

# City of Blue Lake

## Affordable Housing Project Q & A

**Q: Is The Project Site In The Flood Zone?**

**A: The project site is not located in the 100-year flood zone.**

**Q: What is Affordable Housing?**

**A: Housing Is Considered Affordable When a Tenant Spends 30% or Less of their Income on Housing Costs. In 2021, the Fair Market Rent for a 2-Bedroom Apartment in California was \$2,030.00. A Worker in California Must Earn \$39.03/hr. to Afford a 2 Bedroom Apartment**

**Q: Why is the City planning to build more units than is required by the RHNA allocation?**

**A: The City's RHNA allocation increases each housing cycle; the City will receive additional allocations each cycle and must provide adequately zoned parcels to facilitate development. The demand for housing far exceeds the City's allocation.**

**Q: Where will Residents Receive their Mail?**

**A: Mail delivery will be accommodated; a lack of PO boxes is not a significant barrier to development.**

**Q: Did the Zoning Change Trigger the Requirement to Accommodate Affordable Housing on the Proposed Site?**

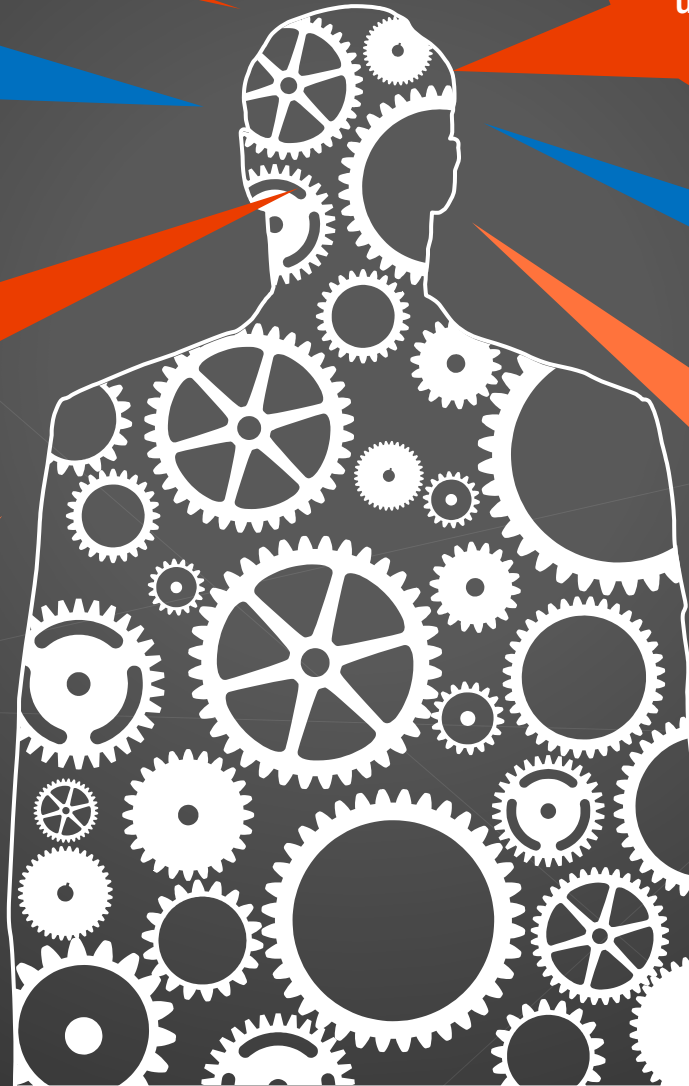
**A: The City is required to adequately zone for residential development; the Opportunity Zone allows for a mix of uses that includes residential development in proportion to the development of commercial/retail space. This encourages the development of a mixed-use environment.**

**Q: Can The Local Elementary School Accommodate Additional Students?**

**A: BL Elementary School has capacity to support additional students; the Superintendent is supportive of the development and looks forward to new students entering the school district.**

**Q: Will Affordable Housing Lower Property Values?**

**A: There is no data to support this assumption; in fact, it has been found that well developed and maintained developments raise property values and bring critical improvements to a community.**



# City of Blue Lake-Affordable Housing Project Q & A:

## What's in it for the City?

- The City will receive increased property taxes based upon the value of the land, as well as the lease hold improvements. The City will maintain ownership of the property.
- The City will receive sales tax from the revenue generated from the commercial/retail development, which is required by the O Zone.
- The City, as a partner to the development, will be part of the overall design, engineering and construction process. This allows the City greater control over design elements, tenant improvements and infrastructure investment.
- The City will require various improvements as part of the final ground lease and CUP. The City will require improvements to the wastewater treatment plant, trail improvements, sidewalks and streetscape lighting, bus stops, pedestrian/bicycle and equestrian improvements, EV charging facilities, traffic mitigation, landscaping, etc...
- After 15 years of non-compliance, the City will attain compliance with State mandates.

## State Mandates:

The State of California mandates that all cities adequately plan and zone for housing development. This mandate goes further and allocates a number of units to each city; this allocation is updated and increased each housing cycle.

The State requires each City to adopt a compliant housing element as part of their general plan to facilitate housing development, including affordable housing. The State is imposing penalties and restricting access to funding to those cities that fail to comply with the various housing mandates. Cities with zoning regulations that are out of compliance with State mandates have lost their ability to implement their regulations and are subject to State development standards. Cities cannot zone themselves out of housing; it is not legitimate to impose a zoning designation for the purpose of preventing housing development.

Surplus Lands Act: The SLA requires that local agencies, on a yearly basis, notice affordable housing developers, of unused, or underutilized lands held by the agency. The agency/City may not pursue any type of development or disposition of a parcel until the SLA process has been undertaken. Exceptions to this process are strictly limited.

The City of Blue Lake is in the final stage of the process to adopt a compliant housing element. Allowing housing in the Powers Creek District is part of this compliance strategy.

## Community Impacts:

**Traffic Impacts:** The City is in the process of finalizing a multi-year traffic plan to mitigate various traffic issues in the City. Specific improvements are planned and funded for the designated truck route. Improvements include raised crosswalks and speed tables along Greenwood and Hatchery, along with designated bike/ped lanes and oversized sidewalks to facilitate safe travel spaces. Additional improvements include landscape installations, signage and improved crossing areas. The City is in the final process of receiving funding to construct the improvements.

Additional improvements are proposed for the Powers Creek Trail to facilitate alternate routes for bike/ped/equestrians to access the Powers Creek District.

**Transportation:** Transit improvements will be required as part of the development, including the addition of a bus stop.

**Design & Performance Standards:** The Opportunity Zone contains development standards, addressing issues such as lighting, noise, parking, landscaping, density, setbacks, etc... The project will go through the CEQA process to identify and minimize any potentially significant environmental impacts.

**Law Enforcement Impacts:** There is no data to support the position that affordable housing increases crime rates in a community. The proposed development will house an on-site manager and all tenants will be pre-screened through a background and credit check process. The proposed development is a mixed-income development, which allows a range of income levels to qualify for tenancy. Increasing development in a mixed-use fashion will increase foot traffic at the property and the development will include lighting and security installations. Revenue generated from the project will support general fund expenses which include support for law enforcement services.

**Mental Health Services:** The proposed project is an affordable housing project, which will allow a range of income earners to qualify for tenancy; there are no plans to provide on-site mental health services.

# Examples of Mixed-Use Development Projects



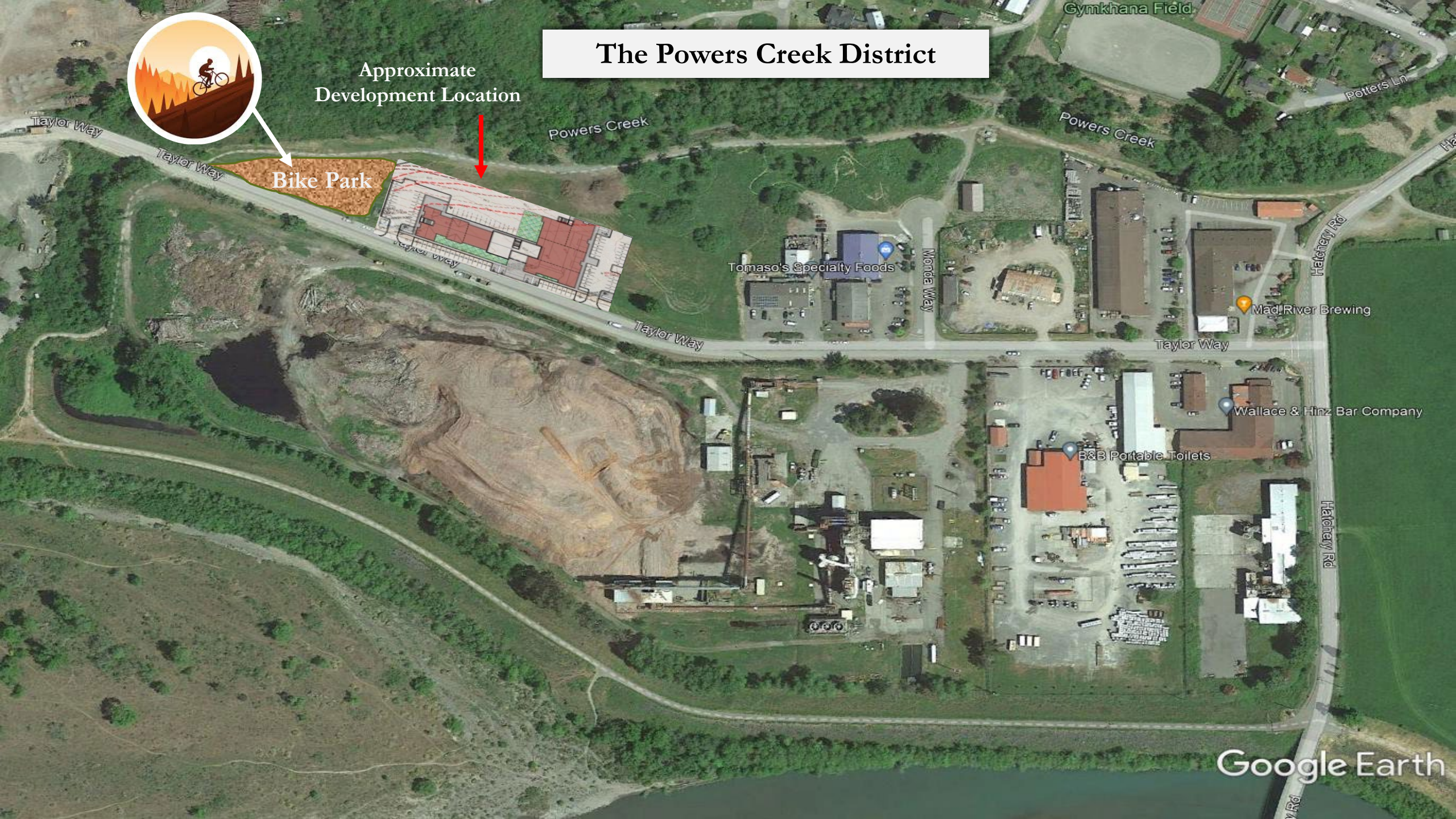
# The Powers Creek District

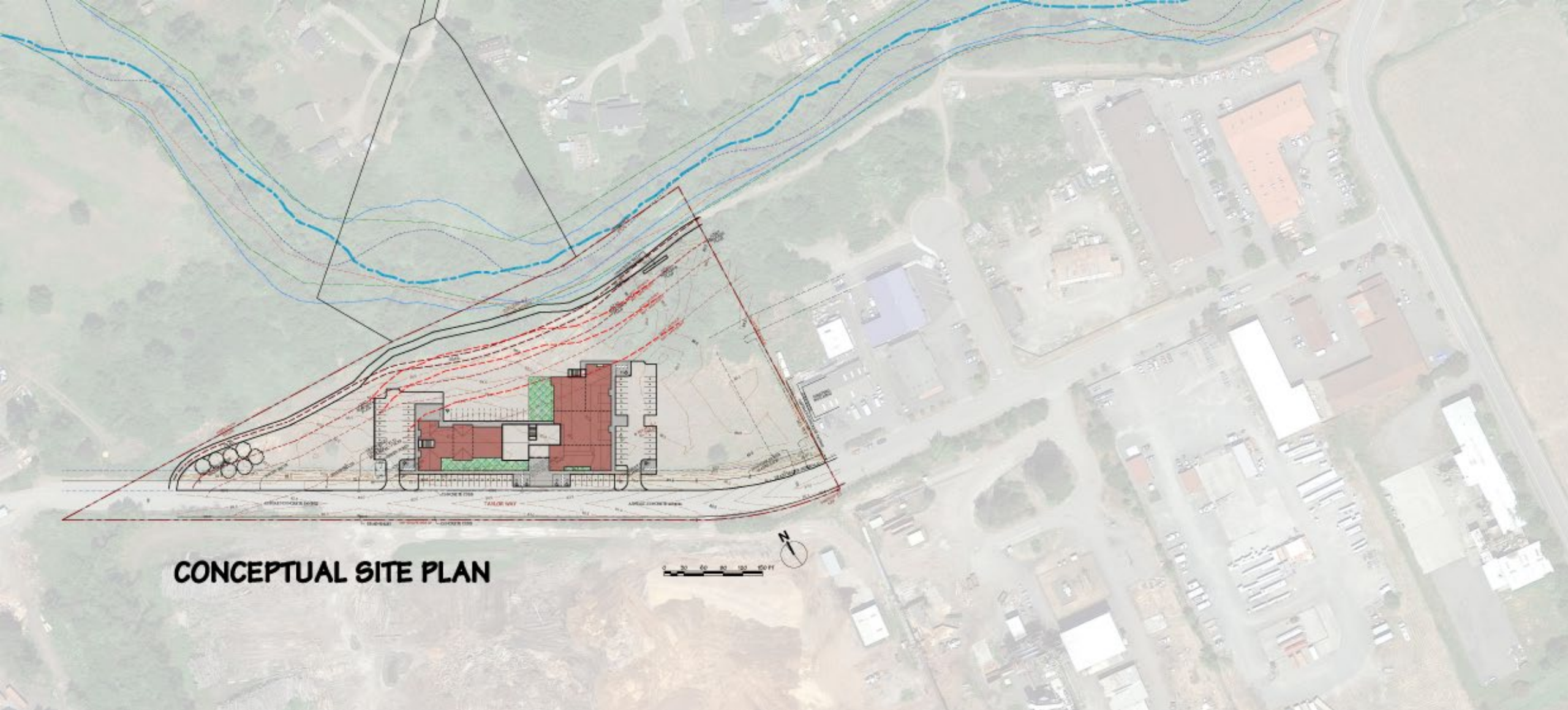


Approximate  
Development Location



Bike Park





**CONCEPTUAL SITE PLAN**

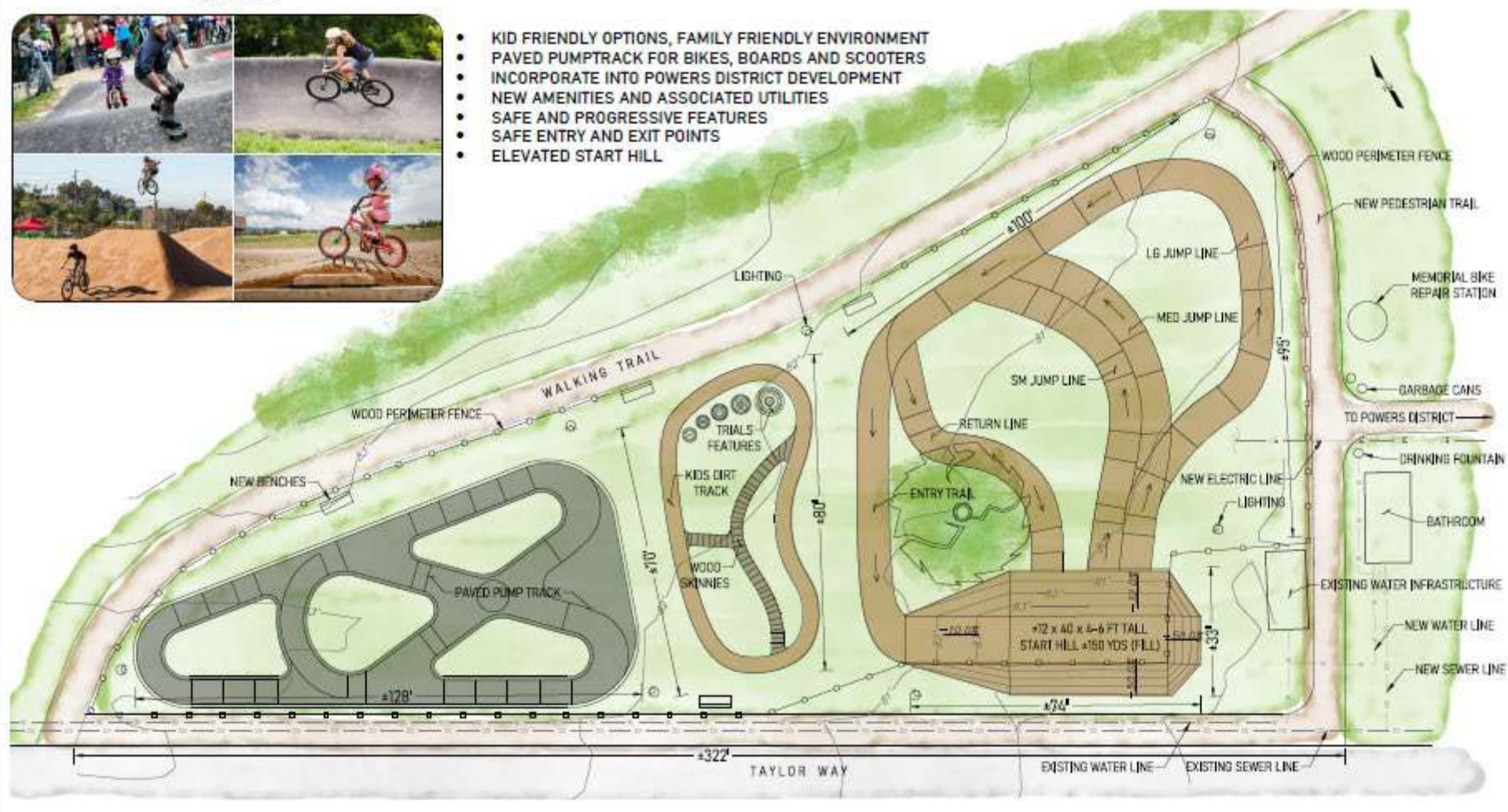
- [K. BOODJEH ARCHITECTS](#) ARCHITECTURE AND PLANNING – CONCEPTUAL SITE PLAN

# BLUE LAKE BIKE PARK

NOT TO SCALE



- KID FRIENDLY OPTIONS, FAMILY FRIENDLY ENVIRONMENT
- PAVED PUMPTRACK FOR BIKES, BOARDS AND SCOOTERS
- INCORPORATE INTO POWERS DISTRICT DEVELOPMENT
- NEW AMENITIES AND ASSOCIATED UTILITIES
- SAFE AND PROGRESSIVE FEATURES
- SAFE ENTRY AND EXIT POINTS
- ELEVATED START HILL



The DANCO Project is an Affordable Housing Project with a **Mix** of Qualifying Income Levels.

The Project is Proposed to have 40 Units and Include 1, 2, and 3 Bedroom Units.

The Income Composition Must **Average** 60% MHI and will Include Market Rate Units.

### Qualifying Income Levels

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
<b>HUMBOLDT</b>								
100% Income Level	\$54,600	\$62,400	\$70,200	\$77,900	\$84,200	\$90,400	\$96,600	\$102,900
80% Income Level	\$43,680	\$49,920	\$56,160	\$62,320	\$67,360	\$72,320	\$77,280	\$82,320
70% Income Level	\$38,220	\$43,680	\$49,140	\$54,530	\$58,940	\$63,280	\$67,620	\$72,030
60% Income Level	\$32,760	\$37,440	\$42,120	\$46,740	\$50,520	\$54,240	\$57,960	\$61,740
55% Income Level	\$30,030	\$34,320	\$38,610	\$42,840	\$46,310	\$49,720	\$53,130	\$56,580
50% Income Level	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
45% Income Level	\$24,570	\$28,080	\$31,590	\$35,055	\$37,890	\$40,680	\$43,470	\$46,305
40% Income Level	\$21,840	\$24,960	\$28,080	\$31,160	\$33,680	\$36,160	\$38,640	\$41,160
35% Income Level	\$19,110	\$21,840	\$24,570	\$27,265	\$29,470	\$31,640	\$33,810	\$36,015
30% Income Level	\$16,380	\$18,720	\$21,060	\$23,370	\$25,260	\$27,120	\$28,980	\$30,870
20% Income Level	\$10,920	\$12,480	\$14,040	\$15,580	\$16,840	\$18,080	\$19,320	\$20,580

# Affordable Housing in California...

Average Renter Wage: \$24.89/hr.

2-Bedroom Housing Wage Requirement: \$39.03/hr.

Retail Salesperson  
\$15.34/hr.

Teaching Assistant  
\$17.63/hr.

Administrative  
Assistant  
\$22.06/hr.

Home Health &  
Personal Care Aids  
\$14.41/hr.

Heavy Truck Driver  
\$24.44/hr.

Maintenance Worker  
\$22.62/hr.

Light Truck Driver  
\$20.35/hr.

General Laborers  
\$15.86/hr.

Bookkeeper  
\$24.12/hr.

Office Clerks  
\$19.12/hr.

Sales Representative  
\$31.67/hr.

Retail Supervisors  
\$21.17/hr.

Accountants  
\$38.96/hr.



# Recent Housing Laws Enacted to Increase Housing Production in California

- **SB 9**-Will allow homeowners to build two homes or a duplex on a plot zoned for a single-family house; and in some cases, allow the lot to be split to accommodate higher density development

- **SB 10**-Allows a City to bypass environmental review to build as many as 10 units on a single-family parcel near a transit hub or urban infill developments.

- **SB 8**-Accelerates the approval process for housing projects and limits fee increases on housing applications at the local level.

- **SB 290**-Grants bonuses, waivers and parking reductions to projects with qualifying affordable housing.



- **SB 478**-Prohibits agencies from imposing lot size restrictions that will preclude development; also restricts the use of CC & Rs to impose development restrictions.

- **AB 345**-Further facilitates ADU's

- **AB 1255**-Surplus Lands Act- Requires agencies to make a central inventory of all surplus land and to report such information to HCD by April 1<sup>st</sup> each year.

- **AB 1398**-Requires cities to upzone parcels to accommodate development if adequate parcels aren't available.

- **SB 6**-Requires local agencies to submit a yearly inventory of land suitable for residential development.