



# CITY OF BLUE LAKE

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DATE: April 15, 2022

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Amendment of the General Plan Housing Element for the 2019-2027 Planning Period**

State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6th planning cycle). As discussed at prior meetings, the City received grant funds through the Local Early Action Planning (LEAP) program to update its Housing Element and Municipal Code to achieve compliance with State housing policy. Since receipt of the grant funds, city staff has worked with the Planning Commission on completion of a draft Housing Element Update for the 2019-2027 planning period. At the regularly scheduled meeting and public hearing on March 21, 2022, the Planning Commission made a recommendation to the City Council for adoption of the 2019-2027 Housing Element Update. Attached to this staff report is the Draft Housing Element Update that was recommended by the Planning Commission (**see Attachment 1**).

On April 12, 2022, the City published a Notice of Availability to announce a 30-day public review and comment period for the Draft Housing Element Update. A continued public hearing is being held at the April 18, 2022 Planning Commission meeting to provide an opportunity for the public to provide comments on the recommendation to the City Council for adoption of the 2019-2027 Housing Element Update. During the 30-day comment period, written comments may also be provided to the City Manager by mail or email. Additional public hearings will occur with the City Council following the comment period, which will be further noticed.

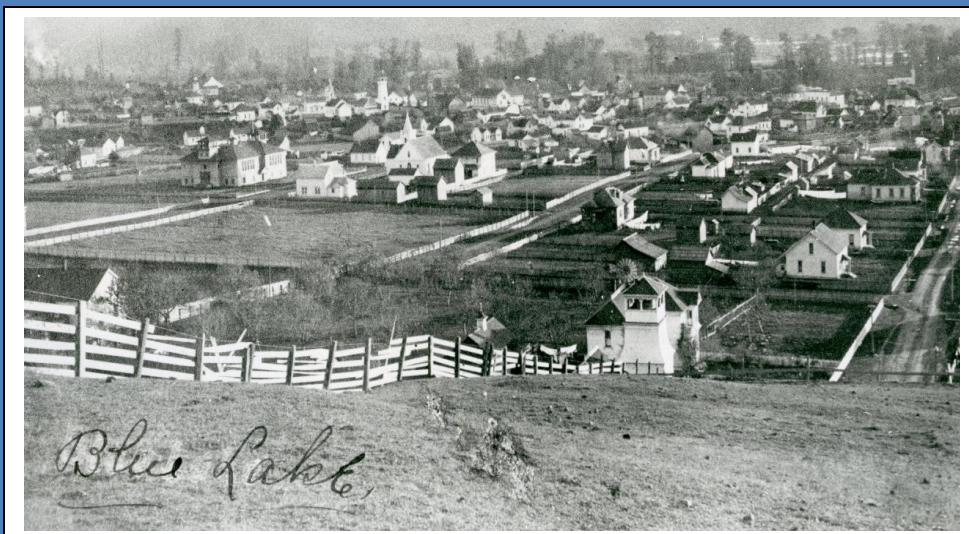
**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the process for adoption of the General Plan Housing Element for the 2019-2027 planning period.
- 2) Open the public hearing and take public testimony.
- 3) Close the public hearing.
- 4) Discuss the comments received from the public and ask any additional questions of city staff.

**ATTACHMENT 1:**

**2019-2027 Housing Element Update**



# DRAFT HOUSING ELEMENT UPDATE 2019-2027

March 2022

City of Blue Lake

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# Introduction

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## Purpose

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

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

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

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

## General Plan Consistency

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

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

## Regional Housing Needs Allocation

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

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

**Table 1: Future Housing Needs, 2019–2027**

<b>Income Category</b>	<b>2019–2027 RHNA</b>
Very Low	7
Low	4
Moderate	5
Above Moderate	7
<b>Total</b>	<b>23</b>

*Source: California Department of Housing and Community Development*

## Data Sources

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

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

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

## Public Participation

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

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

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

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

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

## Joint City Council and Planning Commission Meeting

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

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



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

## Planning Commission Hearings

The City held Planning Commission hearings on March 14, 2022 and March 21, 2022 where the draft was presented for review and comment.

## Comments Received

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

- Lisa Hoover
- Jean Lynch

## City Council Hearings

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

# Housing Goals, Objectives, and Programs

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

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

## Community Housing Policies

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

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

Special Needs Housing Policies

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

## Implementation Programs

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

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

Responsibility: City Council, Planning Commission, Planning Staff.

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

Funding Source: General Fund and/or grants.

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

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

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

Funding Source: General Fund.

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

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

Responsibility: City Council and City Clerk

Time Frame: Ongoing, as programs are available

Funding Source: General Fund

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

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

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources

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

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

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

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

Funding Source: General Fund, CDBG funds

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

Responsibility: City Council, Planning Commission, and Building Official

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

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

Responsibility: City Council, Planning Commission, and Planning Staff

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

Funding Source: General Fund

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

Responsibility: City Building Inspector

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

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

Responsibility: City Council

Time Frame: Reach out to RCAA by August 2022, if funding is available, complete survey by April 2023. Pursue funding and programs at least twice in the planning period.

Funding Source: General Fund

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

Specific actions could include but are not limited to:

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

Responsibility: City Council, Planning Commission, and Planning Staff

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

Funding Source: General Fund

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

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

Responsibility: City Council, City Clerk, and Planning Staff

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

Funding Source: General Fund

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

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

Responsibility: City Council, City Clerk, and Planning Staff

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

Funding Source: General Fund

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

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Ongoing, as projects approach expiration.

Funding Source: General Fund

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

Responsibility: City Council, City Clerk, and Planning Staff

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

Funding Source: General Fund

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

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

Responsibility: City Council, City Clerk, and Planning Staff

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

Funding Source: General Fund



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

Responsibility: City Council, City Clerk, and Planning Staff

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

Funding Source: General Fund

## Quantified Objectives

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

**Table 2: Quantified Objectives, 2019–2027**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction <sup>1</sup>	2	6	6	10	2	26
Rehabilitation <sup>2</sup>			2	2	2	6
Preservation <sup>3</sup>						
<b>Total</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>12</b>	<b>4</b>	<b>32</b>

Source: City of Blue Lake, February 2022

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

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

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

## Evaluation of the Previous Housing Element

The following table provides the implementation progress of the City’s housing programs from the last Housing Element adopted by the City, which was in 2009 during the 4<sup>th</sup> planning cycle. As a part of this review and evaluation, the housing programs from the 2009 Housing Element have been completely reworked to be more straightforward and streamlined.

Program		Implementation status	Continue/Modify/Delete
<p>1. The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.</p>	<p><u>Responsibility:</u> City Staff/Planning Department</p> <p><u>Time Frame:</u> By 2014</p>	<p>During the 5<sup>th</sup> planning cycle, the City’s Accessory Dwelling Unit regulations were determined by HCD to be “null and void” due the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for Accessory Dwelling Units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City.</p>	<p>Modify. See Program HI-1.</p>
<p>2. The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.</p>	<p><u>Responsibility:</u> City Council</p> <p><u>Time Frame:</u> By 2014, if applicable.</p>	<p>During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City did no adopt a density bonus ordinance. The City defaults to current state regulations for density bonus requirements.</p>	<p>Modify. See Program HI-1.</p>
<p>3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an</p>	<p><u>Responsibility:</u> City Council &amp; RCAA</p> <p><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</p>	<p>During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City encouraged development on Planned Development Residential zoned parcels in the western portion of the City. Parcel 025-101-023 (~3 acres) was approved for the development</p>	<p>Modify. See Programs HI-5 and HI-14.</p>

Program		Implementation status	Continue/Modify/Delete
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.	from the previous grant are expended.	of three single-family residences and two duplexes. The City did not submit any applications for CDBG funds to encourage planned development during the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles.	
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 <sup>th</sup> and 5 <sup>th</sup> planning cycles. The City ultimately decided to develop a Residential High Density Combining Zone that, when applied to individual properties, would principally permit multi-family housing when at least 20 percent of the units are affordable to lower-income households. The RHD combining zone is proposed for adoption during the current planning cycle.	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 <sup>th</sup> and 5 <sup>th</sup> 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 <sup>th</sup> and 5 <sup>th</sup> planning cycles the City did not participate in the Humboldt County Fair Housing Committee.	Modify. See Program HI-10.

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

Program		Implementation status	Continue/Modify/Delete
		weatherization programs as information was made available. City staff, RCEA, and RCAA conducted public outreach to make renters and homeowners aware of these programs.	
13. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.	<u>Responsibility:</u> City Council <u>Time Frame:</u> As part of any approved, funded program	During the 5 <sup>th</sup> 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 <sup>th</sup> and 5 <sup>th</sup> 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/constraints.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum annual meeting with City Council	During the 4 <sup>th</sup> and 5 <sup>th</sup> 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 <sup>th</sup> and 5 <sup>th</sup> 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 <sup>th</sup> and 5 <sup>th</sup> planning cycle, the City did not encourage owners of large homes to convert them to bed and breakfast businesses. Instead, the City encouraged owners	Delete.

Program		Implementation status	Continue/Modify/Delete
		of large homes to convert them to long-term rental units.	
18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.	During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, the City did encourage the development of small businesses and pursued financial assistance through sources other than those identified in this program.	Delete.
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 during the 5 <sup>th</sup> planning cycle. The project ultimately did not move forward.	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 during the 5 <sup>th</sup> planning cycle. The project ultimately did not move forward.	Modify. See Program HI-5.
21. The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.	<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 <sup>th</sup> and 5 <sup>th</sup> planning cycles.	Modify. See Program HI-1.
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	<u>Responsibility:</u> City Council and City Building Official <u>Time Frame:</u> Ongoing	a) During the 4 <sup>th</sup> and 5 <sup>th</sup> planning cycles, this task was not completed, and no requests were made for reasonable accommodation.	Modify. See Programs HI-1 and HI-14.

Program		Implementation status	Continue/Modify/Delete
<p>zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public by mailing it out with the monthly water bills.</p> <p>b) During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.</p> <p>c) The City will also revise Section 610 of the zoning ordinance to addressing off-street parking facilities to allow for parking reductions for special needs housing.</p>		<p>b) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycle, no units were developed in the City for persons with disabilities.</p> <p>c) During the 5<sup>th</sup> planning cycle, the City amended the Municipal Code to allow the City Planner to waive off-street parking requirements administratively. The waiver has been used on several residential projects since its adoption and could also be used to allow parking reductions for special needs housing.</p>	
<p>23. The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following:</p> <p>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.</p>	<p><u>Responsibility:</u> City Council and City Clerk</p> <p><u>Time Frame:</u> Distribute information twice a year</p>	<p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4<sup>th</sup> and 5<sup>th</sup> planning cycles.</p>	<p>Continue. See Program HI-3.</p>



Program		Implementation status	Continue/Modify/Delete
h) Local Employment Opportunities.			
<p>24. The City, will conduct proactive efforts to assist multi-development for low- and moderate-income households through the following specific actions:</p> <p>a) Assist developers in identifying suitable sites  b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities  c) Continue offering pre-application meetings to assist in developmental issues and concerns.</p>	<p><u>Responsibility:</u> City Clerk, Planning Department, and City Council  <u>Time Frame:</u> Ongoing, but the funding search will begin upon adoption of this update.</p>	<p>a) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites.</p> <p>b) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, no eligible projects were proposed in the City.</p> <p>c) During the 4<sup>th</sup> and 5<sup>th</sup> planning cycles, the City continued to provide free application assistance meetings to applicants pursuing housing projects.</p>	<p>Modify. See Program HI-5 and HI-14.</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  <u>Time Frame:</u> If application program is identified and program funds are available, City will submit one application in next five-year period.</p>	<p>The City was contacted by one developer interested in developing senior housing during the 5<sup>th</sup> planning cycle. The project ultimately did not move forward.</p>	<p>Modify. See Program HI-5.</p>

# Community Profile

## Population Characteristics

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

## Population Growth

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

**Table 3: Population Growth 2010-2020**

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

Source: 2010 and 2020 Decennial Census Redistricting Data.

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

## Age Characteristics

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

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

**Table 4: Population by Age (2019)**

Age Group	Number	Percentage
0 to 9 years	80	8.9%
10 to 19 years	27	3.0%
20 to 24 years	22	2.4%
25 to 34 years	241	26.8%
35 to 44 years	58	6.5%
45 to 54 years	42	4.6%
55 to 59 years	66	7.3%
60 to 64 years	149	16.5%
65 to 74 years	156	17.3%

Age Group	Number	Percentage
75 to 84 years	43	4.8%
85 years and over	18	2.0%
Median age (years)	50.5	(X)

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

## Employment Trends

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

**Table 5: Employment by Industry (2019)**

Industry	Number	Percentage
Civilian employed population 16 years and over	506	100.0%
Agriculture, forestry, fishing and hunting, and mining	16	3.2%
Construction	32	6.3%
Manufacturing	60	11.9%
Wholesale trade	4	0.8%
Retail trade	8	1.6%
Transportation, warehousing, and utilities	14	2.8%
Information	13	2.6%
Finance, insurance, real estate, rental, and leasing	7	1.4%
Professional, scientific, management, administrative, and waste management services	63	12.5%
Educational services, health care, and social assistance	178	35.2%
Arts, entertainment, recreation, accommodation, and food services	72	14.2%
Other services, except public administration	15	3.0%
Public administration	24	4.7%

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

## Household Characteristics

### Households Type and Size

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

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

**Table 6: Household Characteristics (2019)**

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

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

## Overcrowding

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

**Table 7: Overcrowded Households (2019)**

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

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

## Household Income

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

- Extremely Low Income Up to 30 percent of area median income (AMI; \$0–\$25,750)
- Very Low Income 31–50 percent of AMI (\$25,751–\$32,400)
- Low Income 51–80 percent of AMI (\$32,401–\$51,850)
- Moderate Income 81–120 percent of AMI (\$51,851–\$77,750)
- Above Moderate Income Above 120 percent of AMI (\$77,751 or more)

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

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Moderate	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650

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

## Lower Income Households and Overpayment

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

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

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

Total Households Characteristics	Number	Percent of Total Households
<b>Total occupied units (households [HH])</b>	<b>530</b>	<b>100.0%</b>
Total Renter HH	225	42.5%
Total Owner HH	305	57.5%
Total lower income (0-80% of HAMFI <sup>1</sup> ) HH	210	39.6%
Lower income renters (0-80%)	135	25.5%
Lower income owners (0-80%)	75	14.2%
Extremely low-income renters (0-30%)	35	6.6%
Extremely low-income owners (0-30%)	10	1.9%
Lower income HH paying more than 50%	88	16.6%
Lower income renter HH severely overpaying	54	10.2%
Lower income owner HH severely overpaying	34	6.4%
Extremely Low Income (0-30%)	40	7.5%

Total Households Characteristics	Number	Percent of Total Households
ELI Renter HH severely overpaying	30	5.7%
ELI Owner HH severely overpaying	10	1.9%
Income between 30%-50%	24	4.5%
Income between 50% -80%	24	4.5%
Lower income HH paying more than 30%	136	25.7%
Lower income renter HH overpaying	98	18.5%
Lower income owner HH overpaying	38	7.2%
Extremely Low Income (ELI; 0-30%)	44	8.3%
Income between 30%-50%	39	7.4%
Income between 50% -80%	53	10.0%
<b>Total HH Overpaying</b>	<b>174</b>	<b>32.8%</b>
<b>Total Renter HH Overpaying</b>	<b>102</b>	<b>19.2%</b>
<b>Total Owner HH Overpaying</b>	<b>72</b>	<b>13.6%</b>
<b>Total HH paying between 30%-50% Income</b>	<b>86</b>	<b>16.2%</b>
<b>Total households paying &gt; 50% Income</b>	<b>88</b>	<b>16.6%</b>

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

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

## Housing Stock Characteristics

### Vacancy and Housing Availability

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

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

**Table 10: Residential Vacancy Rate (2019)**

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

Type	Number	Percentage
<b>Total Housing Units:</b>	<b>507</b>	<b>100.0%</b>

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

## Housing Tenure

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

**Table 11: Household Tenure (2019)**

Label	Number	Percentage
Owner occupied Units	255	59.6%
Renter occupied Units	173	40.4%
<b>Total</b>	<b>428</b>	<b>100.0%</b>

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

## Unit Type

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

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

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

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

## Housing Age and Conditions

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

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

**Table 13: Age of Housing Stock (2019)**

<b>Year Built</b>	<b>Number</b>	<b>Percentage</b>
Built 2014 or later	10 <sup>1</sup>	1.9%
Built 2010 to 2013	6	1.2%
Built 2000 to 2009	37	7.1%
Built 1990 to 1999	39	7.5%
Built 1980 to 1989	61	11.8%
Built 1970 to 1979	51	9.9%
Built 1960 to 1969	63	12.2%
Built 1950 to 1959	50	9.7%
Built 1940 to 1949	33	6.4%
Built 1939 or earlier	167	32.3%
<b>Total</b>	<b>517</b>	<b>100.0%</b>

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

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

## Housing Costs and Affordability

### Rental Housing Costs

Based on market trends, in Blue Lake for all rentals, the median rent per month was \$1,425, and the average rent per month was \$1,850.<sup>1</sup>

### Sales Prices

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

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

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

<sup>1</sup> City of Blue Lake, February, 2022.



## Housing Affordability

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

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

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

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

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

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

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

## Assisted Units at Risk of Conversion

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

## Special Needs Groups

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

## Senior Households

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

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

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

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

## Persons with Disabilities

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

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

**Table 16: Persons with Disabilities (2019)**

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

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

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

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

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

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

## Development Disabilities (Senate Bill 812)

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

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

**Table 18: Persons with Developmental Disabilities (2020)**

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

Source: California Department of Developmental Services 2020.

## Redwood Coast Regional Center

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

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

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

## **Large Families**

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

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

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

## **Female-Headed Households**

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

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

## **Farmworkers**

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

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

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

## **Homeless Persons**

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

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

## **Students**

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

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

## Housing Resources and Opportunities

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

### Regional Housing Need

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

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

**Table 19: Regional Housing Need, 2019–2027**

Income Group	Total RHNA
Very Low*	7
Low	4
Moderate	5
Above Moderate	7
<b>Total</b>	<b>23</b>

Source: City of Blue Lake, February 2022

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

### Unaccommodated Need

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

**Table 20: Unaccommodated Regional Housing Need, 2014–2019**

Income Group	Total RHNA
Very Low	4
Low	1
Moderate	2
Above Moderate	4
<b>Total</b>	<b>11</b>

Source: City of Blue Lake, February 2022

## Adequate Sites Inventory and Analysis

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

### Available Sites

As shown in **Table 21** - Inventory of Vacant Land Available for Residential Development below, as of February 2022 there remained approximately 20 vacant, residentially or mixed-use zoned lots (R-1, PDR, MU, or O) within City boundaries. Vacant parcels are shown in **Figure 1**. The sites shown in **Figure 1** and listed in **Table 21** are categorized into three categories, likely developable (green), questionably developable (yellow), and likely not developable (red). Site capacity has been adjusted based on these site constraints.

Yellow sites are as follows:

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

Red Sites are as follows:

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

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

In addition to the vacant parcels in the City, there are a number of underutilized lots that could be further developed with residential uses including higher density multi-family units and improvements. Several of the lots in the PDR and O zones could be further subdivided for the purposes of creating more developable parcels. As shown in **Table 22** – Inventory of Underutilized Land Available for Residential development, as of February 2022 there are approximately 24 underutilized, residentially or mixed-use zoned lots (R-1, R-3, PDR, MU, O, or HC). Underutilized parcels are shown in **Figure 2**. The sites shown in **Figure 2** and listed in **Table 22** are categorized into two categories, likely developable (green) and questionably developable (yellow). Site capacity has been adjusted based on the configuration of existing development and various site constraints (for example, irregular shape, wetlands and drainages, access, etc.).

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

APN	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	--
<b>R-1 Total</b>	<b>1.55</b>				<b>6</b>		
025-111-006	0.29	MD	PDR	Single-family 1 unit/ 6,000 sf	0	Wetlands, riparian habitat	--
025-121-008	1.88	MD	PDR	Single-family 1 unit/ 6,000 sf	13	--	Lower
025-121-027	0.21	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-121-032	0.15	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate



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

Source: City of Blue Lake, February 2022

**Table 22 – Inventory of Underutilized Land Available for Residential Development**

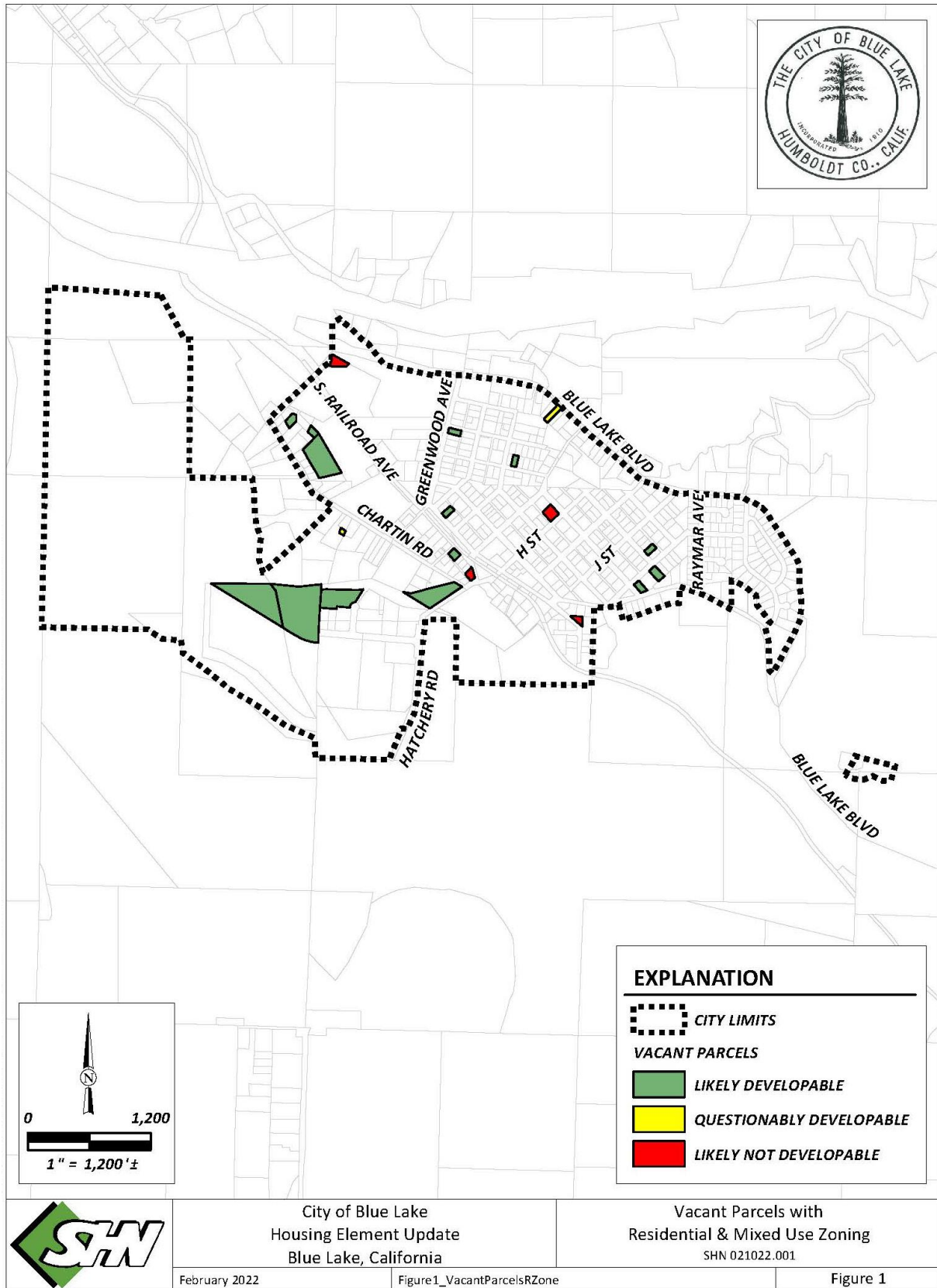
APN	Acres	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-022-010	0.47	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-032-005	0.31	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Existing development requiring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

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

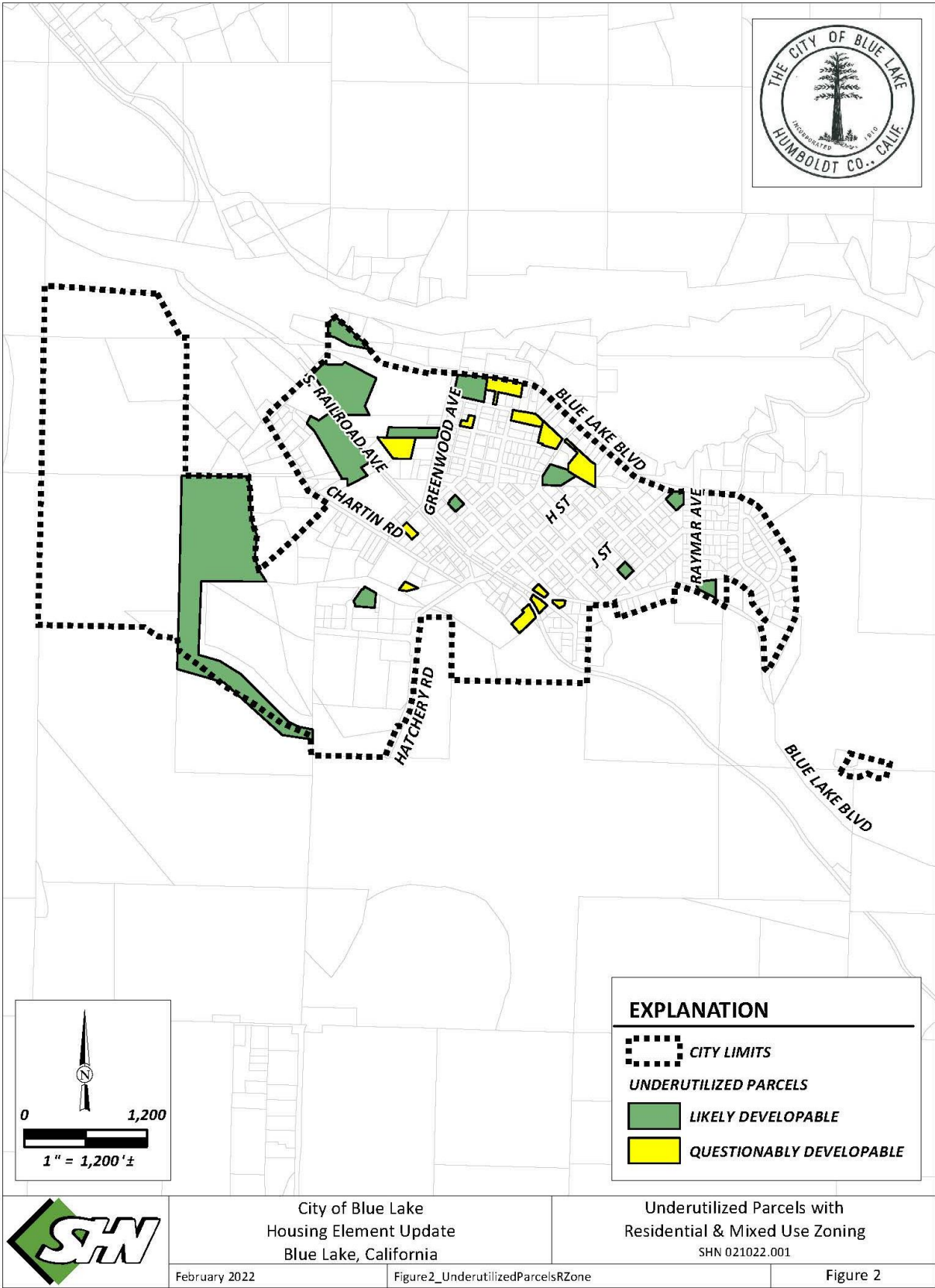
APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
312-161-020	26.6	MU	O	Multi-family 1 unit/ 2,500 sf	70	Location of existing improvements, creek, creek setback, floodplain, riparian habitat	Lower
<b>O Total</b>	<b>27.34</b>				<b>82</b>		
025-111-001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

Source: City of Blue Lake, February 2022

**Figure 1 – Vacant Sites Inventory**



**Figure 2 – Underutilized Sites Inventory**



## Alternate Affordable Housing Options

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

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

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

## Meeting the Regional Housing Need

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

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

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

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

Source: City of Blue Lake, February, 2022

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

## Site Constraints

### Circulation Infrastructure

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

### Service Infrastructure

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

## Water and Sewer Capacity

### Wastewater

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

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

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

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



uses, and 40 REUs were then made available for non-residential use. Non-residential development requests for use of sewer capacity may be approved by the City Manager, if equal to or less than one REU. Requests that exceed one REU must be approved by the City Council.

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

## **Water Supply**

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

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

## **Stormwater Infrastructure**

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

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

## **Seismic / Slope Conditions**

### ***Seismicity***

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

Cascadia Subduction Zone (CSZ), a 750-mile-long thrust fault capable of producing a megathrust quake of magnitude 9.0 or more. The tectonic activity most relevant to Humboldt County is the movement of the Gorda and Juan de Fuca plates underneath the North American plate. This movement causes the Earth's crust to compress and break, resulting in an extensive system of onshore faults and frequent offshore earthquakes. The City of Blue Lake is located in close proximity to United States Geologic Survey mapped faults in the Mad River Fault Zone and is vulnerable to shaking caused by a rupture of any of these faults. The closest Alquist Priolo Zone to the City is approximately 0.75 miles southwest on the eastern side Fickle Hill.

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

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

### ***Stability***

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

## **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). The City is also at risk of flooding resulting from a failure of the upstream Matthews Dam.

### ***Wetlands***

A few of the 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 parcels with development potential that have the largest wetland areas include APNs 025-101-007, 025-101-013, and 025-

111-007. 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 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.

### **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

# 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 are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

## Zoning Standards

As indicated in **Table 24**, 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 21** and **Table 22**, 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 Residential High Density (RHD) Combining Zone to sites greater than 1-acre in the MU, O, or PDR zones to allow multi-family residential uses by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City will also review development standards including, but not limited to, height, lot coverage and density, to ensure they do not constrain the development of housing (see Program HI-14).

**Table 24 – Development Standards from the City of Blue Lake Zoning Code**

	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					

	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
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 <sup>1</sup>		35 feet
Single-Family	No				15-20(max)-4	
Multi-Family	Yes				25-25-10	
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					
O		15,000 s.f.	70%	1/2,500 <sup>2</sup>	Variable <sup>3</sup>	35-45 feet
Single-Family	No					
Multi-Unit (≤4)	No					
Multi-Unit (5+)	Yes					

<sup>1</sup>Unless modified by D combining zone

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

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

## Typical Densities for Development

As indicated in **Table 24** 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 25**. 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 25: 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, emergency shelters, and transitional housing. **Table 26** summarizes the permitted housing types.

**Table 26: 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 <sup>1</sup>	p <sup>4</sup>
Two-Family Dwellings	CUP	P	P	CUP	P	P	CUP <sup>2</sup>	--
Three-Family Dwellings	--	--	P	CUP	P	P	CUP <sup>2</sup>	--
Four-Family Dwellings	--	--	P	CUP	P	P	CUP <sup>3</sup>	--
Multi-family (5+ Units)	--	--	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	--
Rooming and Boarding Houses	--	CUP	CUP	CUP	CUP	--	CUP <sup>3</sup>	--
Rest Homes	CUP	--	--	CUP	--	--	--	--
Mobile Homes Parks	--	--	CUP	CUP	--	--	--	--
Manufactured Homes (Single) <sup>5</sup>	P	P	P	P	P	P	P	P
Accessory Dwelling Unit <sup>6</sup>	P	P	P	P	P	P	P	P

P – Principally Permitted

CUP – Conditional Use Permit

-- Use Not Allowed

<sup>1</sup>Secondary to a commercial use in RC and SC zones

<sup>2</sup>Secondary to a commercial use in the RC zone. Not allowable in the SC zone.

<sup>3</sup>Only allowable in the HC zone.

<sup>4</sup>One (1) dwelling unit per ten (10) acres

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

<sup>6</sup>State law allows accessory dwelling units in any zone that allows a single-family residence

## 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 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit. 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 after adoption of the Housing Element update.

While it is unlikely due to the limited services that an emergency shelter would be developed in the City of Blue Lake, the Mixed-Use (MU) and Opportunity (O) zones have 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 due to the limited space available in existing vacant buildings in the Downtown area.

## Housing for Persons with Disabilities

In compliance with SB 520, a complete evaluation of the City’s zoning laws, practices, and policies was done as a part of the Housing Element update process.

- **Reasonable accommodations.** The City’s Zoning Code 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.
- **Separation requirements.** Once the portion of implementation program HI-1 related to residential care facilities is adopted, the City’s Zoning Code will not impose any separation requirements between residential care facilities.
- **Site planning requirements.** Once the portion of implementation program HI-1 related to residential care facilities is adopted, site planning requirements for residential care facilities will be no different than for other residential uses in the same zone.
- **Definition of family.** The City’s current 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.one person.” The City has included implementation program HI-1, which requires updating the definition of family to ensure it is consistent with current housing law.

## Accessory Dwelling Units

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 to the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for accessory dwelling units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City. The City has included program HI-1 to comply with current State law regarding accessory dwelling units.

## Local Processing and Permit Procedures

Shown in **Table 27** are the typical permit processing times for residential development.

**Table 27: Typical City Permit Process and Timelines**

Type of Approval or Permit	Typical Processing Time	Approval Body
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
Parcel Maps	4-6 months	Planning Commission
Initial Study	3-4 months	Planning Commission
Environmental Impact Report	6-8 months	Planning Commission

Shown in **Table 28** are the typical processing procedures for residential development.

**Table 28: 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
<b>Est. Total Processing Time</b>	<b>1 to 2 months</b>	<b>4 to 6 months</b>	<b>2 to 3 months</b>

Source: City of Blue Lake, 2022.



## 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 of the three categories of guidelines is provide below.

- **Residential Design Guidelines for Historic Designated Structure.** 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.
- **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.
- **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.

The City's design guidelines have not been adopted as part of the Municipal Code and, therefore, are only recommendations for development in the City. In addition, the guidelines only apply to historic designated structures, development in the downtown area, and development in the Mixed-use zone. Due to their limited applicability, these design guidelines are not a burden on new housing development in Blue Lake.

## Planning and Building Permit Fees

The City uses full-cost recovery for its planning and building permitting and ministerial approval processes. The most common discretionary approvals for housing development in the City are conditional use permits, site plan approval, and minor subdivisions. The minimum fee deposits charged for these application types are listed below. The actual average costs for these application types are also noted.

- Conditional Use Permit = \$650 fee deposit (avg. actual cost = \$1,500)
- Site Plan Approval = \$440 (avg. actual cost = \$1,000)
- Minor Subdivision = \$1,700 (avg. actual cost = \$8,000)

## Development Fees

The City does not have development impact fees.

## **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 the 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. Therefore, enforcement of the Building Code is not viewed as an obstacle to the provision of affordable housing in the city.

### **On- and Off-Site Improvements**

The following are the general improvement requirements contained in Chapter 16.08 (Improvement Requirements) of the City’s Subdivision Code (Municipal Code Title 16, as amended):

- 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.

## Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

## 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 29** illustrates interest rates as of March 1, 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

**Table 29: Interest Rates**

<b>Conforming</b>	<b>Interest</b>	<b>APR</b>
30-Year Fixed	3.750	3.853
15-Year Fixed	3.000	3.236
<b>Jumbo</b>		
30-Year Fixed	3.375	3.422
15-Year Fixed	3.125	3.246

Source: *www.wellsfargo.com, March 1, 2022.*

## 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 5<sup>th</sup> planning cycle. **Table 30** 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 30: Vacant Lots Sold 2014-2021**

<b>APN</b>	<b>Lot Size</b>	<b>Year Sold</b>	<b>Cost</b>
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*

## Residential Energy Conservation

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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](http://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](http://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

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**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.