifying households during the 4 th and 5 th planning cycles.	Modify. See Programs HI-4 and HI-9.
6. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.	<u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing	During the 4 th and 5 th planning cycles the City did not participate in the Humboldt County Fair Housing Committee.	Modify. See Program HI-10.
7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.	<u>Responsibility:</u> City Staff <u>Time Frame:</u> Ongoing. A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	During the 4 th and 5 th planning cycles, notices were posted on several occasions at City Hall.	Modify. See Program HI-10.
8. During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.	<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.

Program		Implementation status	Continue/Modify/Delete
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 conducted public outreach to make renters and homeowners aware of these programs. During the 5 th cycle, dozens of residences in the City received weatherization improvements through these programs.	Modify. See Programs HI-3 and HI-6.

Program		Implementation status	Continue/Modify/Delete
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	During the 5 th planning cycle, the City provided information about weatherization programs to owners rehabilitating residential units.	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.	During the 4 th and 5 th planning cycles, all new construction was required to comply with Title 24 requirements.	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 and constraints.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum annual meeting with City Council	During the 4 th and 5 th planning cycles, the City continued marketing the Downtown including seeking grant funding to acquire a property for development of a plaza and a portion of the Annie and Mary Trail.	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.	During the 4 th and 5 th planning cycles, components of a capital improvement program were prepared. The City sought funding through sources other than those identified in this program.	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.	During the 4 th and 5 th planning cycle, the City did not encourage owners of large homes to convert them to bed and breakfast businesses. Instead, the City encouraged owners of large homes to convert them to multiple long-term rental units.	Delete.
18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.	During the 4 th and 5 th planning cycles, the City did encourage the development of small businesses and pursued financial assistance	Delete.

Program	Implementation status	Continue/Modify/Delete	
designation of suitable area for development. Financial assistance should be pursued.		through sources other than those identified in this program.	
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).	<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.	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).	Modify. See Program HI-5.
20. Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).	<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.	The City was contacted by one developer interested in developing senior housing on APN 025-101-023 during the 5 th 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	Modify. See Program HI-5.

Program	Implementation status	Continue/Modify/Delete
	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).	
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.	<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.
22. The City will implement the requirements of the American Disabilities Act through the following specific actions: a) The City will provide a process for requesting “reasonable accommodation” with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public by mailing it out with the monthly water bills. b) During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits,	<u>Responsibility:</u> City Council and City Building Official <u>Time Frame:</u> Ongoing	a) During the 4 th and 5 th planning cycles, this task was not completed, and no requests were made for reasonable accommodation. b) During the 4 th and 5 th planning cycle, no units were developed in the City for persons with disabilities. c) During the 5 th planning cycle, the City amended the Municipal Code to allow the City Planner to waive off-street parking requirements administratively. The waiver has been used on several residential projects since its adoption and could also be used to allow parking

Program	Implementation status	Continue/Modify/Delete	
<p>and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.</p> <p>c) The City will also revise Section 610 of the zoning ordinance to address off-street parking facilities to allow for parking reductions for special needs housing.</p>		reductions for special needs housing.	
<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><u>Responsibility:</u> City Council and City Clerk</p> <p><u>Time Frame:</u> Distribute information twice a year</p>	Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4 th and 5 th planning cycles.	Continue. See Program HI-3.
<p>24. The City, will conduct proactive efforts to assist multi-development for low- and moderate-income households through the following specific actions:</p> <ul style="list-style-type: none"> a) Assist developers in identifying suitable sites. b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation 	<p><u>Responsibility:</u> City Clerk, Planning Department, and City Council</p> <p><u>Time Frame:</u> Ongoing, but the funding search will begin upon adoption of this update.</p>	<p>a) During the 4th and 5th planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites.</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</p>	Modify. See Programs HI-5 and HI-14.

Program	Implementation status	Continue/Modify/Delete
<p>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>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>

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:		
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:		
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, “[Official State Income Limits for 2019](#),” May 6, 2019.

For reference purposes, the 2025 income limits are also provided in [Table 9](#) below. The 2025 income limits are based on a median income of \$93,900 (for a family of four) in Humboldt County.

Table 9: Maximum Household Income by Household Size (2025), Humboldt County

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$19,750	\$22,550	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000
Low	\$52,600	\$60,100	\$67,600	\$75,100	\$81,150	\$87,150	\$93,150	\$99,150
Moderate	\$78,900	\$90,150	\$101,450	\$112,700	\$121,700	\$130,750	\$139,750	\$148,750

Source: California Department of Housing and Community Development Memorandum, “[Official State Income Limits for 2025](#),” April 23, 2025.

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 9.10](#) 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 910: 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%
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 1011, 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 1011: 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 1112, 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 1112: 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 1213, 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 1213: 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 1314** 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 1314: 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.

¹ City of Blue Lake, February, 2022.

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 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. [Table 1415](#) 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 1415: 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 were 217 senior citizens living in Blue Lake. **Table 1516** shows the senior population as of 2019.

Table 1516: 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 1617 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 1617: Persons with Disabilities (2019)

Age Group	Number	Percent of Total Population
5 to 64 years	68	7.5%
65+ Years	119	13.2%

Age Group	Number	Percent of Total Population
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 1718 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 1718: 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.

Table 1819 includes information about Blue Lake's population of developmentally disabled persons by age and zip code.

Table 1819: 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 primarily a rural county, and agriculture is a significant driver of the County's economy. 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 (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, there were approximately 1,470 people without shelter in Humboldt County. Of this count, 14 unsheltered persons were identified in the Blue Lake area.² According to the 2022 Point-In-Time count conducted by the HHHC, 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.³ 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 or directly adjacent to 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)).

² <https://humboldtgov.org/DocumentCenter/View/71341/20190220---HHHC-News-Release---Point-in-Time-Count-2019>.

³ <https://humboldtgov.org/DocumentCenter/View/107776/20220621---HHHC-Point-in-Time-Count-2022>.

Students

College students are typically income-limited individuals in need of inexpensive rental housing. Students from nearby California State Polytechnic University, Humboldt (CPH) and College of the Redwoods make up a small portion of Blue Lake's population. In 2019, 68 residents (7.5% of the total population) were enrolled in college or graduate school. Of these, 4 were between the ages of 18-24, indicating that the majority of residents enrolled in college were age 25 or older at that time. According to the 2015-2019 ACS 5-Year Estimates, 52 of the 68 college students 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, 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 1920 shows the City's regional housing need by income for the projection period beginning December 31, 2018, and ending August 31, 2027.

Table 1920: 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 2021**).

Table 2021: 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 2122](#) - Inventory of Vacant Land Available for Residential Development below, as of February 2022 there remained approximately [2019](#) 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 2122](#) 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 known constraints that would preclude residential development 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 2324](#)).

Yellow sites are as follows:	Red Sites are as follows:
<ul style="list-style-type: none">• 025-041-042• 025-121-008• 025-121-032• 025-131-020	<ul style="list-style-type: none">• 025-052-002• 025-076-003• 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 [majority of the](#) remaining lots are [mostly less than 10,000 square feet](#)~~smaller in size or have more significant constraints~~ and could accommodate between 1 to 4 units (see [Table 2122](#)).

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 2223](#) – 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 2223](#) 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 and site and regulatory constraints to determine the realistic unit capacity for each site (see [Table 2122](#)). Maximum unit capacity for each site was determined by multiplying the number of acres by the maximum density for the site. Where a maximum unit capacity was one unit, the realistic capacity was also calculated as one unit, which was the case for most of the R-1 and PDR zoned sites. For APN 025-121-008 in the PDR zone, the realistic unit capacity was determined to be [81 units](#) ([62.7%](#) of the maximum unit capacity) due to site and regulatory constraints specific to the site, [current land use and ownership \(horse pasture\), and access](#). For the MU zoned sites (i.e., APNs 025-071-012, 025-076-006, and 025-141-007), a range of approximately 17 to 50 percent of the maximum unit capacity was used as the realistic unit capacity to account for site and regulatory constraints specific to each site.

For the sites that were rezoned O by the City in 2021 (i.e., APNs 025-201-023, [and 312-161-015, and 312-161-018](#)), a range of approximately [1540](#) to [6050](#) percent of the maximum unit capacity was used as the realistic unit capacity to account for site and regulatory constraints specific to each site. The constraints and realistic capacity determinations for each O zoned site are discussed further 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, [4840](#) percent of that result was used as the realistic unit capacity ([1210](#) 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, [6050](#) percent of that result was used as the realistic unit capacity ([4840](#) 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 realistic unit capacity \(8 units\). 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.](#)

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.

In addition, the City does not typically receive applications that propose to develop housing at densities below those projected. The realistic capacity determination for sites zoned R-1, PDR, and MU 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 capacity (i.e., ~~1540~~ to ~~6050~~ percent of the maximum unit capacity) was used because accurate development potential is harder to predict on these sites due to their size and the site and regulatory constraints specific to the Powers Creek District and the O zone.

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 2122: 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	1.551.14				64		
025-035-007	0.17	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Existing driveway, slope	Above Moderate
025-035-009	0.24	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Creek setback	Above Moderate
025-111-006	0.29	MD	PDR	Single-family 1 unit/ 6,000 sf	0	Wetlands, riparian habitat	--

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-121-008	1.88	MD	PDR	Single-family 1 unit/ 6,000 sf	81	<u>Current land use and ownership (horse pasture), access</u>	<u>Above</u> Moderate
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	<u>Current land use and ownership (horse pasture), access</u>	Above Moderate
025-131-020	0.06	LD	PDR	Single-family 1 unit/ 6,000 sf	1	Lot size	Moderate
PDR Total	2.593				116		
025-071-012	0.15	MU	MU	Multi-family 1 unit/ 2,500 sf	1	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	1	--	Above Moderate
025-141-007	1.34	MU	MU	Multi-family 1 unit/ 2,500 sf	4	Lot shape, creek corridor, creek setback, riparian habitat, flood zone	Above Moderate
MU Total	1.82				6		
025-201-023	1.44	MU	O	Multi-family 1 unit/2,500 sf	<u>1210</u>	--	Moderate
312-161-015	4.56	MU	O	Multi-family 1 unit/2,500 sf	<u>4840</u>	Creek corridor, creek setback, trail, and City road	Lower
312-161-018	3.0	MU	O	Multi family 1 unit/2,500 sf	8	Creek corridor, creek setback, trail, City road, and proposed parkland	Lower
O Total	<u>96</u>				<u>6850</u>		

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
Grand Total	<u>14.9611.96</u>				<u>9166</u>		
Likely Developable Total	<u>8.74</u>				<u>8962</u>		Lower – <u>5640</u> Moderate – <u>2010</u> Above Moderate - <u>1312</u>

Source: City of Blue Lake, June 2023/July 2025

Table 2223 – Inventory of Underutilized Land Available for Residential Development

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

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-191-015	0.52	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
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

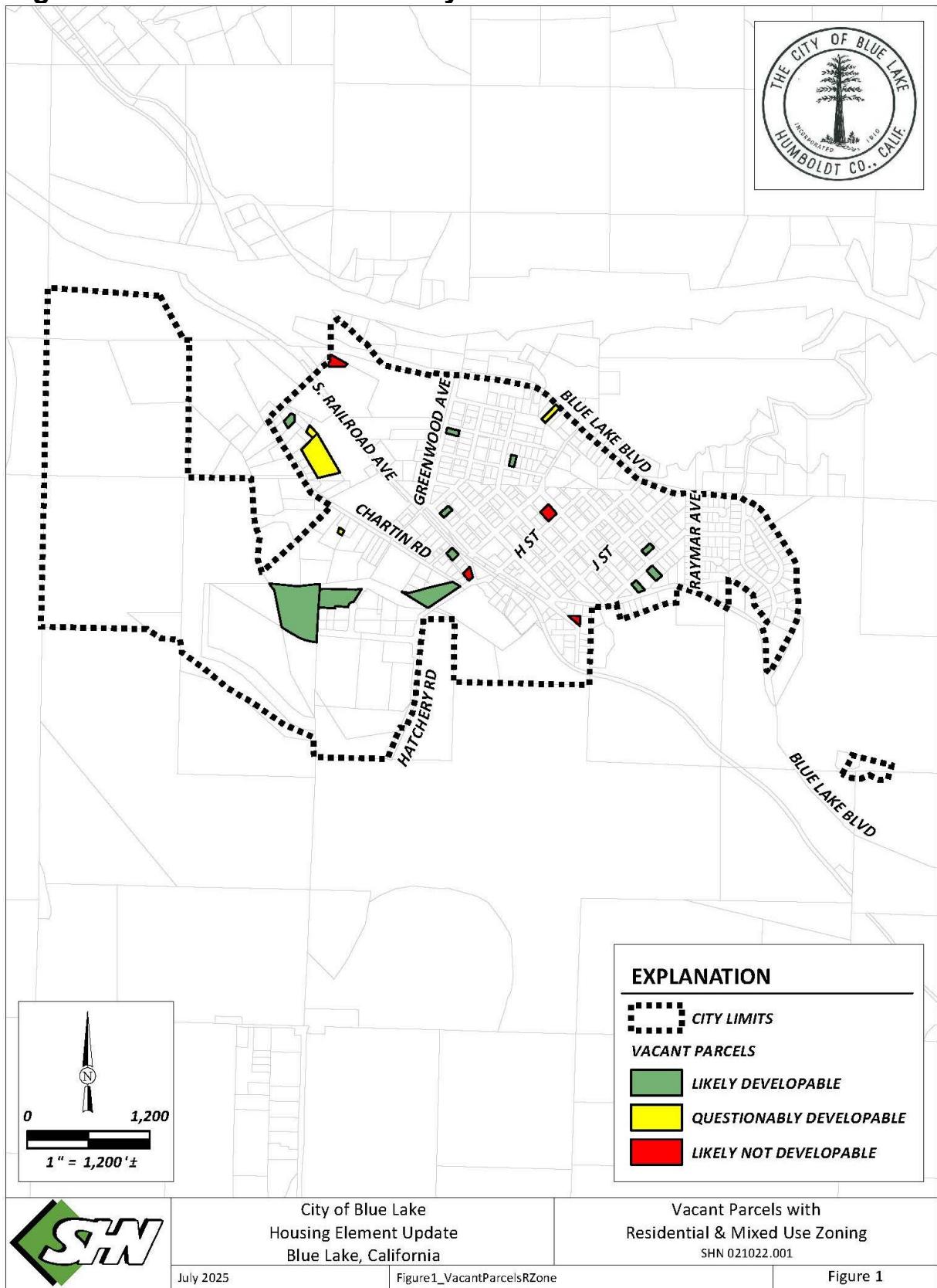
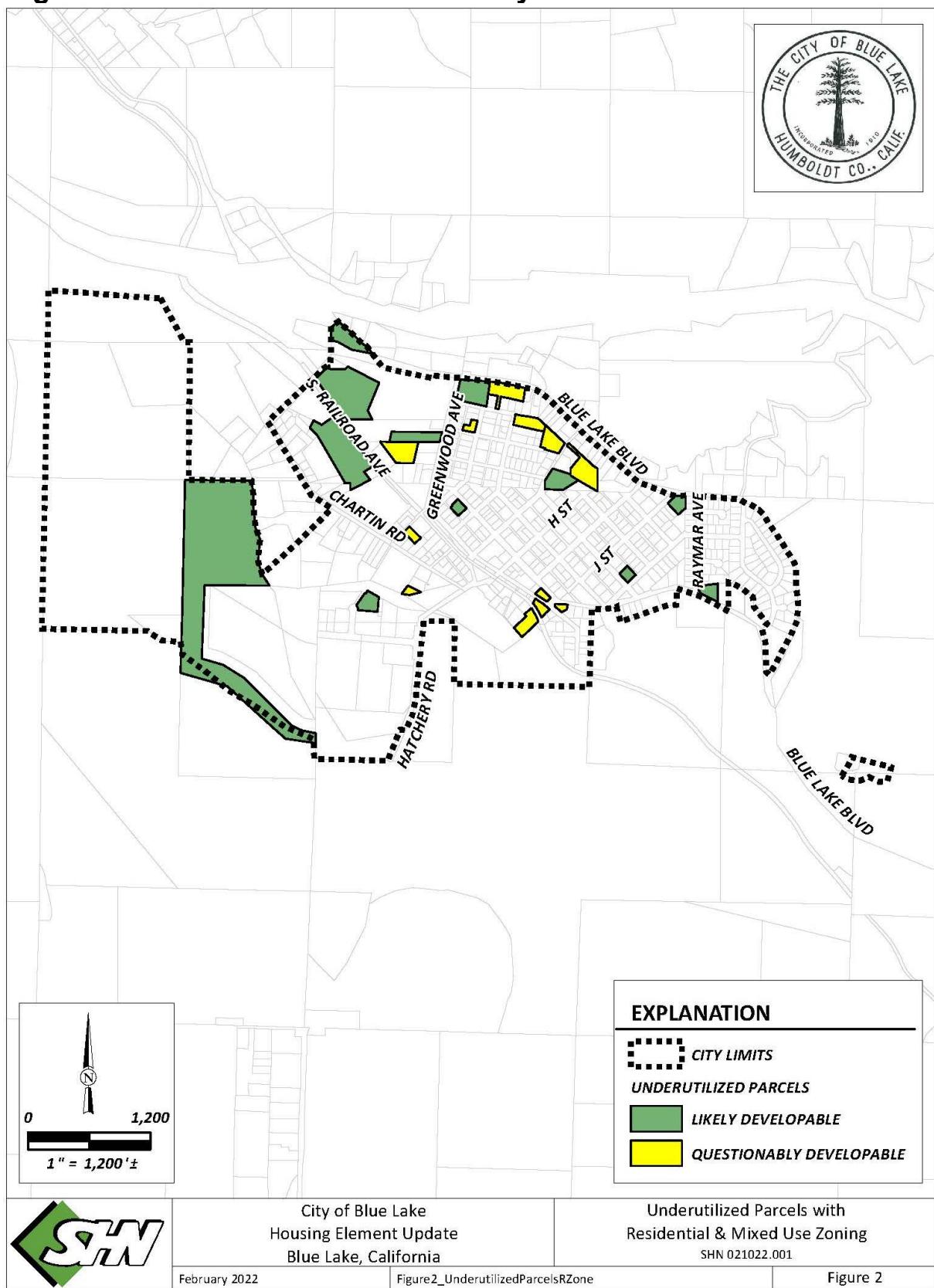


Figure 2 – Underutilized Site Inventory



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 (0.14 acres). [Table 2122](#) and [Table 2223](#) 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 [with ADU development and nature of this type of unit's affordability](#), the City has assumed a credit of [one unit towards meeting the low income RHNA and two three](#) units towards meeting the moderate-income RHNA. This projection assumes the development of less than 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.

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 1213](#)). 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 one single-family unit (less than 0.3 percent of the total units) would allow for a [low income moderate-income](#) JADU during the planning period.

In total, it is projected that [four two low income ADUs/JADUs and two](#) moderate-income ADUs will be developed during the remainder of the planning period (see [Table 2324](#)). To ensure the City's ADU standards are compliant and remain compliant, the City has included 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 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 2324 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 4224 units available to lower-income households (including extremely low-, very-low, and low-income households), a surplus of 157 units available to moderate-income households, and a surplus of 21 units available to above moderate-income households.

Table 2324: 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	2	5640	4224
Low	1	4	24	2010	157
Moderate	2	5	--	1312	21
Above Moderate	4	7	4	8962	5932
Total	11	23			

Source: City of Blue Lake, [June, 2023](#) July 2025

¹ The site capacity only includes the capacity on vacant sites identified as likely developable (see Table 2422).

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 buildup in this portion of the City.

Service Infrastructure

Most parcels in Blue Lake have adjacent utility infrastructure that is adequate to serve residential buildup 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; and 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 2122](#) and [Table 2223](#). 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 used~~ funding from the ~~Local~~Regional Early Action Planning (~~LEAP~~REAP) 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). 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 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

Affirmatively Furthering Fair Housing

Introduction

Pursuant to AB 686, municipalities are now required to ensure that their laws, programs, and activities affirmatively further fair housing (AFFH), and that they take no action inconsistent with this obligation. The California Department of Housing and Community Development defines AFFH as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 adds several requirements to Housing Elements including: outreach, assessment of fair housing, site inventory, identification and prioritization of contributing factors, and goals and actions. Outreach efforts conducted by the City were almost exclusively conducted online during preparation of the draft Housing Element Update due to the COVID-19 pandemic. Multiple meetings and public hearings were held with the Planning Commission and City Council. The only comments received related to fair housing issues were from the Blue Lake Community Resource Center. Most comments provided by the public related to concerns about the potential impacts of growth in the community.

Assessing fair housing within the City of Blue Lake is made difficult by lacking, or incorrect data, however the State of California, United States Census, and American Community Survey provide some insights into community characteristics needed to assess fair housing. Components of assessing fair housing in Blue Lake include:

1. Summary of fair housing enforcement and outreach capacity;
2. Integration and segregation patterns, and trends related to people with protected characteristics;
3. Racially or ethnically concentrated areas of poverty;
4. Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and
5. Disproportionate housing needs within the jurisdiction, including displacement risk.

Fair Housing Enforcement and Outreach Capacity

The City of Blue Lake, Humboldt County, the Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing (DFEH) all have active roles in enforcing fair housing within Blue Lake.

Residents of Blue Lake and Humboldt County have access to legal assistance through the Legal Services of Northern California (LSNC). Residents of any of the 23 northern California counties they serve are able to consult with their local LSNC office. LSNC currently serves tens of thousands of vulnerable people with issues relating to housing, government benefits, health, and other civil legal issues affecting low-income Californians.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) indicates that between 2013 and 2021, Blue Lake had no fair housing and equal opportunity (FHEO) inquiries. Blue Lake is currently in compliance with existing fair housing laws and regulations; however, due to its lack of staff and funding, enforcement and outreach capacity is limited.

According to the California Department of Fair Employment and Housing 2020 Annual Report, 880 Housing complaint cases were filed, with 1,652 bases recorded (the total number of bases exceeds the total number of cases because a complaint may be filed on more than one basis). The largest basis category was disability with 650 (39.3 percent) reports filed. The annual report breaks down by county, where the complaints were filed. The table displays Humboldt County as having four housing related complaints filed. It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes. If made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern.

There appears to be adequate resources and capacity to respond to fair housing inquiries, based on data available, however, the City and partner agencies should collaborate to increase outreach and educational opportunities to better inform City residents. The City should continue to ensure that the public is informed about fair housing rights and avenues to address any fair housing concerns. Additionally, the City should ensure that there is adequate staff training regarding fair housing practices, so the public may be best served by staff.

Integration and Segregation Patterns and Trends

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation. Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction, while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in **Figure 3**, there are two different diversity classifications throughout the City of Blue Lake. Most of the City falls under the 40-55 classification, however the eastern portion of the city is within the lower diversity classification.

Blue Lake is a small town in a rural part of California and as a result, it does not directly have neighboring cities to accurately compare itself to. When looking at the surrounding areas of Humboldt County, the diversity index scores as seen in **Figure 4**, mirror that of Blue Lake. Areas including portions of the cities of Arcata and Eureka have higher diversity index scores, however, their characteristics differ from the City of Blue Lake. These differences can be attributed to a number of different factors, including ancestral history, access to affordable housing, educational and employment opportunities, cultural and recreational facilities, and community preference. Unlike the cities of Arcata and Eureka, Blue Lake has limited job opportunities, does not have a college, and has little affordable housing development.

Figure 3 – Diversity Index (Blue Lake)

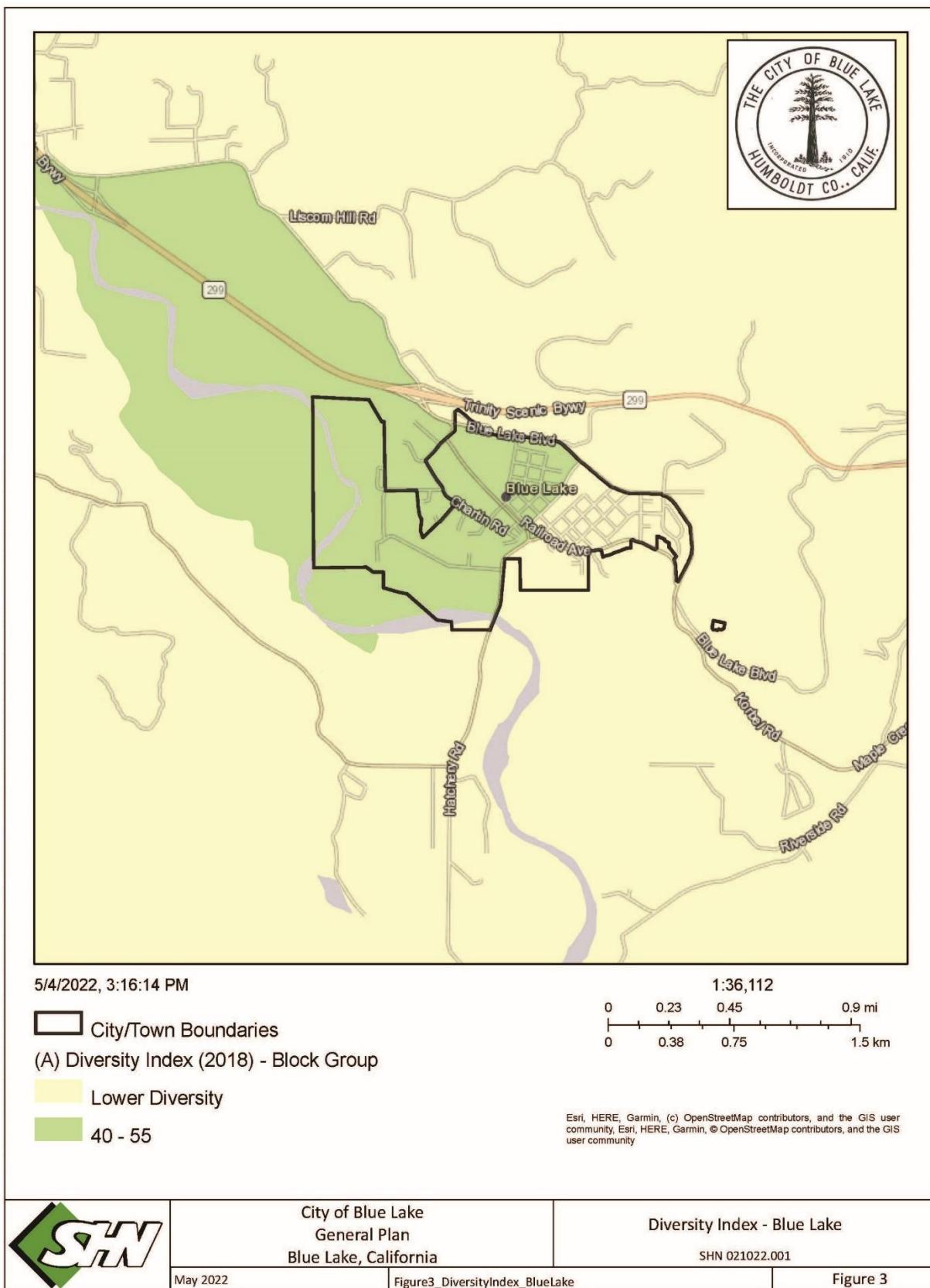
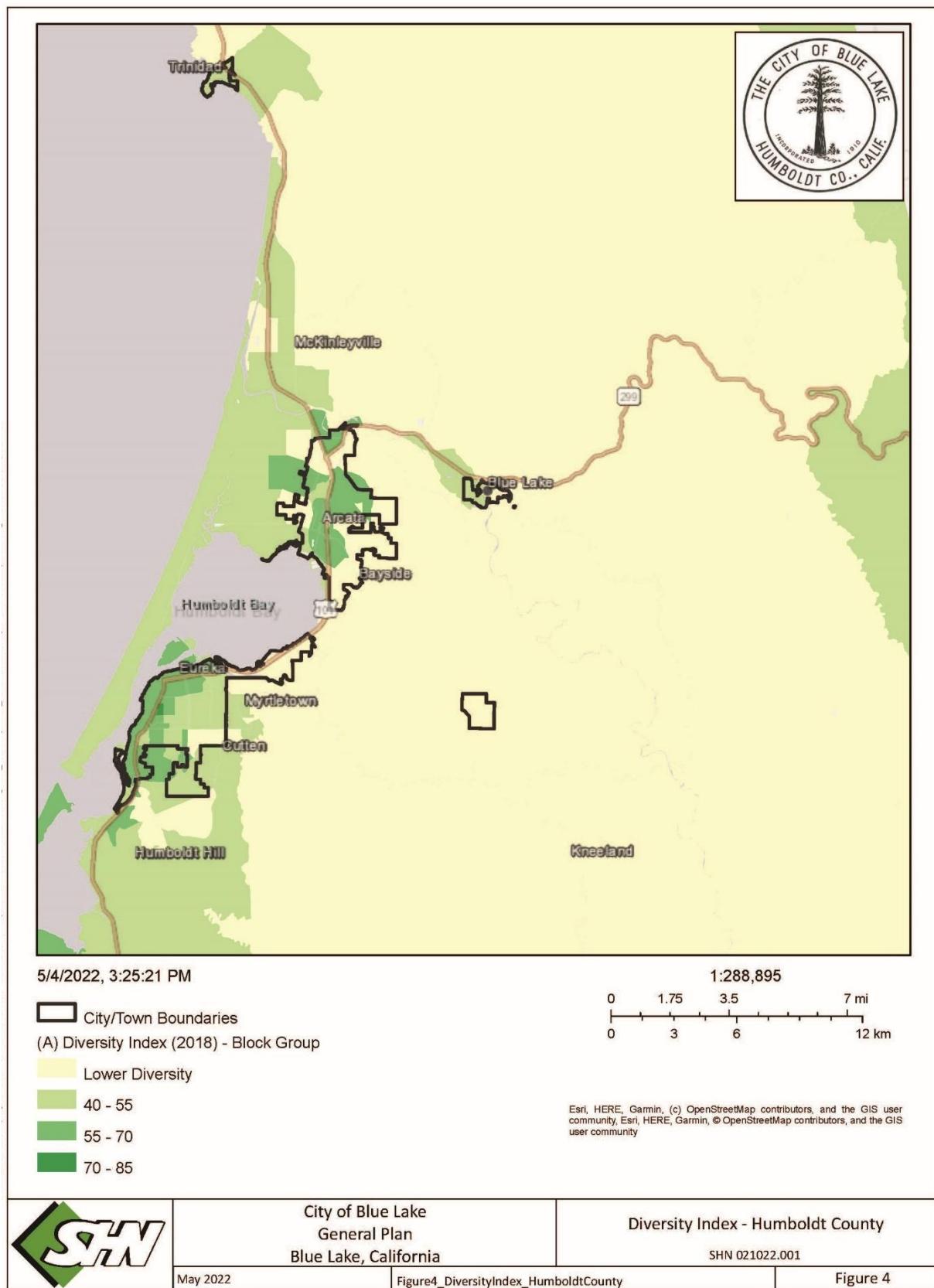


Figure 4 – Diversity Index (Humboldt County)



Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) and Concentrated Areas of Affluence

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) are defined by HUD as having a racial and ethnic concentration. The threshold is that a RCAP or ECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RCAP or ECAP; broadly referred to as R/ECAPs. No R/ECAP areas were identified in Blue Lake or Humboldt County.

Alternatively, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decisionmakers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources”, “Moderate Resource”, or “High Segregation & Poverty”. As shown in **Figure 5**, the City of Blue Lake is classified as either “Highest Resource” or “High Resource.”

Further exploration of the demographic make-up of the City using Census block group data does not confirm that there is obvious segregation within the City, and there are data limitations that prevent accurate analysis of this fact. The American Community Survey (ACS) 2019 5-year estimates estimate the poverty rate in the City is 16.1 percent. This number is slightly lower than the California State average of 17.2 percent in 2019.

AB 686 requires cities to not only look at R/ECAP, but also Racially Concentrated Areas of Affluence (RCAs). At the time of this element’s creation, the RCAA tool is not yet operational on the AFFH webpage. Alternatively, looking at the Median income of Block Groups according to data from the 2015-2019 ACS, there are two income brackets: < \$55,000 and < \$87,100 displayed within the City. According to HCD, the 2020 State Median Income is \$87,100. When looking at median income levels within Humboldt County bordering Blue Lake, it is clear from **Figure 6** that the income brackets found within Blue Lake are consistent with the rest of the region.

As indicated by the findings of ACS data and the TCAC/HCD Opportunity Maps, the City of Blue Lake’s poverty rate is below the state average. The Data Viewer looking at the Poverty Status taken from ACS 2015-2019 data reaffirms these findings (see **Figure 7**). The City falls in the 10-20 percent of population whose income in the past 12 months is below the poverty level. The finding is consistent throughout the city.

Figure 5 – TCAC Opportunity Areas (Composite Score)

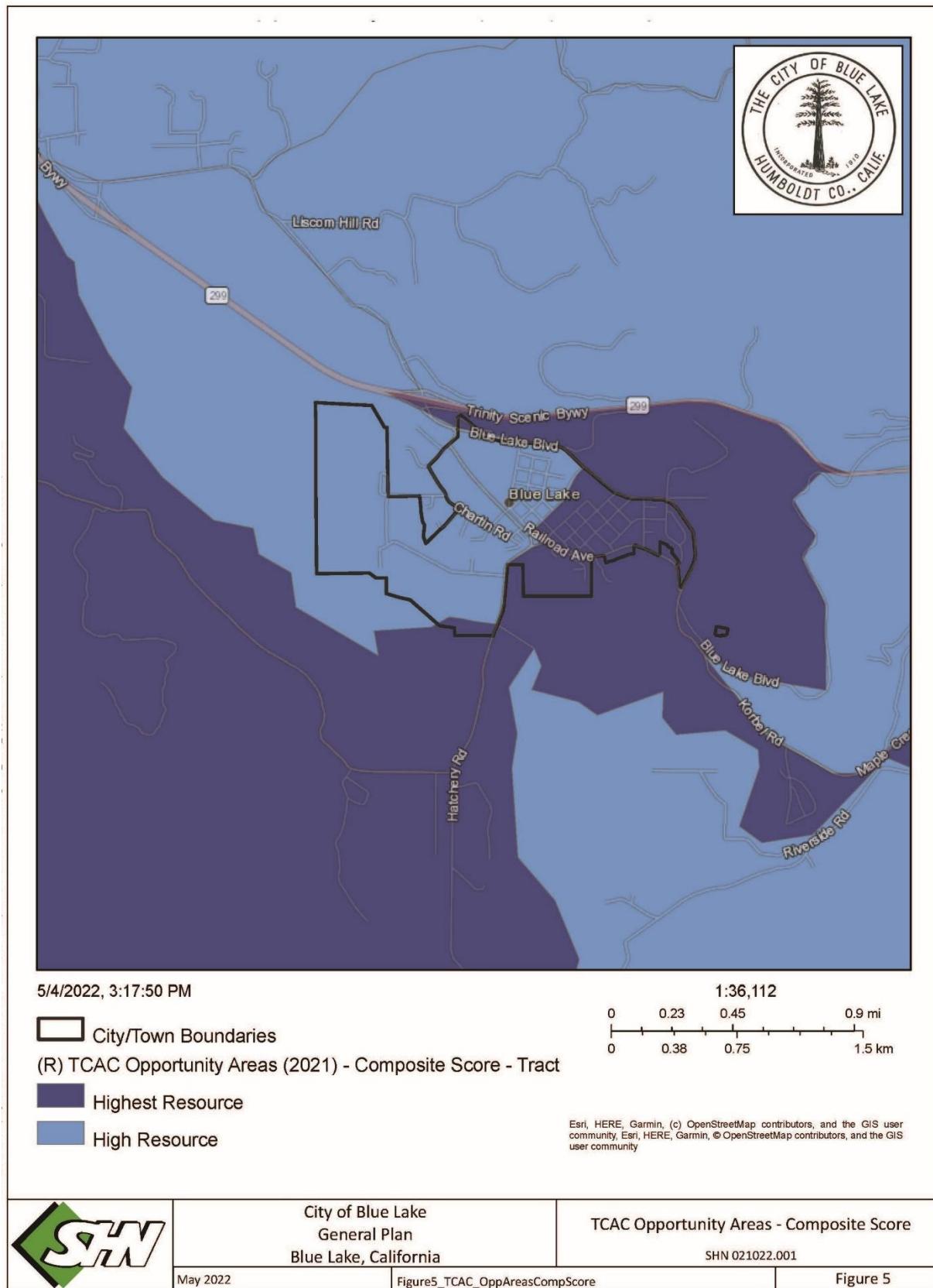


Figure 6 – Median Income

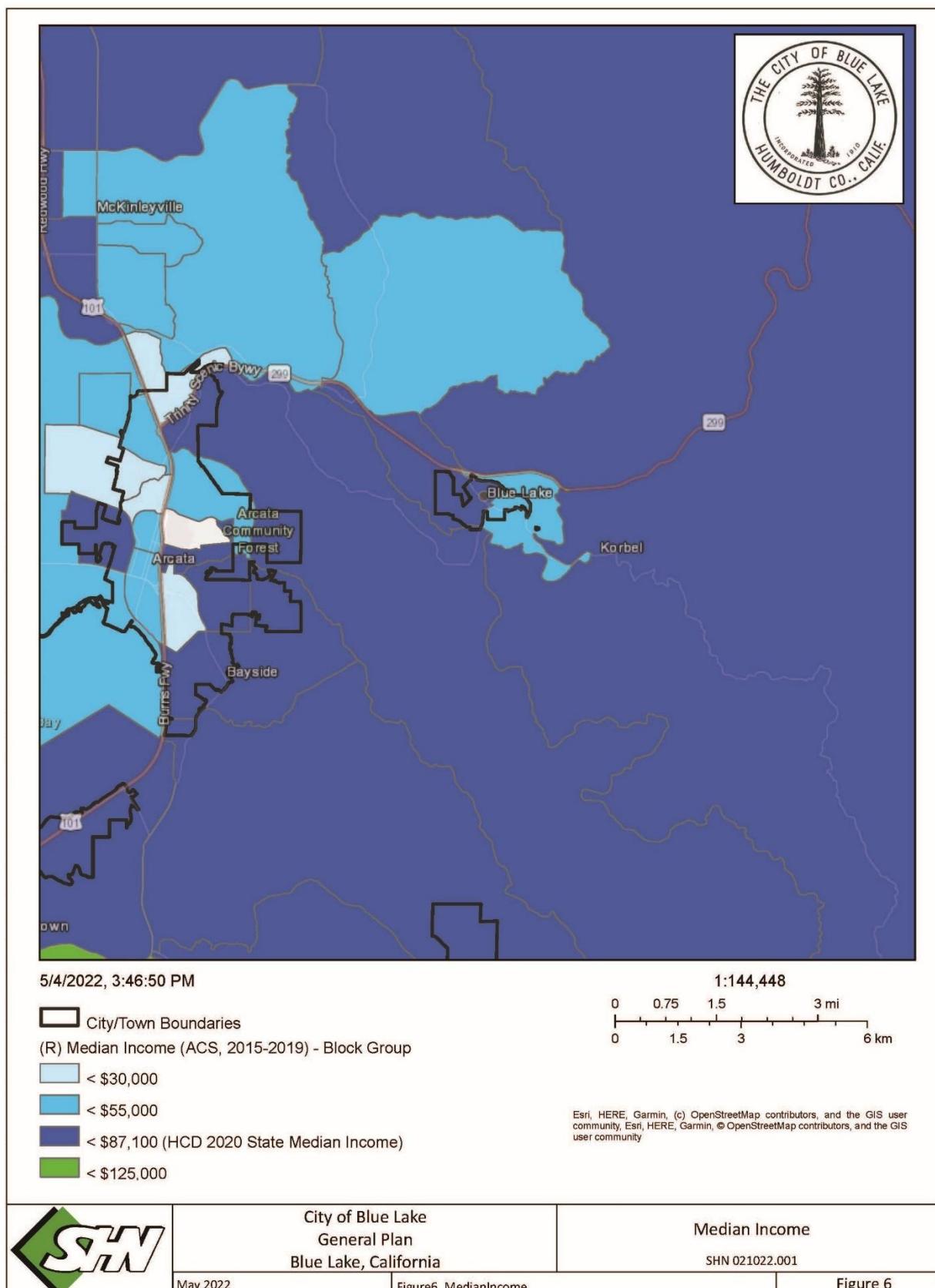
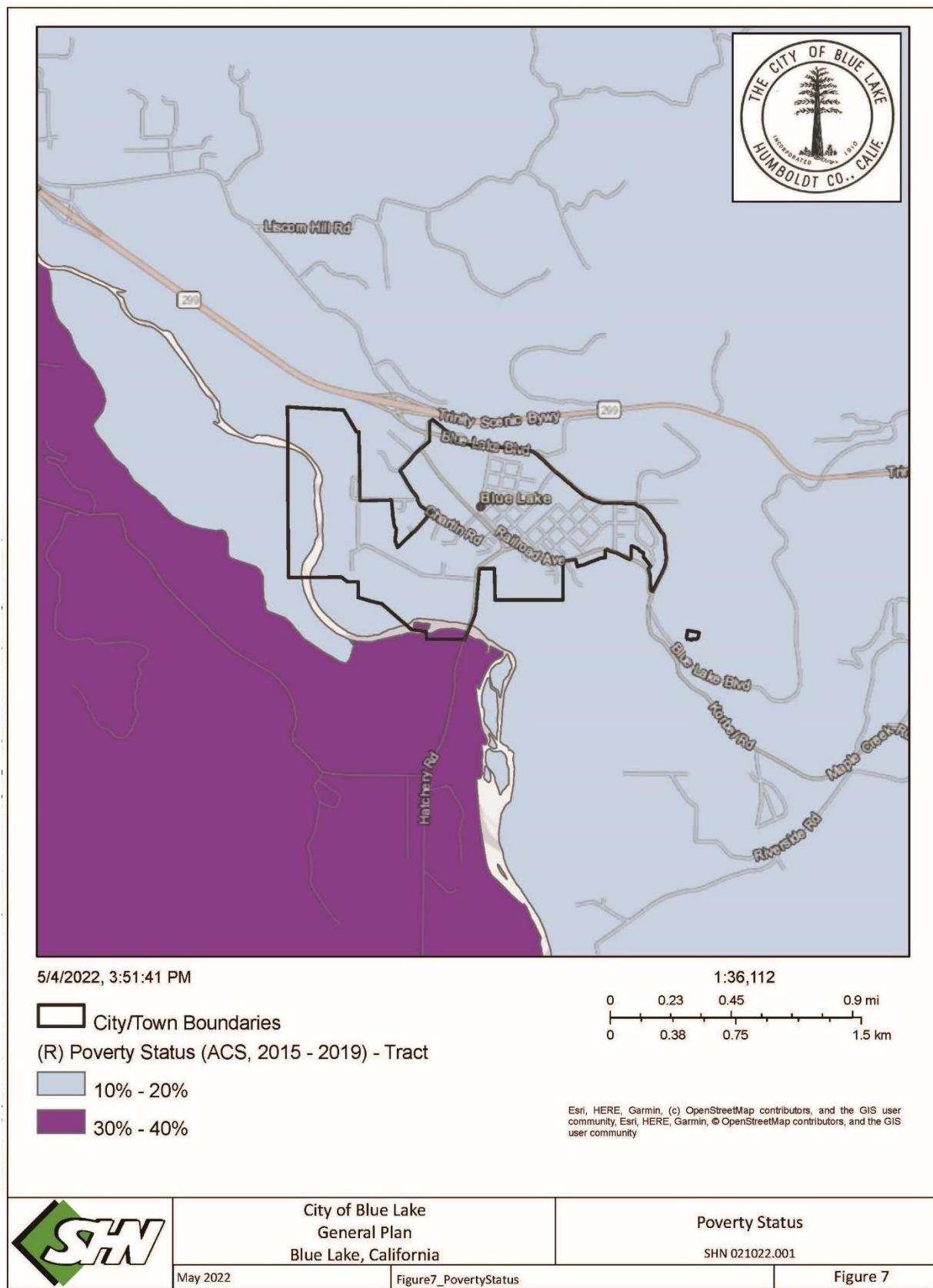


Figure 7 – Poverty Status



Disparities in Access to Opportunity

Disparities in access to opportunity is a concept that links approximate place-based characteristics to critical life outcomes. These characteristics include but are not limited to: education, employment, transportation, and environment. The HCD Data viewer provides a number of mapping tools to view percentage overlays of different categories within cities.

Access to opportunity can often be challenging, especially in rural areas. **Figure 8** displays the (R)TCAC Opportunity Areas (2021) educational scores by census tract. Tracts are assigned an Educational Domain Score that ranges from > 0.75 (More Positive Education Outcomes) to < 0.25 (Less Positive Education Outcomes). The City is divided into two separate scores, west of G Street falls under the 0.50 - 0.75 educational outcomes ranking and east of G Street falls under the > 0.75 educational outcomes ranking. This indicates a slightly more positive education outcome for the eastern section of the city.

Employment opportunities in rural areas are often limited, which draws people to urban hubs. The City of Blue Lake is located along U.S. Highway 299, which provides quick access to population centers to the west (McKinleyville and Arcata). The Jobs Proximity Index created by HUD displays the index scores for block groups in the 2014 to 2017 time period. Index scores are broken down from > 80 (Closest Proximity) to < 20 (Furthest Proximity). The entirety of the city falls within the 40-60 range. This score is standard when compared to much of its surrounding area, with an exception to the south west, which falls under the >80 proximity score (see **Figure 9**).

The City of Blue Lake is currently in the process of seeking public input on development opportunities within the Powers Creek District. The City is looking to revitalize this former industrial-business park with new mixed-use development, including commercial uses, housing, and recreational facilities.

When considering mobility opportunities for residents within the City of Blue Lake, most workers commute via a personal vehicle. According to the American Community Survey 2019 5-year estimates, Blue Lake had 490 workers 16 years and over in households. Zero percent of those households had no vehicles, 15 percent had one vehicle available, 51.6 percent had 2 vehicles, and 32.7 percent had three or more vehicles available. The mean travel time to work for residents was 16.2 minutes, and 85.3 percent of residents have an estimated travel time to work of less than 30 minutes. The American Community Survey Data is the only data available with these estimates, however it has flaws. For example, according to the American Community Survey 2019 5-year estimates, no one utilizes any form of public transit (bus), however, the Blue Lake Rancheria Tribe operates the Blue Lake Rancheria Transit System in the City. This transit system would not operate without use, and it is assumed that the ACS lacked sufficient data to determine an accurate percentage of public transit users.

Table 1617 displays the number of people in Blue Lake with a disability and **Table 18** separates them based upon the disability they experience. According to the 2019 ACS data, it is estimated that out of 902 people in Blue Lake, 187 people or 20.7 percent of the City's population, requires special accommodations to live comfortably. The City of Blue Lake does not currently have a reasonable accommodation ordinance, because of this the City has created Implementation Program HI-1 which details that the City needs to develop and formalize this process. Given existing data limitations, there is not currently a way to determine the spatial patterns of disabilities within the community. It can be reasonably assumed that already limited housing options, and even fewer affordable housing options within the City, further limit opportunities for persons with a disability.

Access to a healthy environment is one of the markers of a higher quality of life. Utilizing the (R)TCAC Opportunity Areas (2021) environmental score mapping, census tracts are ranked between 0.75-1 (More Positive Environmental Outcomes) to $<.25$ (Less Positive Environmental Outcomes). As seen in **Figure 10**, the entire the city falls under the $<.25$ environmental domain score (EDS). It is likely that the methodology used in

the calculations of this metric are flawed. The methodology for this map relied upon a CalEnviroScreen 3.0 statewide risk assessment tool that takes measurements from limited sites in the state and then provides estimates for other areas. These inaccuracies are visible when viewing the state as a whole, for example, the majority of the Sierra Nevada Mountain range is also given the lowest EDS score. It should be noted that the EDS scoring metric does not appear to hold consistent with other resources publishing environmental information. For example, a CalEnviroScreen 4.0 tract overlay classifies the City as 31-40% with 1-10% being lowest (healthy) and 91-100% being highest (unhealthy). Much of the land in the State of California appears to shift dramatically between the two sources. The City of Blue Lake has not yet adopted an Environmental Justice Element to its General Plan that would aid in addressing disparities between portions of the City, however the entire City currently experiences the same EDS.

Locating patterns in access to opportunity within a community helps identify specific areas in need of additional investment or targeted policies. The City of Blue Lake is a small community with limited census data available, making pattern identification difficult. However, utilizing data from HCD and the AFFH data viewer, there does not currently appear to be patterns of segregation with regard to protected classes within the City.

Discussion of Disproportionate Housing Needs

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Blue Lake looked at categories of housing needs including cost or severe cost burdens, overcrowding, substandard housing, homelessness, and at-risk housing converting to market-rate. Estimates for persons experiencing cost burdens is displayed in [Table 910](#), estimates for persons experiencing overcrowding is displayed in [Table 7](#), an estimate of housing needing rehabilitation is displayed in [Table 2](#), homeless estimates are displayed on page 32. There are no subsidized housing projects within the City of Blue Lake. Analyzing this aggregate data by examining protected classes percentage composition is not possible given the available data at the time of this element's creation.

Figure 8 – TCAC Opportunity Areas (Education Score)

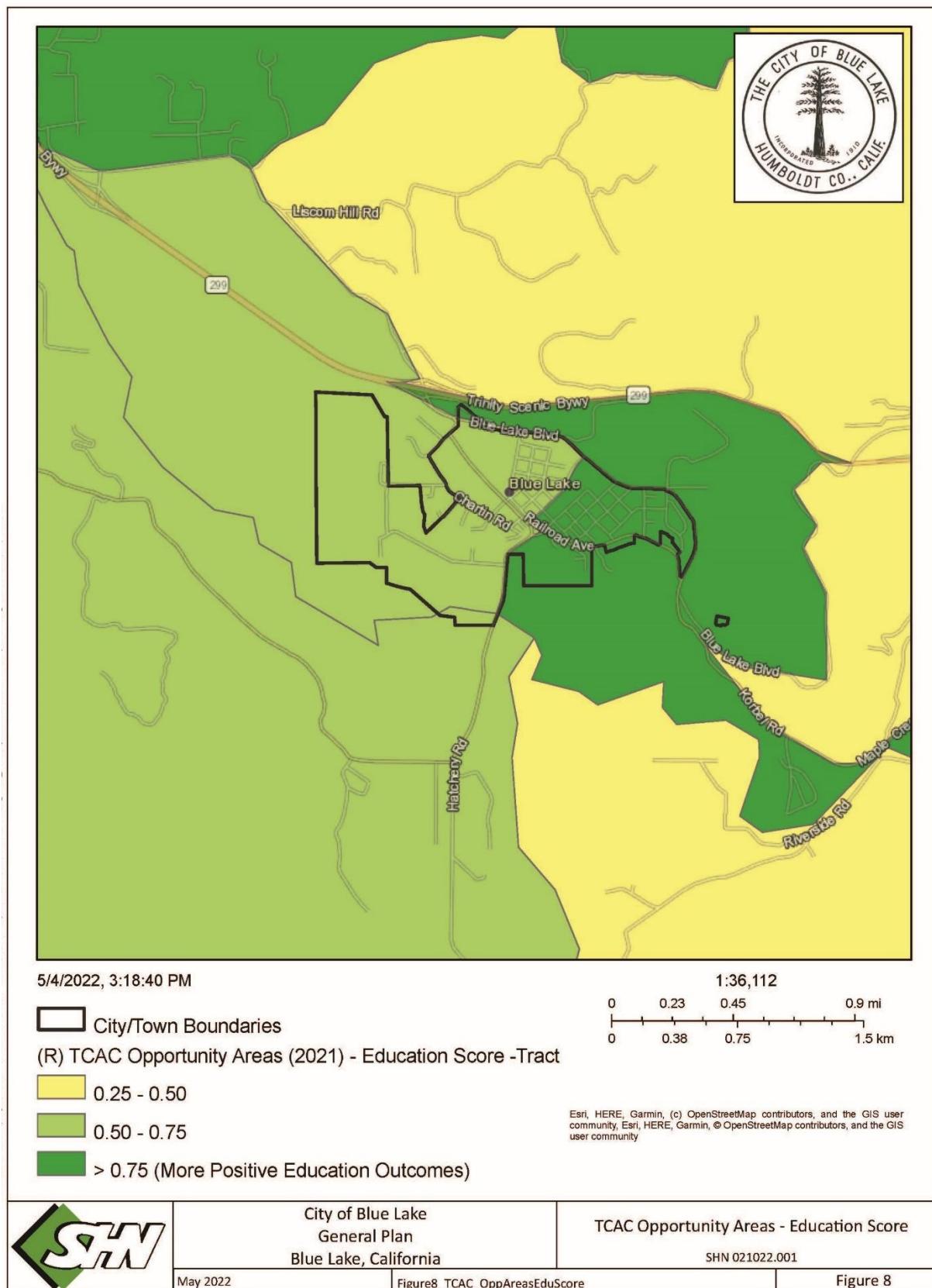


Figure 9 – Jobs Proximity Index

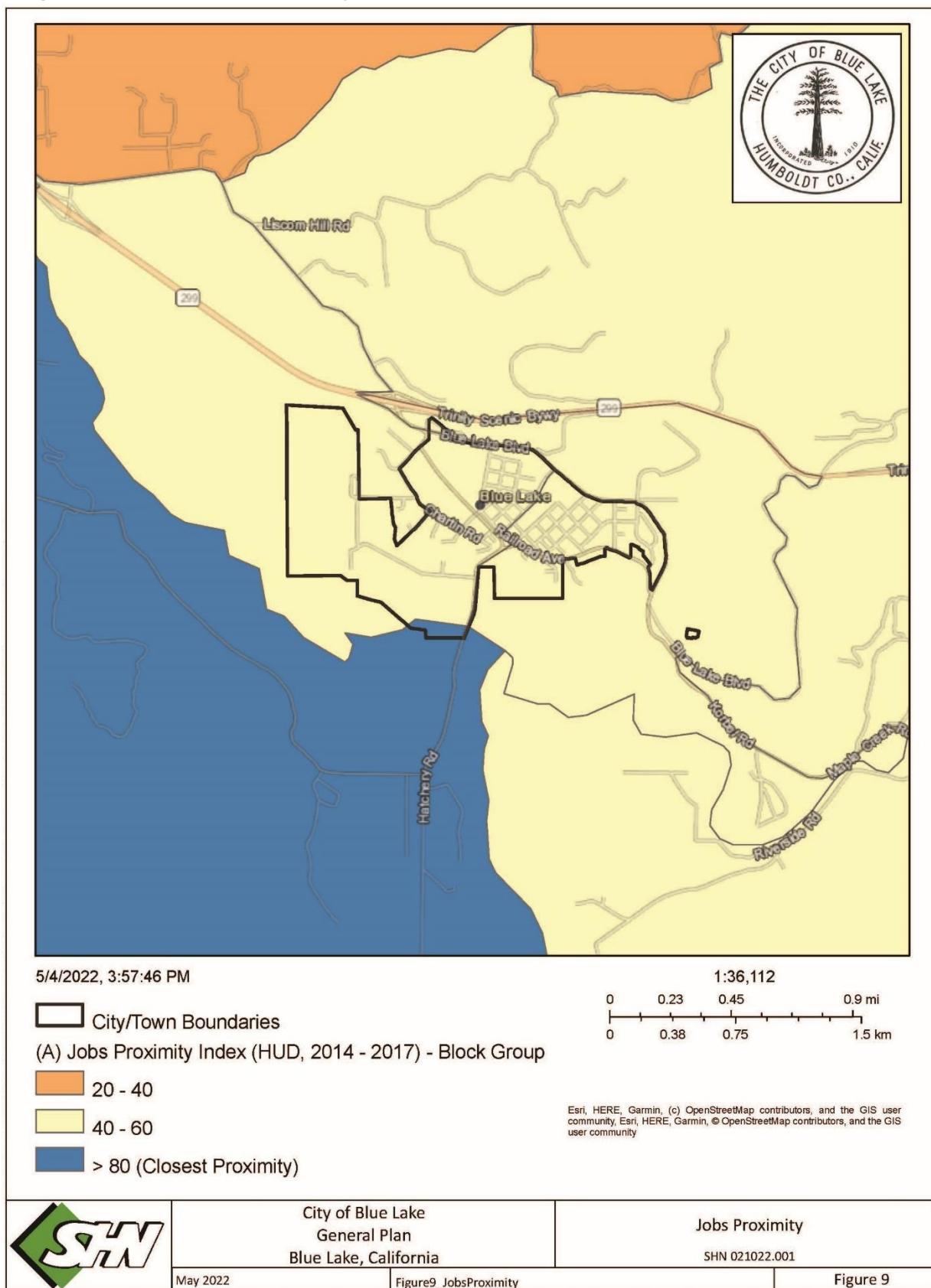
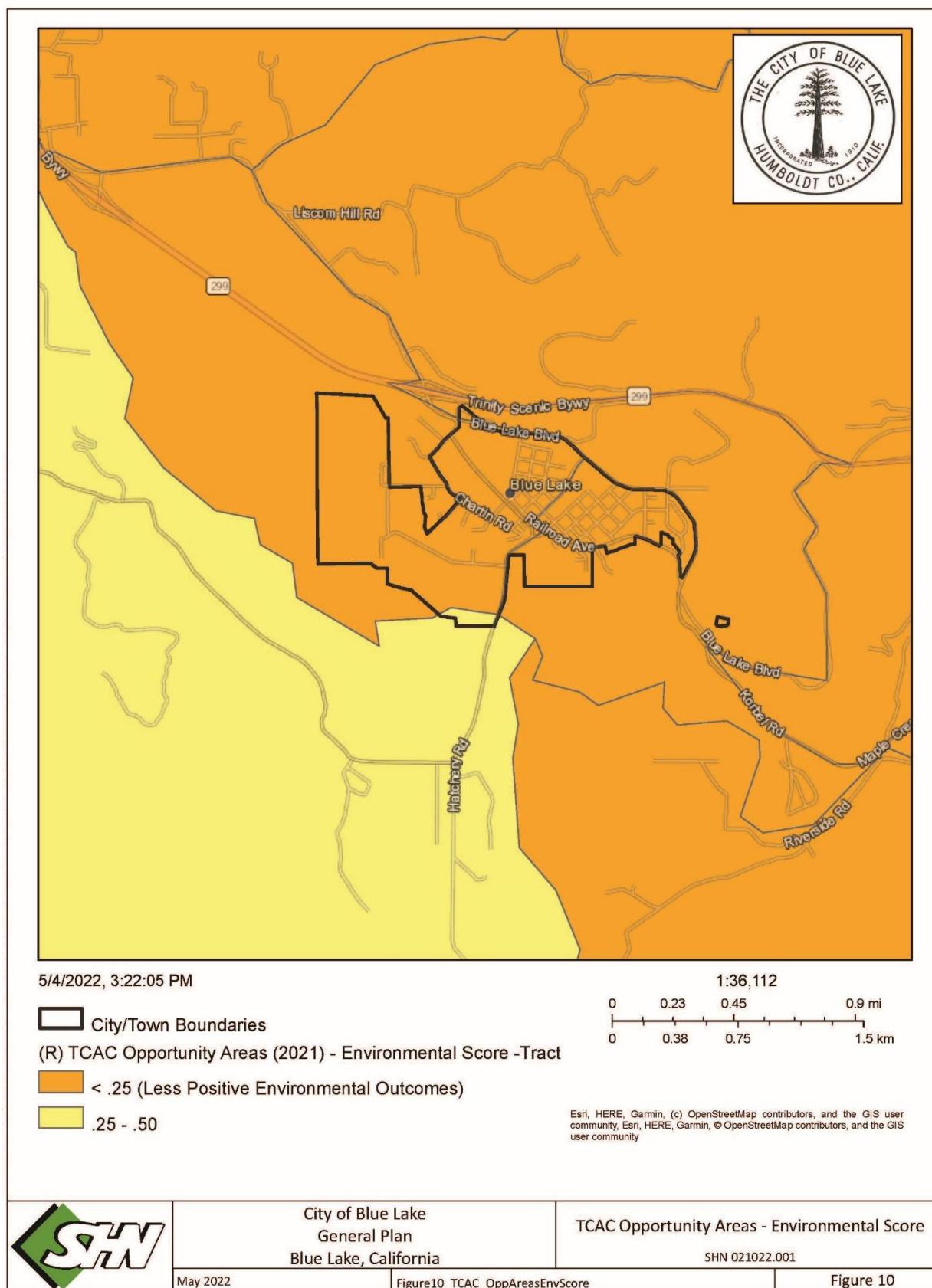


Figure 10 – TCAC Opportunity Areas (Environmental Score)



Displacement Risk

Displacement risk can be fueled by a combination of different factors, including but not limited to: rising housing costs, income inequality, lack of employment opportunities, low wages, or inadequate market-rate housing production. The City currently has zero subsidized housing developments.

When looking at housing choice vouchers (HCV) as a percent of renter-occupied housing units, there is no data currently available for the City of Blue Lake, as seen in **Figure 11**. The City has considered the risk of displacement to protected classes, and currently views the risk of displacement as low. The City has a number of available avenues to further develop housing (vacant land, underdeveloped land, ADUs, etc.).

To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City appreciates the possibility that economic displacement might occur in the future and has developed policy HI-13 that monitors 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 related to noticing and options for preservation.

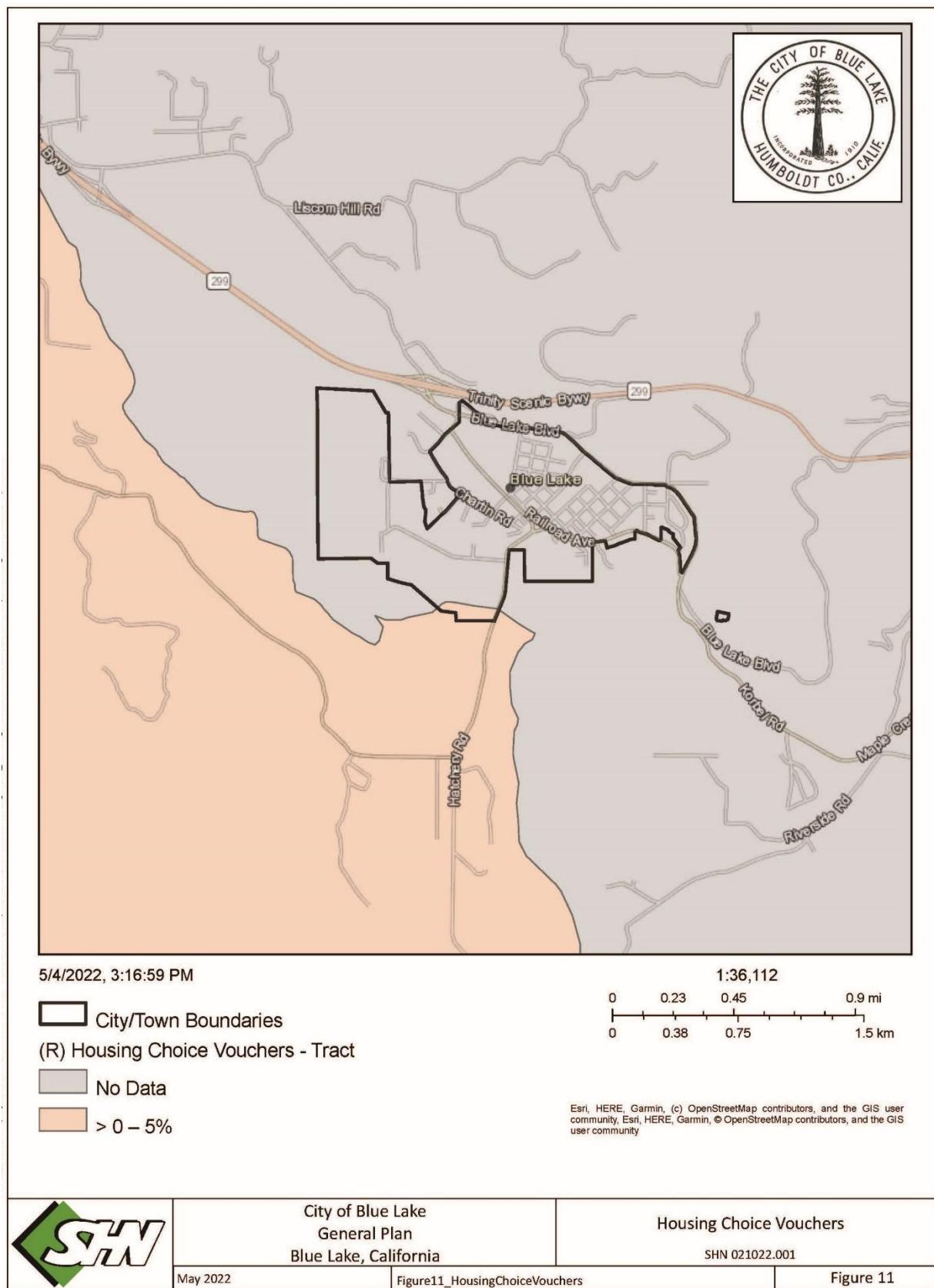
To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

Assessment of Contributing Factors to Fair Housing Issues

The City of Blue Lake, through internal analysis, has not identified any fair housing issues specific to the City. The public comments received thus far were primarily in regard to general concerns community members have about potential impacts of growth. Some community members also expressed concerns about potential social, economic, and environmental impacts of affordable high-density housing. Their concerns about affordable housing high-density housing included adequacy of infrastructure and utilities, adequacy of law enforcement and fire protection services, potential changes to the rural character of the community, and additional traffic, crime, noise, and lighting. The comments the City has received during development of the draft Housing Element Update do not present substantive arguments against the promotion of high-density affordable housing, and future comments will be addressed by city staff as part of the public participation process.

The City recognizes that the State of California, Humboldt County, and City of Blue Lake are all currently experiencing the need to develop affordable housing. A lack in housing opportunities (of any variety) can present a barrier to Affirmatively Furthering Fair Housing. The adoption of the 6th cycle Housing Element serves to improve the avenues through which housing development can occur within the City of Blue Lake and Affirmatively Further Fair Housing.

Figure 11 – Housing Choice Vouchers



Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Table 2122 identifies the City's inventory of vacant sites with a series of descriptors attached to them. In reviewing the AFFH Data and Mapping Resources tool provided by HCD, the predominant race/ethnicity in Blue Lake's Census tract is White (Predominant gap >50%) and the City's diversity index is mostly in the 40-55 and below range (see **Figure 12**), which is on the side of lower diversity. It is noted that no area of the City was identified as having a different predominant population. The City is only composed of two different income brackets as seen in **Figure 6**. Additionally, the City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. The City does not currently have qualifying affordable housing developments. The City will consider any new housing development project impacts on the distribution of different populations (income level, race, etc.) within the City.

Figure 1 and **Figure 2** show the proposed candidate sites to meet the RHNA for Blue Lake. The City of Blue Lake is home to a low concentration of persons with disabilities (10%-20% of the population with a disability), and persons with disabilities are represented in Blue Lake with no discernible patterns of segregation towards individuals with disabilities. Additionally, according to ACS 2015-2019 data, the City of Blue Lake and its surrounding region fall under the lowest category for percent of children in a female-headed household with no spouse or partner present (<20%). Further, **Table 1516** identifies the City's population of older residents, specifically persons 65 years of age or older; there is currently no discernible pattern of segregation, although data is limited for the City.

Additionally, existing affordable units, as well as moderate and above moderate income candidate sites, appear to have pretty similar access to opportunities for all residents. The TCAC/HCD Opportunity Area Maps showing slight differences in resource levels based on a resident's location in the city. Sites identified for residential development in this Housing Element were compared against the TCAC/HCD Opportunity Area Maps to determine if there is a correlation between where existing and proposed affordable housing developments are located and lower levels of opportunity. It does not appear that there is a correlation between lower levels of opportunity or resources for existing/proposed affordable housing developments for lower income households and higher levels of opportunity or resources for moderate and above moderate households.

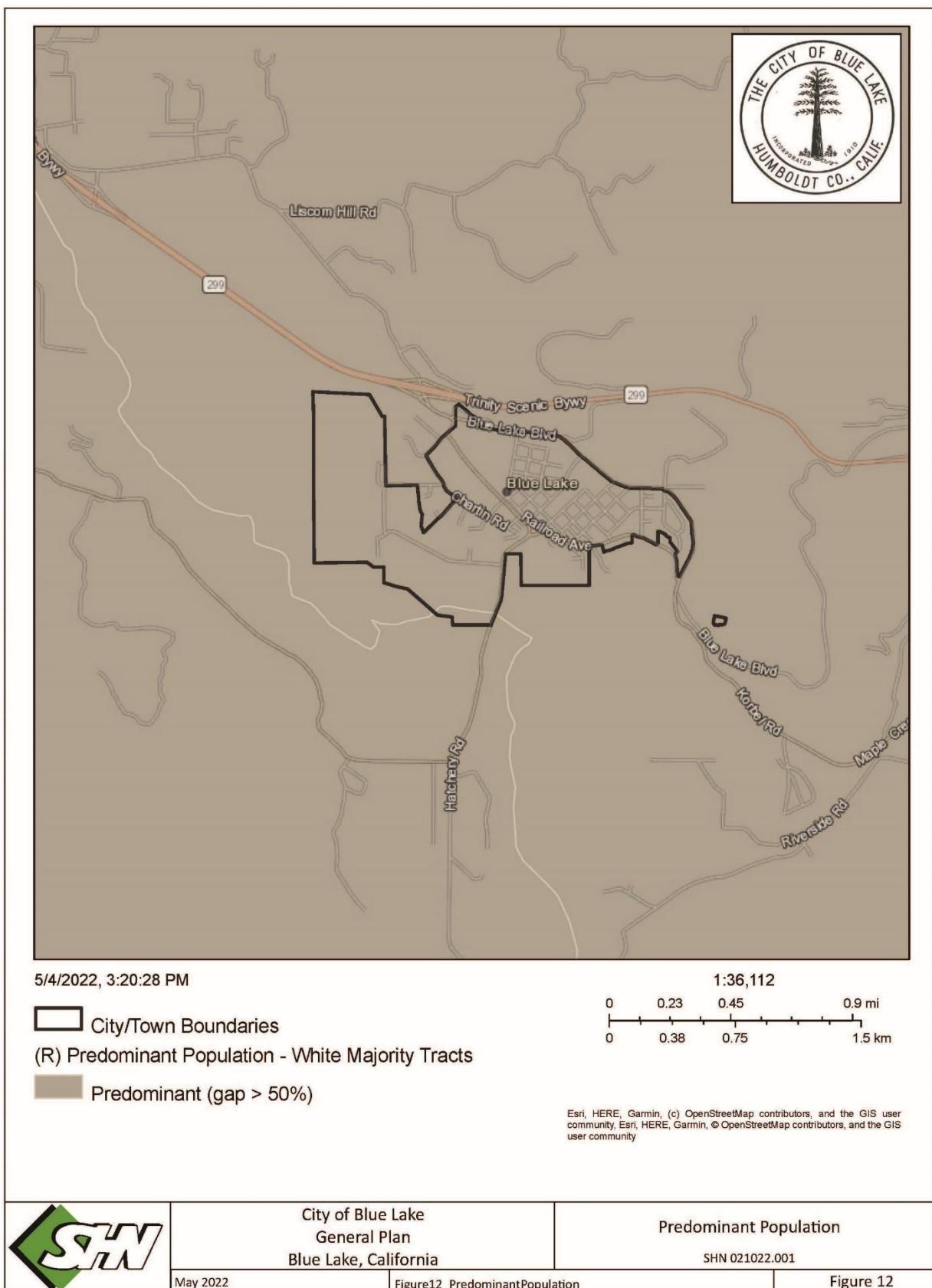
The City has identified ~~a number of one~~ vacant parcels that it views as good candidates for affordable housing development. ~~These~~This sites can be viewed in **Table 2122** and **Figure 1**. ~~Several of the proposed~~The sites projected for affordable housing ~~are~~is located in the former industrial area of the City, which is now referred to as the Powers Creek District. This area of the City has historically contained heavy industrial uses including a carbon reprocessing plant, biomass plant, and an in-stream gravel extraction operation. Due to unfavorable market conditions, the carbon reprocessing plant and biomass plant have been shut down for several years, and it is anticipated that these sites will be redeveloped with non-industrial uses in the future. The gravel operation has limited potential to impact future residential development in this area, since it only involves the extraction of gravel during a short window each summer, requires intermittent hauling of gravel to construction sites, is separated from other properties in the District by a vegetative buffer, and is over 500 feet from the vacant parcels zoned for mixed-use development. The other uses in the District primarily include light manufacturing

or commercial uses that produce various products within buildings, which significantly minimizes potential impacts of these activities.

In 2021, the City completed a 4-year planning process to rebrand and rezone the Powers Creek District to allow a mixture of commercial, light manufacturing, and residential uses. The name of the District was inspired by the creek that runs along the northern boundary of the District and the parcels rezoned for mixed-use development. The vacant parcels in the District that could be developed with residential uses are superior to other sites in the City since they are larger properties, have better access, and have limited environmental constraints. In addition, the District has a heavily used trail system that provides pedestrian and bicycle access to the City's Downtown, recreational facilities, and the Mad River.

Locating affordable housing in active industrial areas is a potential environmental justice issue that the City has taken into consideration as part of the planning effort to revitalize the Powers Creek District. Since the heavy industrial uses in the District have been non-operational for several years, the City is proposing to redevelop this area into a vibrant mixed-use district that includes residential uses above commercial or light manufacturing spaces and a variety of recreational facilities for use by the community and visitors to the area. Because of past industrial use of the District, the City has completed Phase I and Phase II Environmental Site Assessments of the vacant parcels in the District, which have concluded that there are minor areas of petroleum hydrocarbon contamination that can be remediated during future development activities (e.g., excavation and offsite disposal of contaminated soils). While the former heavy industrial sites are being redeveloped, the primary impact to future residents in the District would be aesthetic impacts from existing industrial buildings and short-term construction impacts. Due to the separation of the gravel operation from the areas zoned for mixed-use development, potential impacts to future residents would be limited to intermittent truck traffic from hauling gravel to construction sites. This potential impact is similar to what is experienced by existing residential development along the City's industrial truck route, which runs through the center of town. Based on the existing land uses in the Powers Creek District and the proposal to redevelop this area for mixed-uses, the development of affordable housing in the District is not anticipated to result in environmental justice issues for the future residents.

Figure 12 – Predominant Population (White Majority Tracts)



Findings and Programs Affirmatively Furthering Fair Housing

The findings resultant from the Affirmatively Furthering Fair Housing process do not indicate that the City of Blue Lake currently has discernable patterns of segregation, access to opportunity, displacement, or related issues. Although the City does not currently have identified issues that conflict with the City's goal to affirmatively further fair housing, there are actions that can be taken to improve, establish, or amend current city processes and policies to further support Affirmatively Furthering Fair Housing.

A number of new programs have been added to this housing element that support the City's goal to Affirmatively Further Fair Housing and assist protected groups in achieving a higher quality of life. A summary of relevant programs is included below:

- HI-1: Amend Zoning Ordinance to address the following: Accessory Dwelling Units, Manufactured housing/ Mobile homes, Single Room Occupancy Units, Transitional and Supportive Housing, Emergency Shelters, Employee Housing, Density Bonus, Reasonable Accommodation, and Residential Care Facilities.
- HI-2: Allowing for low barrier navigation centers for the homeless.
- HI-3: Publicize available programs in community newsletter, and water billing.
- HI-4: Pursue grants that assist first time homebuyers, rehabilitation, manufactured housing, and technical assistance.
- HI-5: Conduct outreach to nonprofits and developers to identify ways to assist in affordable housing development.
- HI-6: Encourage new and rehabilitation units to include weatherization improvements through publicization and informational programs.
- HI-9: Survey the current housing stock so the city can coordinate with the County on directing housing rehabilitation funding to targeted income groups in the City.
- HI-10: Develop a plan to Affirmatively Further Fair Housing and take a proactive approach to ensure that disparities in housing needs and access are addressed for all city residents.
- HI-12: Work with Redwood Coast Regional Center on outreach to residents needing services for persons with developmental disabilities.
- HI-13: Monitor affordable housing projects to ensure housing within the city remains affordable.

Constraints on the Development of Housing

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) nongovernmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development. While these measures are often necessary to protect the public health, safety, or welfare of the community, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability of the market to provide for the housing needs of the community. Governmental constraints may include land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

Pursuant to Government Code Section 65940.1(a)(1), all documents and standards discussed below are required to be available to the public on the City of Blue Lake website (<https://bluelake.ca.gov/>). Currently, the Municipal Code, including the subdivision code (Title 16) and Zoning Code (Title 17), is available on the City's website at the following address: <https://bluelake.ca.gov/city-council/ordinances-municipal-code/>. Some of the documents listed in Government Code Section 65940.1(a)(1) are not currently available on the City's website. To ensure compliance with Government Code Section 65940.1(a)(1), Program HI-20 has been included in this element which commits the City to uploading all required documents to its website within one year of adoption of this element.

Zoning Standards

The City of Blue Lake exercises discretionary authority over the residential development entitlement process through the implementation of the zoning (Title 17) and subdivision (Title 16) sections of its Municipal Code. These ordinances establish development standards to regulate all residential construction consistent with the General Plan. Development standards refer to those requirements, such as maximum building height, setbacks, maximum ground coverage, minimum lot size, etc., that must be followed when placing structures on real property. The subdivision regulations similarly control the creation of new lots for development and regulate such matters as the layout of streets and lots, utility extensions, grading, and drainage improvements. **Table 2425** provides a summary of the City's development standards in zones that permit residential uses.

As indicated in **Table 2425**, the R-3, MU, and O zones in the City of Blue Lake have the least restrictive development standards and allow up to four residential units by right (principally permitted). A use permit is required in these zones for five or more units. The maximum density in these zones ranges from 1 unit per 2,000 s.f. (R-3) to 1 unit per 2,500 s.f. However, in the O zone, 1-bedroom units are allowed at a density of 1 unit per 1,250 s.f. In addition, the PDR zone allows multi-family residential development with a use permit at a density of 1 unit per 6,000 s.f., or as modified by the Special Density (D) combining zone. The maximum density when applying the D combining zone is 1 unit per 3,000 s.f. As indicated in **Table 2422** and **Table 2423**, the larger sites

(>1 acre) in the PDR, MU, and O zones are the primary sites that could accommodate higher density multi-family units and improvements.

To ensure that the use permit process for multi-family projects does not inhibit multi-family development, the City will adopt ~~and apply~~ a Combining Zone that could be applied to sites greater than 1-acre in the R-3, MU, O, or PDR zones to allow multi-family residential uses by-right. 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 (see Program HI-14).

Table 2425 – Development Standards from the City of Blue Lake Zoning Code

Zoning Classification	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
R-1		6,000 s.f.	40%	1/6,000	15-20(max)-4	35 feet
Single-Family	No					
Two-Family	Yes					
R-2		6,000 s.f.	60%	1/2,500	20-15(max)-4	35 feet
Single-Family	No					
Two-Family	No					
R-3		6,000 s.f.	60%	1/2,000	15-10-5	45 feet
Single-Family	No					
Two-unit	No					
Multi-unit (<=4)	No					
Multi-unit (5+)	Yes					
PDR		6,000 s.f.	40%	1/6,000 ¹		
Single-Family	No				15-20(max)-4	35 feet
Multi-unit (<=4)	Yes				25-25-10	30 feet
Multi-unit (5+)	Yes				25-25-10	30 feet
MU		6,000 s.f.	60%	1/2,500	15-20(max)-4	35 feet
Single-Family	No					
Multi-Unit (<=4)	No					
Multi-Unit (5+)	Yes					

Zoning Classification	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
O		15,000 s.f.	70%	1/2,500 ²	Variable ³	35-45 feet
Single-Family	No					
Multi-Unit (<4)	No					
Multi-Unit (5+)	Yes					

¹Unless modified by D combining zone

²One-bedroom units are allowed at a density of 1 unit per 1,250 s.f.

³Setbacks are required from Powers Creek, the creek trail, the public rights-of-way, and the Blue Lake Rancheria.

The City adopted these development standards to ensure that minimum levels of design and construction quality are maintained, and adequate levels of street and infrastructure/utility improvements are provided. While these standards generally apply to all developments, there is an opportunity to modify the standards to address site-specific design constraints associated with topography or sensitive resource areas. Modification of the development standards could occur through application of the Planned Development (P-D) combining zone, application of the Special Density (D) combining zone, or by requesting exceptions as part of the use permit process as allowed in the MU and O zones. Additionally, qualifying housing projects (i.e., those including a specified number of units affordable to lower-income households and/or seniors) can seek further flexibility through incentives/concessions as allowed under the State density bonus law. The City's Zoning Code also allows for variances to the development standards where either of the below findings can be made:

- That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege, inconsistent with the limitations upon other properties in the vicinity, and zone in which the subject property is situated, and that because of special circumstance applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or
- That any variance granted will not be contrary to the intent of the zoning regulations or to the public interest, safety, welfare, and, where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of the zoning regulations would result in practical difficulties or unnecessary hardships.

The zoning requirements and development standards that have the potential to be a constraint to the various housing types are discussed further under the section entitled "Provisions for a Variety of Housing." It is acknowledged that the City's current development standards have the potential to result in a decreased supply of housing and an increased cost per residential unit. Where appropriate, programs are proposed to remove potential constraints to the development of housing, which are intended to result in an increased supply and reduced cost for housing in the City.

Typical Densities for Development

As indicated in Table 2425 above, the maximum residential density in the City ranges from 1 unit per 2,000 s.f. (21.78 units per acre) to 1 unit per 6,000 s.f. (7.26 units per acre). Additionally, in the O zone, 1-bedroom units are allowed at a density of 1 unit per 1,250 s.f. (38.84 units per acre) to incentivize smaller units that would be more affordable.

Parking Standards

The City's parking requirements vary according to the type of dwelling unit, as shown in [Table 2526](#). To ensure that off-street parking requirements do not inhibit the development of housing in the City, Municipal Code Section 17.24.100.B.4 allows the City Planner to waive off-street parking spaces otherwise required if certain criteria can be met. The criteria for parking waivers include the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, the availability of space on a parcel with existing improvements, the proximity to a bus stop or alternative transportation facilities, the provision of bicycle parking spaces, or the provision of pervious parking spaces. Most projects in the City can meet one or more of the above criteria to receive a parking waiver. Since the City provides an administrative approval process for parking waivers, off-street parking requirements are not considered a constraint to residential development.

Table 2526: Residential Parking Standards

Type of Use	# of Spaces Required
Residential; including single-family, two-family, second units, and apartments	1 for each dwelling unit containing 1 or fewer bedrooms 2 for each dwelling unit containing more than 1 bedroom
Trailer Parks	1 for each trailer unit plus 1 additional space for each 4 units
Institutional, Educational, Civic; including rest homes, nursing homes, etc.	1 for every 2.5 beds

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, farmworker housing, emergency shelters, transitional and supportive housing, housing for persons with disabilities, and accessory dwelling units. Each of these housing types is described below including how it is defined and any programs proposed to comply with State housing law or remove potential constraints to the development of housing. [Table 2627](#) summarizes the permitted housing types in the zones allowing residential development.

Table 2627: Housing Types Permitted by Zoning District

Housing Types Permitted	R1	R2	R3	PDR	MU	O	HC, RC, SC	AE
Single Family Dwelling	P	P	P	P	P	P	CUP ¹	P ⁴
Two-Family Dwellings	CUP	P	P	CUP	P	P	CUP ²	--
Three-Family Dwellings	--	--	P	CUP	P	P	CUP ²	--
Four-Family Dwellings	--	--	P	CUP	P	P	CUP ³	--
Multi-family (5+ Units)	--	--	CUP	CUP	CUP	CUP	CUP ³	--
Rooming and Boarding Houses	--	CUP	CUP	CUP	CUP	--	CUP ³	--
Rest Homes	CUP	--	--	CUP	--	<u>CUP</u>	--	--
Mobile Homes Parks	--	--	CUP	CUP	--	--	--	--

Housing Types Permitted	R1	R2	R3	PDR	MU	O	HC, RC, SC	AE
Manufactured Homes (Single) ⁵	P	P	P	P	P	P	P	P
Accessory Dwelling Unit ⁶	P	P	P	P	P	P	P	P

P – Principally Permitted

CUP – Conditional Use Permit

-- Use Not Allowed

¹Secondary to a commercial use in RC and SC zones.

²Secondary to a commercial use in the RC zone. Not allowable in the SC zone.

³Only allowable in the HC zone.

⁴One (1) dwelling unit per ten (10) acres.

⁵State law allows manufactured homes in any zone that allows a conventional (“stick-built”) home.

⁶State law allows accessory dwelling units in any zone that allows a single-family residence.

Single-Family Housing

The City defines single-family dwellings (referred to as “Dwelling, One-Family” in the definitions section of the Zoning Code) as a detached building designed and/or occupied exclusively by one family. As indicated in **Table 2627**, single-family housing is principally permitted in all residential and mixed-use zones, but requires a use permit in HC, RC, and SC zones. Any single-family dwelling constructed or placed in the City (including a manufactured home) must comply with the development standards in Section 17.24.260 of the Zoning Code, which provides standards for building width, roof pitch, roof overhang length, exterior siding materials, and roof materials.

The City’s current definition includes stick-built homes but does not specifically include factory-built, modular housing units that are constructed in compliance with the California Building Code (CBC) or mobile homes/manufactured housing units that comply with the National Manufacturing Housing Construction and Safety Act of 1974 that are placed on permanent foundation systems. In addition, the City’s definition does not include transitional and supportive housing serving six or fewer persons. Because the City’s current definition is not consistent with State housing law, the City defers to State law when reviewing these types of units. Due to this inconsistency with State law, Program HI-1 has been included in this element which commits the City to the following: 1) amend the Zoning Code to allow manufactured housing and mobile homes in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3); and 2) amend the Zoning Code to define transitional and supportive housing and permit this type of housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.

Multi-Family Housing

The City defines multi-family dwellings (referred to as “Dwelling, Multiple” in the definitions section of the Zoning Code) as a building or portion thereof used and/or designed as a residence for four or more families living independently of each other, and doing their own cooking in the building, including apartment houses, apartment hotels and townhouses, but not including automobile courts. As indicated in **Table 2627**, four-family dwellings are principally permitted in the R-3, MU, and O zones, and require a use permit in the PDR, HC, RC, and SC zones. Multi-family housing (5+ units) requires a use permit in all zones that allow five or more residential units (i.e., R-3, PDR, MU, O, and HC zones). To ensure that the use permit process for multi-family projects does not inhibit multi-family development and the ability of the City to accommodate its share of the regional housing need, Program HI-14 has been included in this element which commits the City to adopting ~~and applying~~ a Combining Zone that could be applied to sites greater than 1-acre in the R-3, MU, O, or PDR zones to allow multi-family residential uses by-right.

The City's Zoning Code contains separate definitions for duplexes and triplexes, which are referred to as "Dwelling, Two-Family" and "Dwelling Three-Family," respectively. The City's current definition of multi-family housing does not specifically include transitional and supportive housing or single-room occupancy housing. Due to this inconsistency with State law, Program HI-1 has been included in this element which commits the City to the following: 1) amend the Zoning Code to define transitional and supportive housing and permit this type of housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure; and 2) amend the Zoning Code to define and allow SRO units as a principally permitted use in the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.

As indicated in [Table 2425](#), the PDR zone allows multi-family housing with a use permit. However, some of the development standards in the zone are the same as those required in the R-1 zone or are less permissive for multi-family housing. For example, the maximum ground coverage requirement in the PDR zone is 40 percent, which is more appropriate for single-family housing and is a potential constraint to the development of multi-family housing. Most of the zones allowing multi-family housing have a maximum ground coverage standard of at least 60 percent (e.g., R-2, R-3, and MU zones). The PDR zone also has separate development standards for single-family structures and "all other structures." Multi-family housing would fall under the "all other structures" category and is subject to a less permissive maximum building height (i.e., 30 feet instead of 35 feet) and less permissive setbacks (i.e., F-25 feet/ R-25 feet/S-10 feet instead of F-15 feet/R-20 percent of lot depth to a maximum of 20 feet/S-4 feet). To remove these potential constraints, Program HI-19 has been included in this element which commits the City to the following: 1) amending the PDR zone to allow a maximum ground coverage that is similar to the other zones that allow multi-family housing (e.g., 60 percent); 2) amending the PDR zone to allow a more permissive maximum building height such as the standard allowed for single-family structures (i.e., 35 feet); and 3) amending the PDR zone to allow more permissive setbacks for multi-family housing such as those allowed in other zones permitting multi-family housing (e.g., F-15 feet/R-20 percent of lot depth to a maximum of 20 feet/S-5 feet).

Two zones in the City that allow multi-family housing have a development standard that places a limitation on the number of stories a building may have in addition to the maximum building height in feet. The R-2 and MU zones have a maximum building height standard that states, "*35 feet, or not exceeding two stories.*" Although this standard could be open to interpretation as to whether it limits a structure to 35 feet or two stories, the intent of the standard was to limit the number of building stories to two. Thirty-five (35) feet is a height limit that would allow the development of three-story residential buildings, which can range in height from 30-40 feet depending on the design. As such, the limitation on the number of stories in the R-2 and MU zones would typically be the limiting factor for building height and is a potential constraint to the development of multi-family housing. For comparison, most of the zones allowing residential development in the City (e.g., R-1, R-3, PDR, and O) do not contain a limitation on the number of stories. To remove this potential constraint, Program HI-19 has been included in this element which commits the City to amending the R-2 and MU zones to remove the limitation on the number of stories in the maximum building height standard.

Manufactured Housing

The City's definition of manufactured housing is the same as defined in Section 18007 of the Health and Safety Code. Section 17.24.091 of the City's Zoning Code contains standards for manufactured homes that restricts the placement of these types of units to the Planned Development Residential (PD-R) zone. This requirement of the Zoning Code is inconsistent with State law because manufactured homes must be allowed in the same zones as stick-built residential structures (Government Code Section 65852.3). Section 17.24.091 also contains the following eligibility requirements for manufactured homes to ensure they are permitted on compatible lots:

- The manufactured home must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974.
- The manufactured home shall have been constructed and certified not more than 10 years before date of application for the required installation permit or permits.
- The manufactured home must be installed on a permanent foundation system being designed in accordance with the provisions of Section 18551 of the Health and Safety Code and the City's current building standards and practices.
- The manufactured home shall be subject to all development standards to which a conventional single-family residence on the same parcel would be subject (see Section 17.24.260).
- The manufactured home must be owned by the property owner of record.
- The manufactured home may be precluded in an area or proposed to be listed on the National Registry of Historic Places consistent with Government Code Section 65851.3(b).

Because the City's current code requirements for manufactured housing are not consistent with State housing law, the City defers to State law when reviewing these types of units. Due to this inconsistency with State law, Program HI-1 has been included in this element which commits the City to amending the Zoning Code to allow manufactured housing in the same manner and in the same zones as conventional or stick-built structures are permitted.

Mobile Homes

The City's definition of mobile homes is the same as defined in Section 18008 of the Health and Safety Code. There is currently one privately-owned mobile home park in the City, with a total of 41 occupied mobile home spaces. As indicated in Table 2627, mobile home parks are allowed with a use permit in the R-3 and PDR zones. Similar to manufactured homes, a mobile home that is proposed to be located on an individual lot is subject to the requirements of Section 17.24.091 of the Zoning Code. As noted above, Section 17.24.090 contains standards that restrict the placement of individual mobile home units to the Planned Development Residential (PD-R) zone. This requirement of the Zoning Code is inconsistent with State law because mobile homes must be allowed in the same zones as stick-built residential structures (Government Code Section 65852.3). Because the City's current code requirements for individual mobile homes are not consistent with State housing law, the City defers to State law when reviewing these types of units. Due to this inconsistency with State law, Program HI-1 has been included in this element which commits the City to amending the Zoning Code to allow mobile homes in the same manner and in the same zones as conventional or stick-built structures are permitted.

Farmworker Housing

California law (Government Code Section 65583(c)(1)(C)) requires the adequate provision of sites to accommodate the housing needs of farmworkers. Housing elements should ensure that local zoning, development standards, and permitting processes comply with the Employee Housing Act Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. A jurisdiction cannot require any minor use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of a single-family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use in agricultural zoning districts. A jurisdiction cannot require a minor use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City's Zoning Code allows housing for farm employees in the Agriculture Exclusive (AE) zone. The AE zone allows a maximum of one dwelling unit per 10 acres by-right and one additional dwelling unit for each additional 10 acres (also by-right). The AE zone also specifies that such dwelling units shall be occupied by the farm and farm employees only (see Zoning Code Section 17.16.020(A)(1)). Additionally, the City's Zoning Code defines a "Farm Dwelling" as a dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman or other whose principal employment is the operation of the farm, as distinguished from quarters for seasonal labor. Currently, there is only one property in the City that is zoned AE (APN 025-091-021), which is an approximately 4.5-acre parcel on the southern boundary of the City that has historically been used for crop production and grazing. This property is not included in the sites inventory in this element as a site needed to accommodate the City's share of the regional housing need.

As discussed above, California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a discretionary permit (e.g., Conditional Use Permit, Site Plan Approval, etc.), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Additionally, Section 17021.6 requires that the permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located. To ensure the City's Municipal Code is compliant with these sections of the Health and Safety Code, Program HI-1 has been included in this element which commits the City to making the following code 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.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Senate Bill 2 requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit or other discretionary permit (e.g., Site Plan Approval, Design Review, etc.). The City must identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

The City of Blue Lake's Municipal Code does not have any provisions identifying or allowing emergency shelters within the city. The City has included Implementation Program HI-1 to comply with State Law and is proposing a zoning amendment before adoption of the Housing Element update. As indicated in the time frame for HI-1, this amendment will be adopted by the City Council prior to the adoption of the Housing Element for the 6th cycle planning period. 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)).

While it is unlikely due to the limited services that an emergency shelter would be developed in the City of Blue Lake, the Opportunity (O) zone has been identified as appropriate to accommodate an emergency shelter, should one be needed. The City assumes the emergency shelter would be best suited as a new development in the Powers Creek District due to the limited vacant land in the Downtown area or space available in existing vacant buildings. The Powers Creek District contains several acres of vacant or underutilized land that is zoned O and could be developed with an emergency shelter. Although there are limited services in the City, the Powers

Creek District and O zone are within walking distance of the Downtown and the Blue Lake Community Resource Center. In addition to amending the O zone to allow emergency shelters as a principally permitted use, the City is also proposing to include objective standards as allowed by Government Code Section 65583(a)(4)(A). The objective standards include: 1) The shelters shall have onsite management and security shall be provided during hours when the shelter is open; 2) Each shelter shall be limited to a maximum of 15 beds; and 3) There shall be a separation of 300 feet between emergency shelters.

Transitional and Supportive Housing

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, with no limit on the length of stay, and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Service linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Both transitional and supportive housing types must be permitted explicitly in the City's Zoning Code. There are not currently specific definitions for these housing types in the City's Zoning Code and they are not included under the definitions for single-family housing and multi-family housing. Because the City's Zoning Code does not specifically address these housing types, the City defers to the requirements of State law when reviewing these types of units. To address this inconsistency with State law, Program HI-1 has been included in this element which commits the City to amending the Zoning Code to permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.

Housing for Persons with Disabilities

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. State legislation (SB 520, 2001) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by persons with disabilities or with supportive services.

The City's current definition of family places limitations on the number of unrelated persons, which could potentially pose a constraint on housing choice for persons with disabilities. The City's definition is as follows: "Family" means one person living alone; two or more persons related by blood, marriage or legal adoption; a group not in excess of five unrelated persons living together as a single housekeeping unit; and in addition thereto domestic employees." To remove the potential constraint presented by the City's definition of family, Implementation Program HI-1 has been included in this element which commits the City to updating the definition of family to a barrier-free definition (e.g., "One or more persons living together in a dwelling unit") to

ensure it is consistent with State housing law. With the revision of the definition of family in the City's Zoning Code to a barrier-free definition, this would remove a potential constraint to non-licensed group home facilities.

The Zoning Code does not contain a definition of residential care facilities or group homes but does contain definitions for nursing homes, rooming houses, and boarding houses, which are defined as the following:

- Nursing homes: A structure operated as a lodging house in which nursing, dietary, and other personal services are rendered to convalescents, invalids, or aged persons, not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home.
- Rooming House: A dwelling or structure occupied by four or more persons who have agreed to pay a specific rent for a specific space as distinguished from guests subject to innkeeper's liability.
- Boarding House: A dwelling, other than a hotel, wherein lodging and/or meals for four or more persons is provided for compensation.

The Zoning Code allows rest homes (which includes nursing homes and convalescent homes) in the R-1, PDR, and RC zones with a conditional use permit. Rooming and boarding houses are both allowed in the R-1, R-2, PDR, and HC zones with a conditional use permit. The Zoning Code does not contain a limit on the number of these housing types that may be in an area of the City. Additionally, these housing types must comply with the same site planning requirements that are applicable to other residential uses in the same zone.

Generally, the City's Zoning Code does not have limitations on housing that is specifically intended for persons with disabilities. The City's Zoning Code facilitates access for persons with disabilities by allowing uncovered porches, fire escapes, landing places, and ramps to extend into setbacks. However, to remove potential constraints relative to housing for persons with disabilities, Program HI-1 has been included in this element which commits the City to the following: 1) Amend the Zoning Code to 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 2) Amend the Zoning Code to allow larger group homes of seven or more persons in the R-3, MU, O, and PD-R zoning districts with a conditional use permit and subject only to the same restrictions applicable to other residential uses in that zone.

The City's Zoning Code also does not have a reasonable accommodation procedure. The City has included Implementation Program HI-1, which requires the City to develop a process for reasonable accommodation and provide information to individuals with disabilities about the process. With the amendments proposed in Program HI-1, the City's Zoning Code would not constrain the development, maintenance, improvement, or alteration of housing for persons with disabilities.

Accessory Dwelling Units

Section 17.24.270 of the Zoning Code defines accessory dwelling units (ADUs) as an attached or detached residential dwelling unit situated on the same lot as a primary unit, which provides complete independent living facilities for one or more persons. Assembly Bill (AB) 1866 requires local governments to use a ministerial process for considering accessory dwelling unit applications for the purpose of facilitating the production of affordable housing. 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, City staff has deferred to current State regulations for accessory dwelling units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City. To ensure the City's ADU standards are compliant and

remain compliant, the City has included Program HI-1 to amend the Zoning Code to cite/reference State law for ADUs.

Local Processing and Permit Procedures

The City works to ensure that permit applications are processed in a timely fashion, and that permit processing procedures do not present a constraint to new development. **Table 2728** and **Table 2829** outline the estimated time required to process complete applications for a range of permits as well as an outline of the required processes for project approval. In addition, below is a description of the most common permit types that are required for single-family and multi-family housing development.

Table 2728: Typical City Permit Process and Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Building Permit	2-3 weeks	City Staff
Conditional Use Permit	2-3 months	Planning Commission
General Plan Amendment	3-4 months	Planning Commission and City Council
Zone Change	3-4 months	Planning Commission and City Council
Site Plan Approval	1-2 months	Planning Commission
Variance	1-2 months	Planning Commission
Parcel Maps	4-6 months	Planning Commission
Initial Study	3-4 months	Planning Commission
Environmental Impact Report	6-8 months	Planning Commission

Source: City of Blue Lake, 2022.

Table 2829: Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision	Multi-family < 5 Units
Typical Approval Requirements	Principally Permitted	Parcel Map Review (including approval by Planning Commission and City Council)	Conditional Use Permit
			Site Plan Approval
		CEQA	CEQA
Estimated Total Processing Time	1 to 2 months	4 to 6 months	2 to 3 months

Source: City of Blue Lake, 2022.

In the City of Blue Lake, the processing and permit procedures are not a constraint for experienced applicants and developers. However, there are sometimes delays in the submittal of building permit applications after

planning approval is received for housing projects. There are several reasons for this including, but not limited to: 1) ability of the applicant and their consultants to comply with conditions of approval, mitigation measures, and other regulatory requirements; 2) ability of the applicant and their consultants to prepare complete building plans that comply with City and State code standards; and 3) the limited availability of City staff to navigate the applicant and their consultants through the process. Because of the primary reasons for these delays, this is not a governmental constraint over which the City has control. To assist applicants with their submittals, the City Building Official and City Planner hold office hours where applicants may schedule appointments (at no cost) to ask questions and receive guidance. Although there are limited appointments available (weekly for Building Official and bi-weekly for City Planner), many applicants have found this service to be helpful in assisting them through the process. On average, it takes applicants approximately two months to submit a building permit application after receiving planning approval.

Conditional Use Permit

As indicated in [Table 2425](#), the zones in the City that allow multi-family development all require a conditional use permit for projects proposing five or more units. As indicated in [Table 2728](#) and [Table 2829](#), the Conditional Use Permit process typically takes approximately 2-3 months to complete. The requirements for Conditional Use Permits are contained in Zoning Code Section 17.28.030. As stated in Section 17.28.030(A), *“Use permits may be granted, upon application to the Planning Commission for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the Planning Commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.”* Zoning Code Section 17.28.030(F) lists the findings that the Planning Commission must make before granting a use permit, which includes:

- That the proposed location of the conditional use is in accord with the objectives of subsection A of this section and the purposes of the zone in which the site is located.
- That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Due to the discretionary nature of the Conditional Use Permit process and the subjective review criteria noted above, there is the potential for the use permit process to be a potential constraint to the development of multi-family housing in the City. To ensure that the use permit process does not inhibit multi-family development, the City will adopt ~~and apply~~ a Combining Zone [that could be applied](#) to sites greater than 1-acre in the R-3, MU, O, or PDR zones to allow multi-family residential uses by-right (see Program HI-14).

Site Plan Approval

The City of Blue Lake has a design review type process known as Site Plan Approval, which is required as part of the use permit process or when it is specifically required in a zoning district for principally permitted uses. With the exception of single-family structures, Site Plan Approval is required for most development on the sites categorized as vacant and likely developable in [Table 2122](#). As indicated in [Table 2728](#), the Site Plan Approval process typically takes approximately 1-2 months to complete. Section 17.24.250 of the Zoning Code provides the requirements for Site Plan Approval, which includes the “Principles to Be Followed” for Planning Commission review of a project. The principals to be followed include:

1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.
2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.

3. Review of proposed location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage area, utility installations or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees and woody vegetation.
4. Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.
5. Review of location, height and material of walls, fences, hedges and screen plantings.
6. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.
7. Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exits, drives and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.
8. Review of the effect of the site development plan on the adequacy of storm and surface water drainage.
9. Review of the location, height, size, wattage, and shielding of outdoor lighting.
10. Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.

The above principles to be followed contain several criteria that would allow the potential for personal or subjective judgement by decision makers, which is inconsistent with the requirements of the Housing Accountability Act (HAA; Government Code Section 65589.5, subdivision (f)). The requirements of the HAA are intended to provide housing developers certainty in what standards, conditions, and policies apply to their project and how those standards can be met. Local governments that deny a project due to a failure to meet subjective standards could be in violation of the HAA. Local governments are not prohibited from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies. 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. The following language from the “Principles to Be Followed” for Site Plan Approval do not meet the definition of objective:

- Relationship to adjacent elements and the community as a whole.
- Relationship to adjacent architectural or natural elements.
- To ensure harmony with adjacent development.
- The appearance and harmony with the environment.
- In relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

To address the inconsistency of the “Principles to Be Followed” with State housing law (Government Code Section 65589.5, subdivision (f)), Program HI-21 has been included in this element which commits the City to replacing the subject review criteria for the Site Plan Approval process (Zoning Code Section 17.24.250(F)) with objective standards.

Design Guidelines

The City of Blue Lake has design guidelines specific to three categories: Residential Design Guidelines for Historic Designated Structures, Downtown Design Guidelines, and Mixed-use Design Guidelines. The City's design guidelines aim to preserve the community's identity and unique character. The purpose and applicability of the three categories of guidelines is provided below.

- **Residential Design Guidelines for Historic Designated Structures.** These design guidelines were developed to: a) assist in the preservation of the area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the residential architecture of Blue Lake; and d) encourage development appropriate to the working class character of the town. These are also intended to assist owners/buyers in making decisions about the wide range of issues affecting the appearance of their property in its setting. It is not the intent of these guidelines to consider any interior changes or uses but to encourage consistency with retention of the exterior character and feel of the structure. Furthermore, items such as trim, shutters, paint color and other items not of a permanent nature that can be changed are not covered by these guidelines. Because they apply to existing historic designated structures, these guidelines are not applicable to the sites categorized as vacant and likely developable in the sites inventory of this element.
- **Downtown Design Guidelines.** These design guidelines were developed as part of the Blue Lake's downtown revitalization project to: a) assist in the preservation of that area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the "no frills" architecture of the designated area; and d) encourage development appropriate to the working-class character of the town. They are also intended to assist owners/buyers in making decisions about a wide range of issues affecting the "look" of their property in its setting. These guidelines are intended to provide recommendations for development within the City Center boundary delineated in the General Plan Downtown Element, which primarily consists of sites that are zoned Mixed-Use (MU), Retail Commercial (RC), and Service Commercial (SC). These guidelines are only applicable to two of the MU zoned sites (APNs 025-071-012 and 025-076-006) categorized as vacant and likely developable in the site inventory of this element (see [Table 2122](#)).
- **Mixed-Use Design Guidelines.** These design guidelines were developed to allow for the compatible and beneficial mixture of residential and commercial uses in specific areas of the City. These guidelines apply to sites that are zoned Mixed-Use and are located outside of the City Center boundary delineated in the General Plan Downtown Element. These guidelines are only applicable to one of the MU zoned sites (APNs 025-141-007) categorized as vacant and likely developable in the site inventory of this element (see [Table 2122](#)).

Although some of the City's zoning districts state that development is subject to the above guidelines (see MU zone, Municipal Code Section 17.16.110.E), they have not technically been adopted as part of the Municipal Code and, therefore, are only recommendations and not enforceable standards for development in the City. In addition, the guidelines only apply to historic designated structures (Residential Design Guidelines for Historic Designated Structures), development in the City Center boundary (Downtown Design Guidelines), and development on the sites zoned Mixed-Use that are outside of the City Center boundary (Mixed-Use Design Guidelines). As noted above, the City's design guidelines only apply to three sites (APNs 025-071-012, 025-076-006, and 025-141-007) that are categorized as vacant and likely developable in the sites inventory of this element. As indicated in [Table 2122](#), these sites have an estimated realistic unit potential of ~~eight~~^{six} units that are identified as being suitable for the above moderate-income category. Due to the limited applicability of the City's design guidelines to the sites identified as being suitable for meeting the City's RHNA, the guidelines are

not considered to be a significant constraint on new housing development in Blue Lake. To minimize confusion regarding the applicability of the City's design guidelines, Program HI-22 has been included in this element which commits the City to revising references to the guidelines in the Zoning Code to make it clear that they are recommendations and not enforceable standards.

Permit Processing Fees

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permits. The City uses full-cost recovery for its planning and building permitting and ministerial approval processes. The most common discretionary planning approvals for housing development in the City are conditional use permits, site plan approval, and minor subdivisions. The fee deposits currently charged by the City for processing the various application types are listed in [Table 2930](#). Compared with the fees charged by the County for development in the unincorporated areas and the larger cities in the County (i.e., Arcata and Eureka), Blue Lake's fees are generally lower. These fees represent a very small part of the overall value of each residential unit, so do not represent a constraint to housing development.

Table 2930: Permit Processing Fees

Permit	Fee
General Plan Amendment	Actual Cost - \$1,170 deposit
Zone Change	Actual Cost - \$880 deposit
Conditional Use Permit	Actual Cost - \$650 deposit
Site Plan Approval	Actual Cost - \$440 deposit
Variance	Actual Cost - \$430 deposit
Minor Subdivision (4 parcels or less)	Actual Cost - \$1,700 deposit
Major Subdivision (4 parcels or more)	Actual Cost - \$1,680 deposit plus \$240 per parcel
Lot Line Adjustment	Actual Cost - \$350 deposit
Parcel Merger	Actual Cost - \$350 deposit
Initial Study and Negative Declaration	Actual Cost - \$465 deposit
Environmental Impact Report	Actual Cost (Review Only) - \$1,170 deposit
Home Occupation Permit	\$100
Appeal	Equal to the filing fees - \$100 min. to \$650 max.

Development Impact Fees

Currently, the City only requires development impact fees for each additional parcel created through a subdivision. These include a Parkland and Recreation Facilities fee of \$232 per parcel and a Drainage Facilities Improvement fee of \$465 per parcel. The City's existing development impact fees are relatively low and are not considered a constraint to development.

As noted in the section entitled "Water and Sewer Capacity," improvements to the City's wastewater treatment plant are required to ensure there is sufficient treatment capacity during the planning period. Future residential

development in the City will be required to pay a fair share contribution towards these improvements, which will be based on the estimated number of residential equivalent units (REUs) for each project. Based on the estimated cost of the required improvements (~~\$500,000~~^{\$600,000}) and the number of additional REUs that would result (180 REUs), the fees are anticipated to be less than ~~\$2,800~~^{\$3,400} per REU. Similar to the City's permit processing fees, these fees represent a very small part of the overall value of each residential unit, so would not represent a constraint to housing development.

Building and Code Enforcement

Building Standards

The City of Blue Lake's Municipal Code (Section 15.04.010) states that the California Building Standards Code, Title 24, California Code of Regulations, is adopted into the Municipal Code by reference. Municipal Code Section 15.04.020 states that all amendments and revisions to Title 24 are adopted by reference and become effective 180 days after publication in the State Building Standards Code by the State Building Standards Commission. The City Building Official has indicated that staff currently uses the 2019 Edition of the California Building Code (CBC), which is the most recent amendment. The City has not made any local amendments to the 2019 CBC.

The City has amended the Uniform Building Code to match the local context by making the following housing development-related adjustments:

- Allowing the Building Inspector to halt occupancy and require property owners to bring buildings into compliance with load-bearing or setback regulations if they exceed the City's officially-adopted ordinances;
- Creating a Board of Appeals body to approve buildings materials and construction methods—full details of this body are defined in Municipal Code Chapter 2.32;
- Allowing the Building Official to employ a consultant if the Official requires specialized knowledge for ministerial review of an application; and
- Requiring the possession of an encroachment permit by an applicant if work occurs in a public right-of-way.

The City of Blue Lake Planning and Building Services Department views code enforcement as a means to ensure safe and uniform construction practices critical to providing decent, suitable shelter for all economic segments of the community, and to safeguard the general health, safety, and welfare of the community. The City of Blue Lake does not have a code enforcement department and code enforcement is conducted on a complaint basis by the Building Official and City Planner pursuant to the requirements of Municipal Code Chapter 8.04 (Nuisance Abatement). Therefore, enforcement of the Building Code and Zoning Code is not viewed as an obstacle to the provision of affordable housing in the city.

On- and Off-Site Improvements

Title 16 of the City's Municipal Code contains the standards for subdivisions, which requires a number of improvements in connection with the approval of subdivision maps. These include improvements to the frontage of the lot, stormwater management improvements, access improvements, and any required utility connections and improvements required to underground those utilities in most circumstances. The following are the general improvement requirements contained in Chapter 16.08 (Improvement Requirements) of the City's Subdivision Code:

A. The subdivider shall install improvements in accordance with the general requirements set forth in the subdivision agreement and this chapter, provided that the City Engineer may require technical changes if non-standard conditions arise during construction.

B. Inundation. If any portion of any land, within the boundaries shown on any such final map, is subject to overflow, inundation or flood hazard by storm waters, such fact and said portion shall be clearly shown on such final map on each sheet of said map and further adequate storm drain system and/or levees, dikes, pumping systems and other protective infrastructure shall be provided. All developments shall comply with Chapter 13.20 of the City of Blue Lake Municipal Code, as amended.

C. Streets and Highways. Design standards shall be based upon current Caltrans plans and specifications, AASHTO standards, City standards, and APWA standards, as approved by the City Engineer.

D. Structures. Structures shall be installed as deemed necessary by the City Engineer for drainage, access and/or public safety. Such structures to be placed to grades and to be of a design approved by the City Engineer. Structures supporting traffic shall be designed to accommodate H-20 loading.

E. Sidewalks, Curbs and Gutters. Curbs, gutters and sidewalks shall be of concrete and shall be installed according to standard plans and specifications of the City. Sidewalk width shall be as provided in Chapter 15.08 of the City of Blue Lake Municipal Code, as it is amended from time to time.

F. Sanitary Sewers. Sanitary sewer lines and appurtenances, including manholes, pump stations, and service lines, shall be provided within all subdivisions and shall connect with existing sewer lines and appurtenances. Where a sewer line is constructed or laid within a street, the subdivider shall install a lateral connection extending to the right-of-way line to serve each lot within the subdivision. Sanitary sewer lines, appurtenances, and service connections shall be constructed of a size, design, and laid to grades established and/or accepted by the City Engineer.

1. Where sanitary sewers are not available immediately adjacent to the proposed subdivision, or where pretreatment wastewater facilities are required as part of the development, connection to the City's sanitary sewer system shall be made in accordance with current policies as adopted by the City Council and Chapter 13.16 of the City of Blue Lake Municipal Code, all as amended.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

G. Drainage Works.

1. The subdivider shall provide such drainage structures, including storm sewers, drainage channels and drainage pumps, as may be necessary for adequate drainage of surface and storm waters, and further including means for the disposal of surface and storm waters generated by the subdivision. Disposal of surface and storm waters into drainage wells or sewer lines shall not be permitted. Drainage facilities shall be installed as required by the City Engineer.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

H. Water.

1. Adequate water supply and distribution system, water mains and fire hydrants connected to the water system serving the City of Blue Lake shall be installed by the subdivider. Where further

development appears probable beyond the proposed subdivision, the subdivider may be required to install larger water mains to handle such additional development. Where additional storage facilities or pumps are required to serve the development, the developer may be required to have such facilities constructed. All development shall conform with Chapter 13.08 of the City of Blue Lake Municipal Code, as amended.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be submitted to the City Engineer.

3. A detailed computer analysis shall be submitted to the City Engineer which identifies the impacts upon the existing City system in the areas of distribution, storage supply, and water quality, unless waived by the City Engineer.

I. Street Trees. Street trees may be required by the Planning Commission and shall be of a type approved by the City Engineer and planted in locations approved by the City Engineer.

J. Street Lighting. Street lighting shall be as required by the Planning Commission and shall meet current City standard plans and specifications.

K. Railroad Crossings. Provisions shall be made for any and all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for application to the current railroad owner for the establishment and improvement of such crossings. The cost of such railroad crossing improvement shall be borne by the subdivider, and shall be designed and built consistent with current California State Public Utilities Commission requirements and standards.

L. Complete Improvement Plan. Three complete sets of improvement plans "as built" shall be filed with the Director of Public Works upon completion of said improvements. The three complete sets of plans shall be comprised of one reproducible set and two sets or blueprints. Upon receipt and acceptance of said "as-built" plans, the City Engineer will issue a certificate of acceptance when all requirements of the City are met.

M. Underground Utilities Required.

1. All utility distribution facilities, including but not limited to electric, communication and cable television lines, fire alarm systems, installed in and for the purpose of supplying service to any subdivision, shall be placed underground, except for equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, concealed ducts and poles supporting street lights.

2. All underground installation under roadway shall be completed prior to the paving of the roadway.

3. Public and private utility easements shall be provided by the subdivider as required. The subdivider shall make the necessary arrangements with the utility companies involved for the installation of said facilities.

The subdivision improvements required by the City of Blue Lake are relatively rudimentary and are comparable to the improvement standards required by the County and other local jurisdictions. Since these improvements are typically required by most jurisdictions for subdivisions and are necessary for public health and safety purposes, these requirements should not be considered a constraint on new housing development.

Nongovernmental Constraints

Development Costs

Local residential construction cost information was not readily available for the City of Blue Lake but residential construction cost data for Fortuna and Arcata—two Humboldt County cities which are similar in size and location both along U.S. Highway 101 and the coastline—was available. In Arcata, single-family residential construction costs ranged from \$122 to \$136 per square foot in 2019. Based on that estimate, the total construction cost for an average 1,200 square-foot single-family home would therefore equate to as low as \$146,400 or as high as \$163,000 total. The average multi-family residential development construction cost in Arcata was slightly higher at an approximate \$245 per square-foot. Based on that estimate, the total construction cost for a multi-family development consisting of a gross total of 8,000 square feet was an estimated \$1,959,696. This equates to an approximate construction cost of \$244,962 per each 1,000 square-foot unit in the 8,000 square-foot, multi-family residential shell space. In Fortuna, the average single-family residential construction cost per square foot was \$156 in 2019. Based on that estimate, therefore, the gross construction cost for a 1,200 square-foot, single-family home in Fortuna would be an estimated \$187,200. There were no estimates available for multi-family residential construction costs in Fortuna.

Construction costs for both single- and multi-family residential developments in Blue Lake, therefore, are most likely similar to these estimates in both Fortuna and Arcata.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, accessory buildings, and interior fixtures, among others.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (such as, steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land. Other costs stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

If labor or material costs increase substantially, the cost of construction in Blue Lake could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. The City will continue to do its part in reducing development processing times and providing a more streamlined review process.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Blue Lake. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase. The reverse has been true when interest rates increase. [Table 3031](#) illustrates interest rates as of November 17, 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

Table 3031: Interest Rates

Conforming	Interest	APR
30-Year Fixed	6.250	6.433
15-Year Fixed	5.750	6.065
Jumbo		
30-Year Fixed	5.500	5.622
15-Year Fixed	5.250	5.435

Source: www.wellsfargo.com, November 17, 2022.

Financing for both construction and long-term mortgages is generally available in Humboldt County subject to normal underwriting standards. First-time homebuyers are the group most impacted by financing requirements. As indicated in **Table 3031**, mortgage interest rates for new home purchases currently range from 5.5 to 6.25 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint to affordability. Although rates are currently low relative to historic rates, they can change significantly and impact the affordability of housing stock. Interest rates have increased by several percentage points over the last year, which has impacted the affordability of housing to some extent. A more critical impediment to homeownership involves the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. To assist in lowering the barriers for first-time homebuyers, Program HI-4 has been included in this element which commits the City to pursuing grant funding through the CalHome program.

Due to the City's relatively small size, minimal staff, and limited resources, the City of Blue Lake does not have a housing trust fund or other financing programs to facilitate the development and preservation of affordable housing. The City also does not have any rental-based assistance programs. Some of these programs do exist in the larger cities in the County (i.e., Eureka, Arcata, and Fortuna), some of which are administered by the Housing Authority of the City of Eureka and County of Humboldt. The development of affordable housing in the County primarily occurs in the larger cities and requires assistance from government funding programs such as those administered by the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). Having a Housing Element that is compliant with State housing law increases the availability of State and federal funding programs needed to facilitate affordable housing development.

Non-governmental constraints such as the availability of financing are generally market driven and outside of the control of local government. However, Housing Element law requires jurisdiction to assess these constraints as a basis for possible action to offset their effects. Programs HI-3, HI-4, and HI-5 have been included in the element to address non-governmental constraints. These programs commit the City to advertising available subsidized housing programs, pursuing grant funding through the CalHome program, and working with developers to identify and pursue grant and funding opportunities for housing development.

Price of Land

An online survey of listings of vacant lots on Trulia and Craigslist in March 2022 indicated that there were no vacant lots available for sale in Blue Lake proper or in the unincorporated area surrounding Blue Lake. Most of the current real estate listings in the unincorporated areas surrounding the City are for cannabis farms, which are in rural locations and may have limited potential for residential development due to various constraints.

The City provided data summarizing land sales within city limits since 2014, which was the beginning of the 5th planning cycle. **Table 3132** describes each year the land sales occurred and how much each lot was sold for. When viewing the data, it becomes clear that most vacant lots have sold between \$140,000 and \$225,000 in Blue Lake. Most of these lots are between 7,000 – 12,000 s.f. except for the 3.1-acre parcel (APN 025-101-023) that has significant constraints due to onsite wetlands, limited access, and a narrow lot width. It is anticipated that the cost of vacant land has increased in the last two years since the cost of housing has increased by at least 15 percent in the more developed areas of the County.

Table 3132: Vacant Lots Sold 2014-2021

APN	Lot Size	Year Sold	Cost
025-101-023	3.1 acre	2014	\$195,000
025-062-012	0.17 acres	2016	\$139,000
025-081-006, -008	0.28 acres	2017	\$170,000
025-076-006	0.17 acres	2021	\$225,000

Source: City of Blue Lake, 2022

Appendix - Residential Energy Conservation

Housing elements must include a review of opportunities to encourage energy conservation in residential development (Government Code Section 65583(a)(7)). Energy conservation policies could reduce housing costs, promote sustainable design, and help reduce greenhouse gases. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an “energy budget.”

The California Department of Housing and Development encourages jurisdictions to take steps toward better energy conservation through their housing element updates. Policy ideas are listed on HCD’s website to help jurisdictions toward this goal. Additional resources are listed below.

Energy Conservation Resources

California Solar Initiative Rebates

Rebates vary according to system size, customer class, and performance and installation factors (www.gosolarcalifornia.org). There are two rebate programs: Expected Performance-Based Buydown (for systems that are less than 30 kilowatts) and Performance-Based Incentive (for all systems greater than 30 kilowatts).

Single-Family Affordable Solar Housing

The Single-Family Affordable Solar Housing (SASH) program offers incentives to qualified low-income homeowners to help offset the costs of a solar electric system. The SASH program is overseen by the California Public Utilities Commission and administered by GRID Alternatives, a nonprofit organization.

California Solar Initiative Multi-family Affordable Solar Housing

The Multi-family Affordable Solar Housing (MASH) program offers solar incentives for qualifying affordable multi-family dwellings. The program is overseen by the California Public Utilities Commission and offers incentives to qualifying affordable housing within the service territories of PG&E, Southern California Edison Company, and San Diego Gas & Electric. MASH provides fixed, upfront, capacity-based incentives for qualifying solar energy systems. The amount of the incentive depends on which track the applicant is eligible for.

Federal Solar Investment Tax Credit

The Federal Investment Tax Credit (ITC) for residential and commercial solar systems is 26 percent of net system cost. This tax credit was available on residential properties that commenced construction by 2020. The ITC then stepped down to 22 percent in 2021. After 2023, the residential credit will drop to zero, while the commercial and utility credit will drop to a permanent 10 percent.

Redwood Coast Energy Authority and Pacific Gas & Electric

PG&E owns and maintains all the electrical and natural gas infrastructure in Humboldt County. In May 2017, all electrical services were transferred from PG&E’s management to a newly-appointed joint power authority called the Redwood Coast Energy Authority (RCEA). The RCEA includes the County of Humboldt; the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad; and the Humboldt Bay Municipal Water District. RCEA’s goal is to implement sustainable energy programs to reduce energy demand and enhance regional energy efficiency. RCEA’s energy sources come from more renewable sources (e.g. biomass & biowaste,

geothermal, eligible hydroelectric, solar electric, and wind). Residents may opt out of RCEA's power supply and return to PG&E service when they wish but residents otherwise are automatically opted in by default to RCEA's power service when they purchase property in Humboldt County. RCEA currently has a goal to adopt completely renewable energy sources by 2025 and furthermore achieve 100% local renewable electricity in 2030.

The Authority administers a number of programs for its customers, including residents in Blue Lake, including:

- Free Energy Advisor Consultation.
- Supporting installations of electric vehicle charging stations.
- Free Energy Efficiency Kit.

For residents who opt out of RCEA and return to PG&E energy service, PG&E offered the following energy conservation programs as of March 2020 (www.pge.com):

- SmartAC. Provides free equipment and installation for the efficient regulation of central air conditioning systems and heat pumps for residential and small business customers.
- AC Quality Care Program. Provides rebates to customers to help pay for work done by AC Quality Care certified contractors.
- Energy analyzers and calculators (online).
- Zero Net Energy (ZNE) program. Began in 2010 to support the 2008 California Long Term Energy Efficiency Strategic Plan; ZNE goals state that all new residential construction will be ZNE by 2020.
- Rebate Program. Offers a range of rebates on energy-saving products for residential owners.
- Home Upgrade program. Offers up to \$4,500 in rebates from PG&E for energy-efficiency upgrade projects.
- Energy Upgrade California Home Upgrade rebate program.

Local Program

The City of Blue Lake has chosen to endorse a component of the RePower Strategic Plan, referred to as the Mad River Valley Community Energy Upgrade Program. This pilot project focuses on energy efficiency, solar energy systems, and heat pumps for residences and businesses, as well as recruitment and training of contractors and equipment technicians throughout the Mad River Valley. The goal of the project is to develop and implement an innovative, community-based energy upgrade program in the Mad River Valley Community that will demonstrate a sustainable model for financing and market deployment across all Humboldt County.

Appendix - Glossary

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

CalHome Program: A grant program administered by HCD and awarded to local public agencies and nonprofits to be used to assist local homeownership programs aimed at lower and very-low income households in order to increase and maintain homeownership, encourage neighborhood revitalization and sustainable development, and maximize the use of existing homes.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five-year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units

subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezone: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Seniors: Persons age 65 and older.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots in accordance with the Subdivision Map Act, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

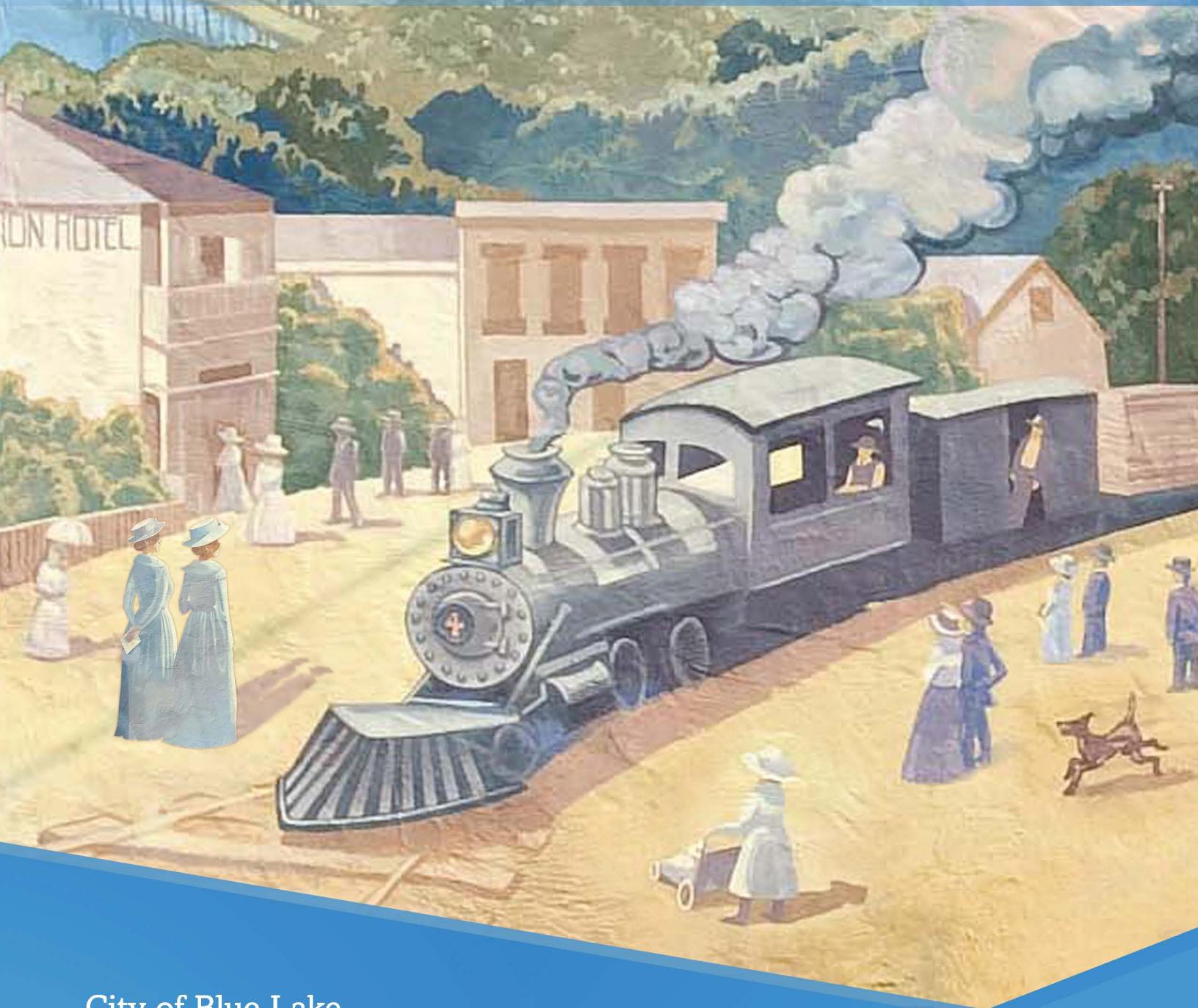
U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Blue Lake Downtown 1910 Mural

Located at the corner of G Street and Hatchery Road, this stunning, two story mural by Gary Crabbe portrays life in Blue Lake in the Victorian summer of 1910. While the characters shown are imaginations of history, many have hidden details that depict the artist's most beloved friends, neighbors, and even iconic locals.



**City of Blue Lake
Housing Element Update 2019-2027**