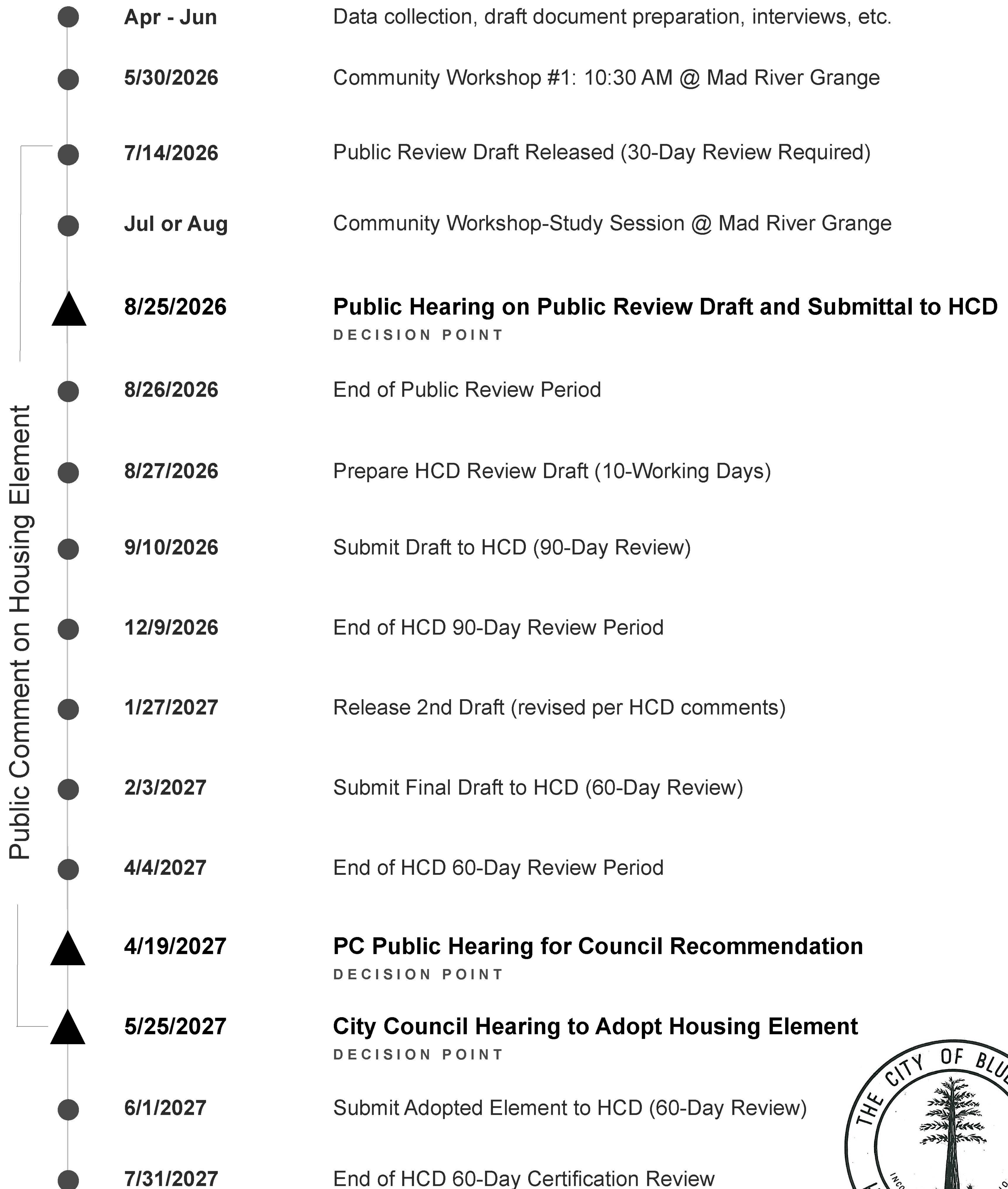


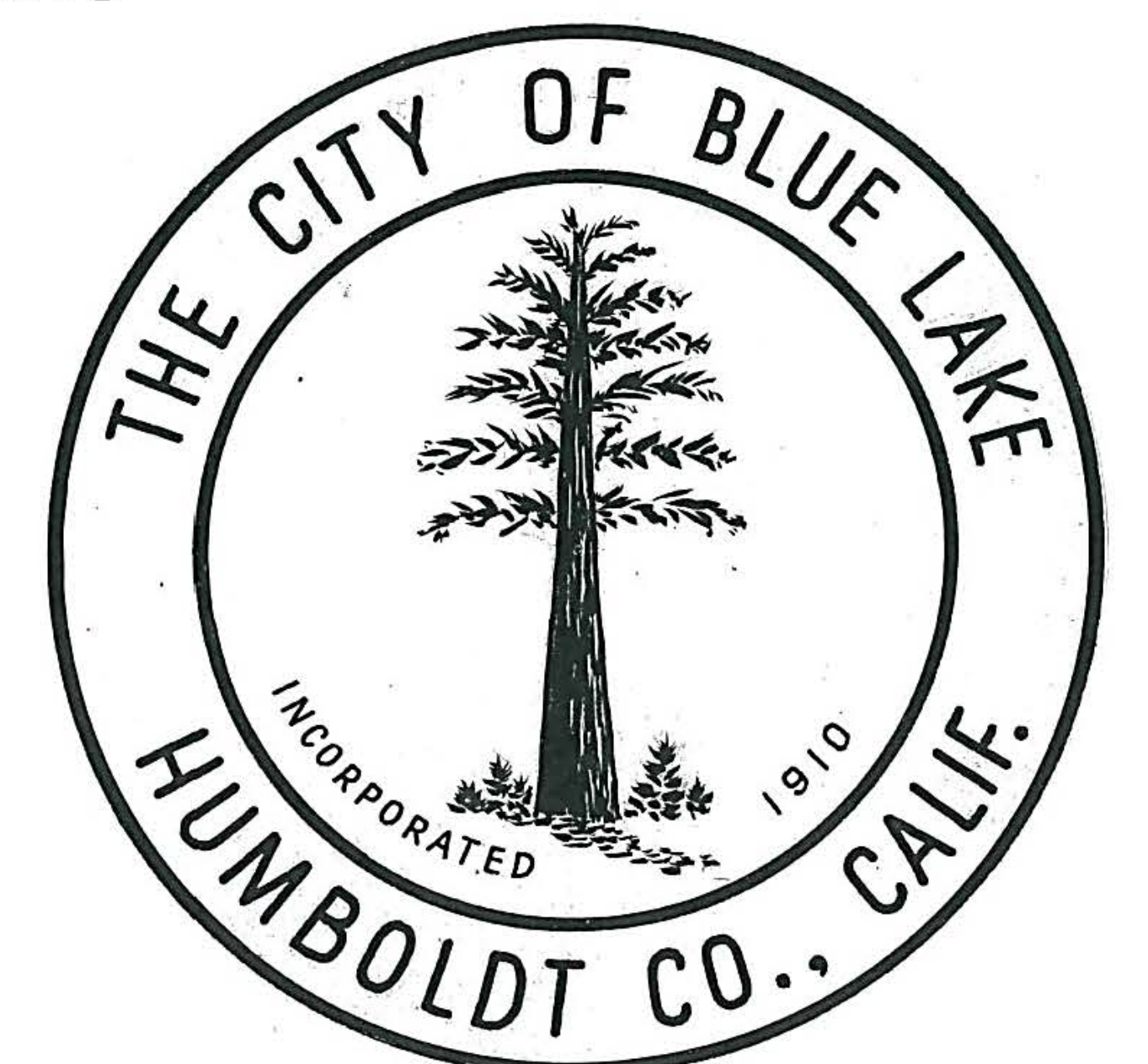
# Housing Element Update Timeline

Key Milestones • May 2026 – July 2027

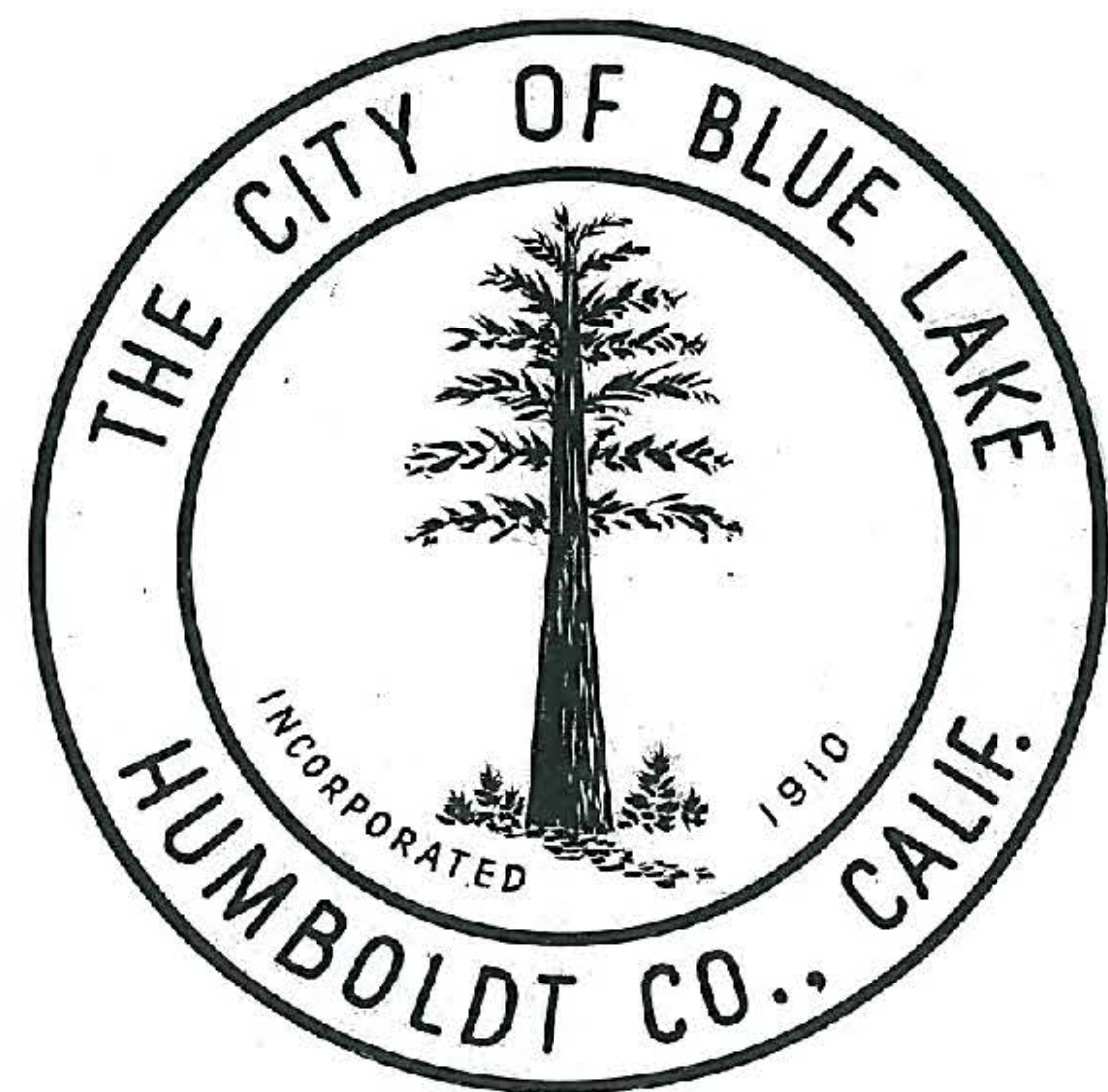
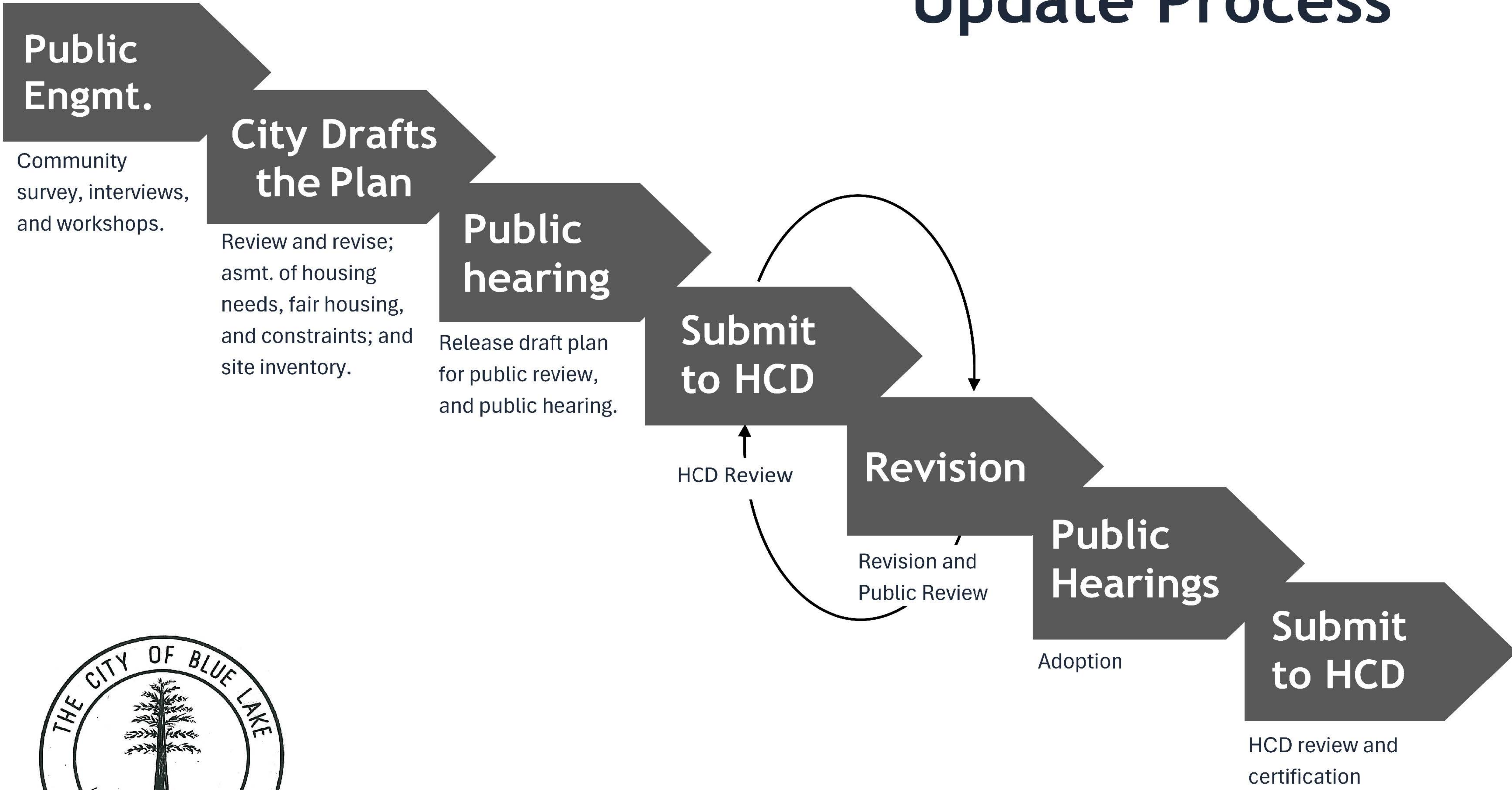


▲ Decision Point

● Milestone



# Housing Element Update Process

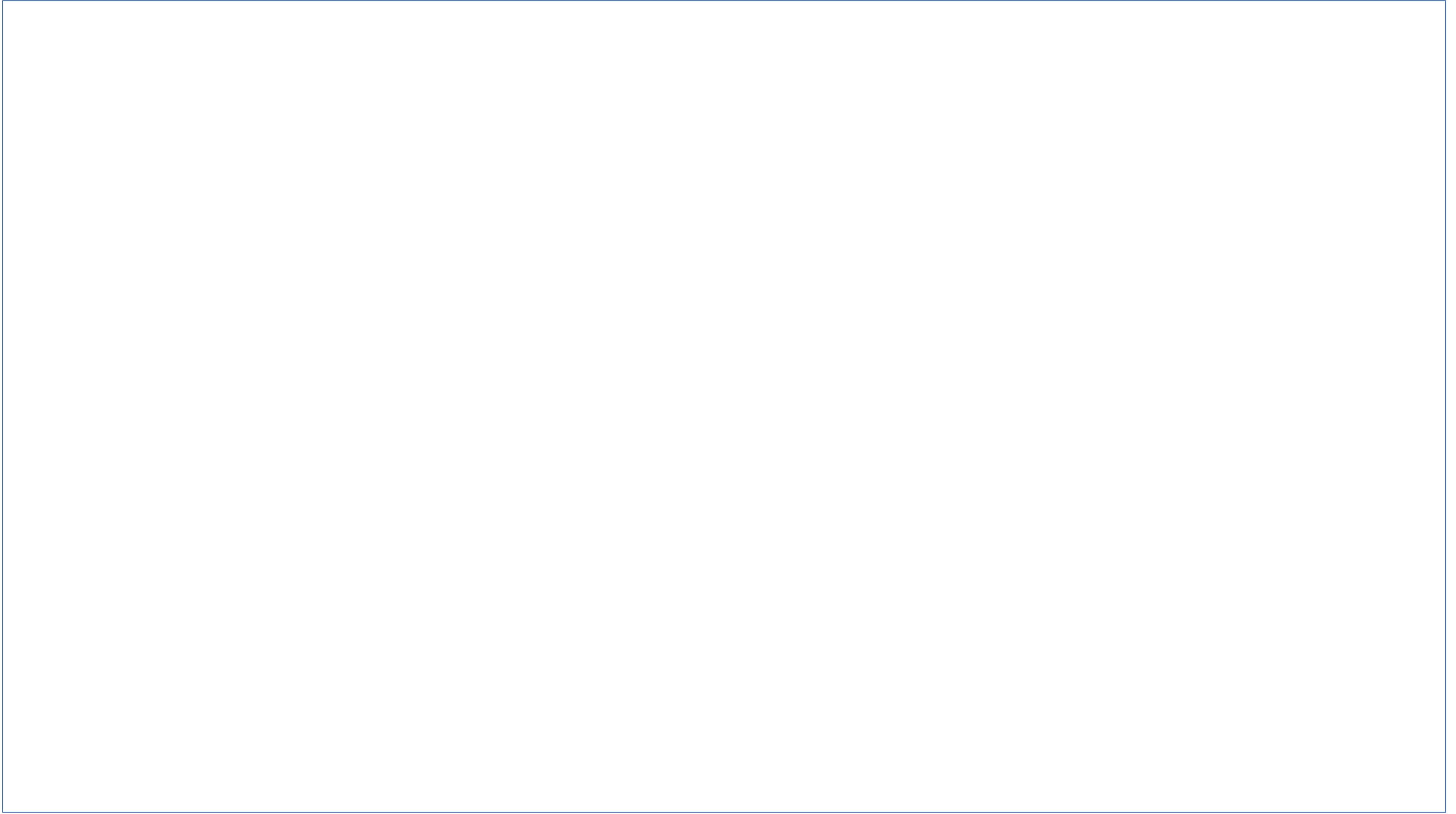


# What is the main reason you live in Blue Lake?

Vote for your top 3 with a sticker!

To be near my job.	To be near my spouse's / partner's job.	To be near my child's / children's school.	Quality of the school.
I'm a student at Del Arte / HSU / Cal Poly Humboldt.	Neighborhood/ cultural / recreational amenities.	Social networks (family or friends live in the City or nearby).	I grew up in Blue Lake.
I have lived in Blue Lake for a long time and have settled here.	The Blue Lake climate.	Other (write it down on a sticky note):	

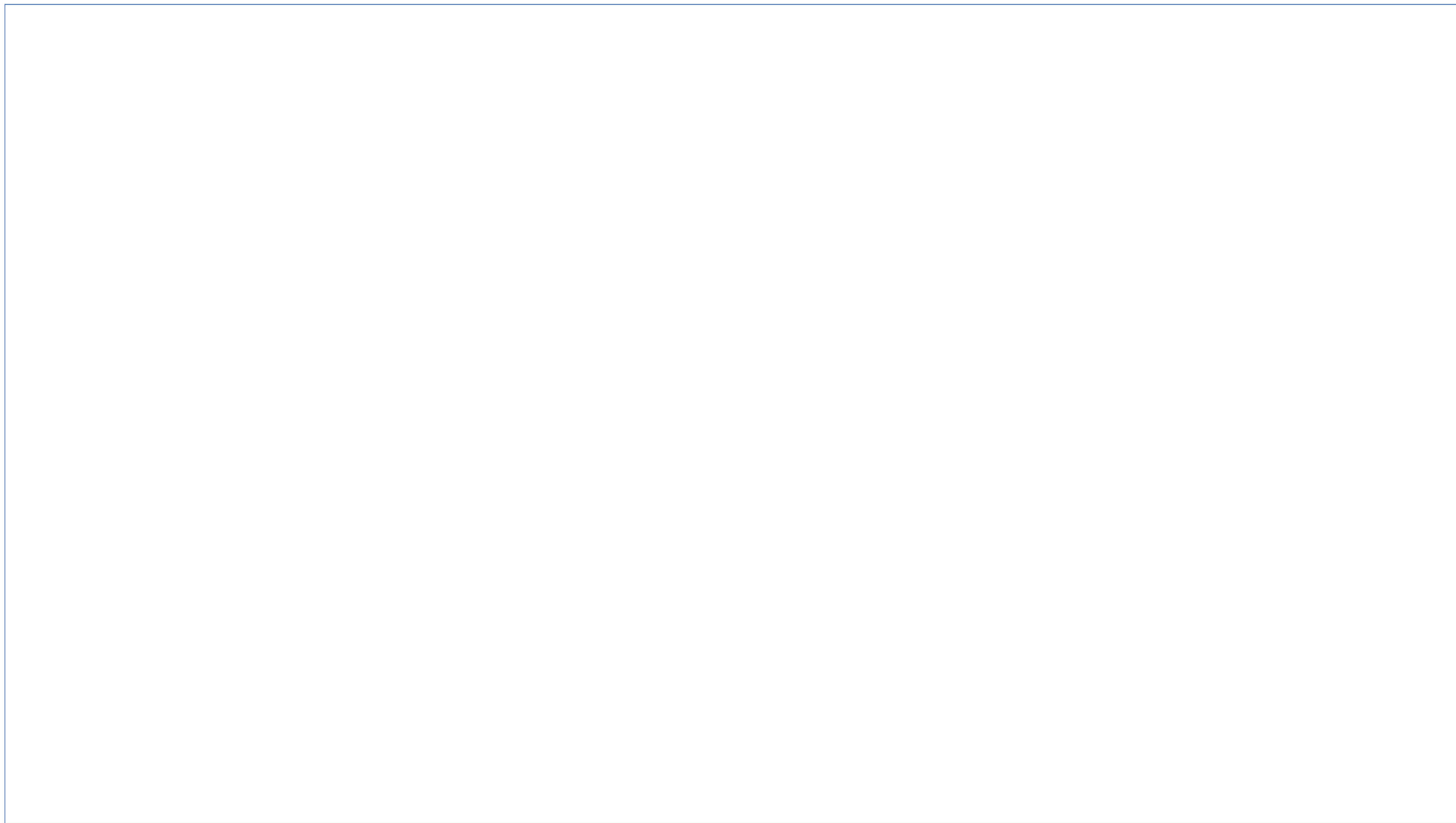
What are two things you love most about Blue Lake? What do you want to make sure remains stable as we plan for the future?



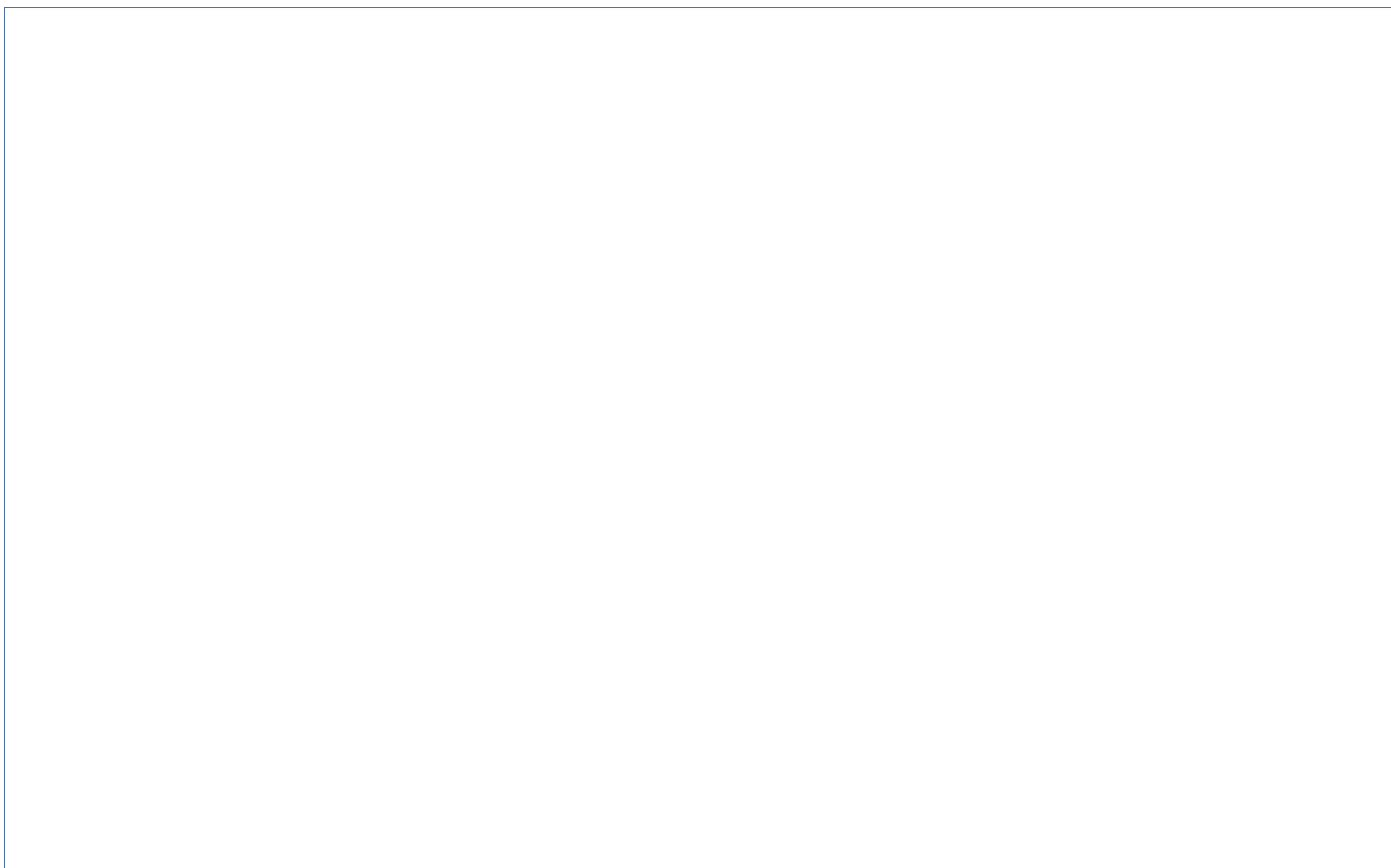
What are two things that Blue Lake does not currently provide that you wish it did?



What has your experience been like finding housing in Blue Lake? The experience of your friends or loved ones?



If you had a magic wand, what is one thing you want to change about housing in Blue Lake over the next ten years?



# Housing Element Requirements

Ensure Adequate Sites for a Variety of Housing Types and Tenures.

- Provide and Maintain Adequate Sites to Accommodate the RHNA throughout the Planning Period (2027-2035).

Increase Housing Production by Removing Constraints to Residential Development.

- Reduce Barriers to Housing Development.
- Facilitate Infill Development.

Facilitate the Development of Housing Affordable to Extremely Low-, Very Low-, Low-, and Moderate-Income Levels and Populations with Special Needs.

- Promote Housing Development Affordable to Residents at All Economic Levels.
- Support Funding for Deed-Restricted Affordable Housing.
- Support Housing Production for All Needs.

Promote Conservation and Preservation of Existing Housing Stock

- Facilitate Rehabilitation and Preservation of the Existing Housing Stock.
- Protect Residents from Displacement.

Affirmatively Further Fair Housing by Advancing Fair Housing, Equity, and Inclusion

- Reduce barriers by reasonable accommodation.
- Promote Mixed-Income Neighborhoods.
- Engage Underrepresented Residents.

*Blue Lake is required by the State of California to plan for the creation of 41 housing units between 2027 and 2035 (about 5 per year).*

State law requires that every housing element include an inventory of land suitable and available for residential development to meet the jurisdiction’s share of the regional housing need called the Regional Housing Needs Allocation (RHNA). The RHNA is broken into affordability categories based on Area Median Income (AMI).

Affordability Categories:

Acutely low income: households earning up to 15 percent of AMI

Extremely low income: households earning between 16 and 30 percent of the AMI

Very low income: households earning between 31 and 50 percent of the AMI

Low income: households earning between 51 and 80 percent of the AMI

Moderate income: households earning between 81 and 120 percent of the AMI

Above Moderate income: households earning over 120 percent of the AMI

What is the AMI? State law (the Health and Safety Code) prescribes the methodology that the California Department of Housing and Community Development (HCD) uses to update the State income limits. For planning and funding purposes, HCD has developed the affordability categories and income ranges to the right.

2025 Humboldt Co.	Number of Persons Per Household					
Income Category	1	2	3	4	5	6
Acutely Low	\$9,850	\$11,300	\$12,700	\$14,100	\$15,250	\$16,350
Extremely Low	\$19,750	\$22,550	\$26,650	\$32,150	\$37,650	\$43,150
Very Low	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500
Low	\$52,600	\$60,100	\$67,600	\$75,100	\$81,150	\$87,150
Area Median Income (AMI)	\$65,750	\$75,100	\$84,500	\$93,900	\$101,400	\$108,900
Moderate	\$78,900	\$90,150	\$101,450	\$112,700	\$121,700	\$130,750
Above Moderate	>\$78,900	>\$90,150	>\$101,450	>\$112,700	>\$121,700	>\$130,750

Blue Lake’s 7<sup>th</sup> Cycle Regional Housing Needs Allocation

Income Category	# of Units		RHNA + 15% Buffer
Acutely Low:	3	22 lower income RHNA units	22 RHNA Units + 4 Buffer Units 26 Total Units
Extremely Low:	7		
Very Low:	4		
Low:	8		
Moderate:	4	4	4 RHNA Units + 1 Buffer Units 5 Total Units
Above Moderate:	15	15	15 RHNA Units + 3 Buffer Units 18 Total Units
<b>Total</b>	<b>41 units</b>		<b>49 units</b>

Sites Inventory and a Sites Inventory Buffer

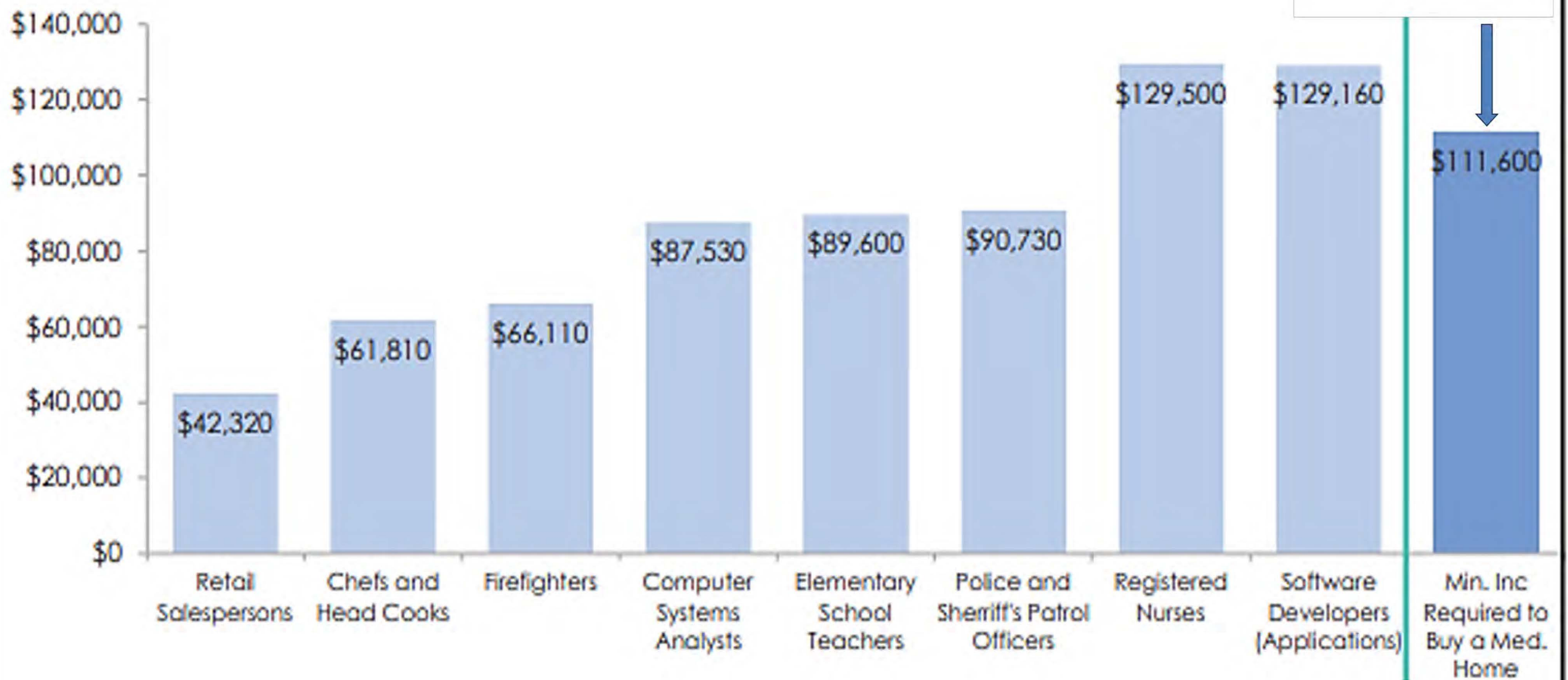
The Housing Element must contain a Sites Inventory that can accommodate the City’s RHNA. The Inventory will identify sites that could have the potential for new residential development during the 7th Cycle (2027 to 2035). Like the 6th Cycle, most of the sites in the Inventory will be privately owned. This means the decision to develop a piece of property remains with the property owners.

At all times during the 7th Cycle (2027-2035), the City must be able to accommodate all of its unmet RHNA. If a shortfall (aka deficit) occurs, State law requires the City to remedy shortfall in a timely manner. To remedy a shortfall, a city must identify appropriate site(s) that meet the statutory requirements. To ensure Blue Lake has sufficient capacity in its Sites Inventory to accommodate the RHNA, HCD’s recommended minimum buffer of 15% has been applied to the 22 RHNA lower income units, and the moderate and above moderate RHNA.

# How wages measured against income required to buy a home

**\$431,625**  
Humboldt County's 2023 median sales price for an existing detached single family home.

## Humboldt 2023 Annual Mean Wage

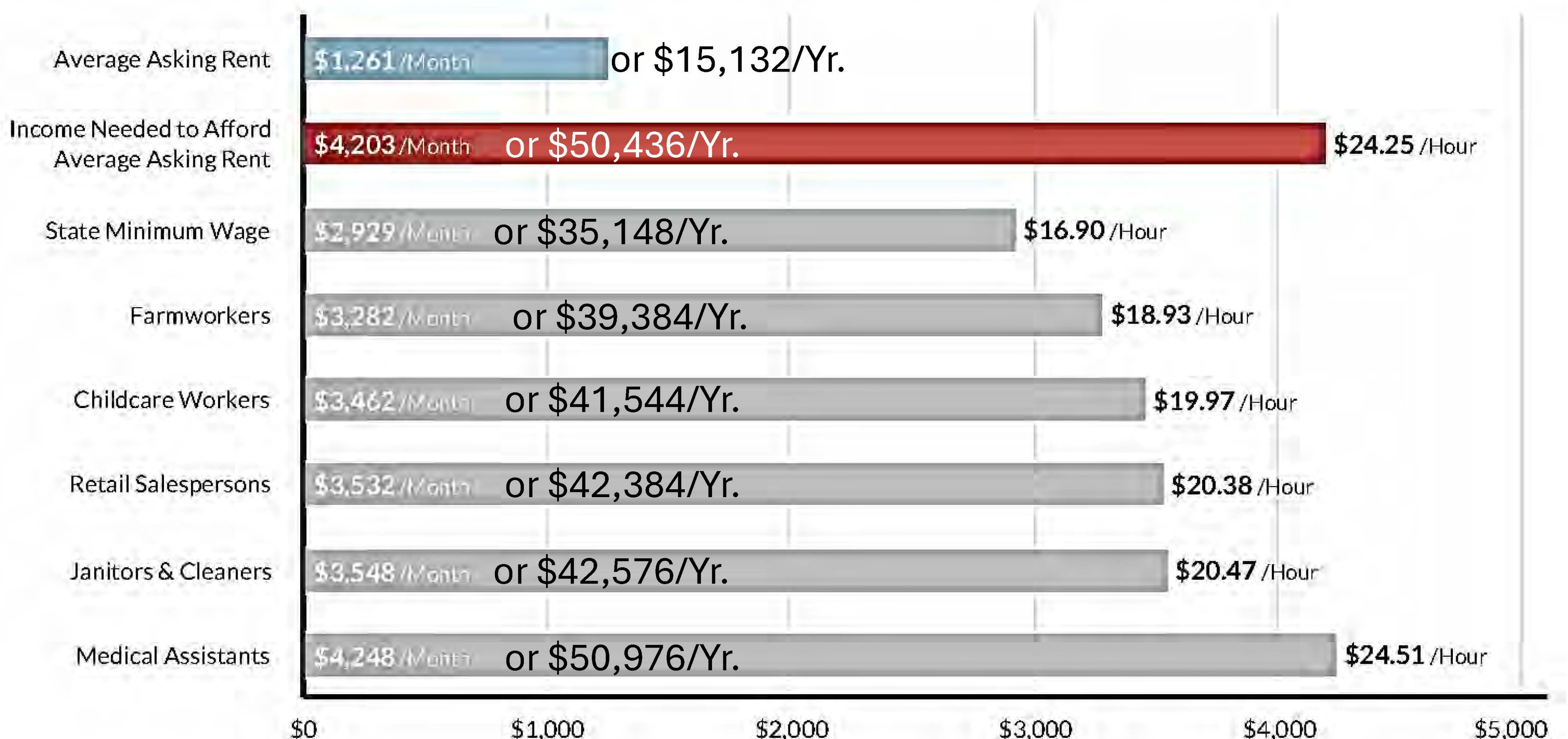


SOURCE: Bureau of Labor Statistics, C.A.R.

Source: <https://carorg.sharepoint.com/:b:/s/CAR-RE-PublicProducts/EaOBaHFhAJ9Jgq0awpAnf0cBTE2twng2xs67u3OKnztFwA?e=wYbtiB>, accessed 5/27/2026

## WHO CAN AFFORD TO RENT

Renters need to earn **1.4 times** the minimum wage to afford the average asking rent in Humboldt County.



Source: California Housing Partnership, Humboldt County Affordable Housing Needs Report, May 2026, calhousingpartnership.org

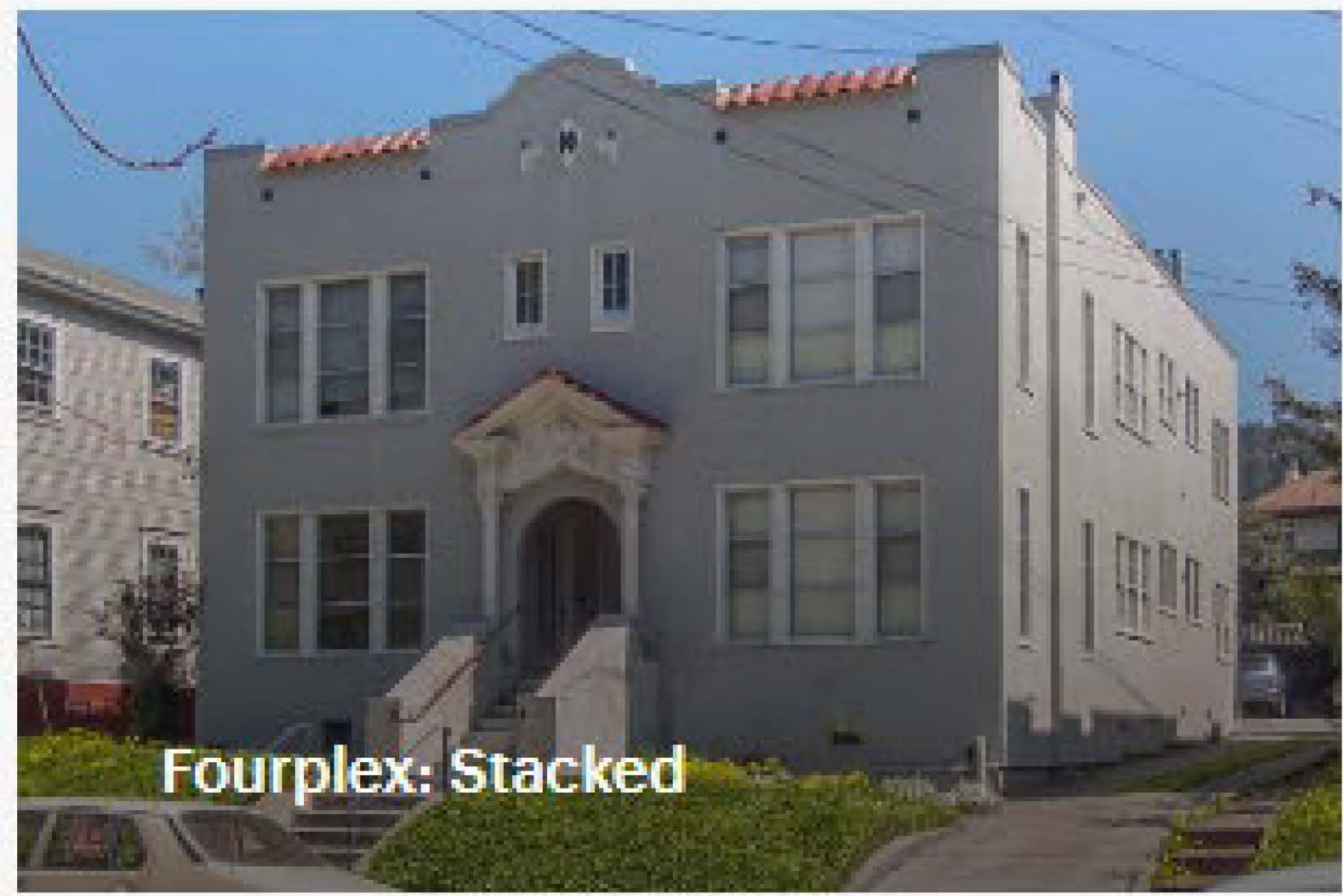
# Housing Types



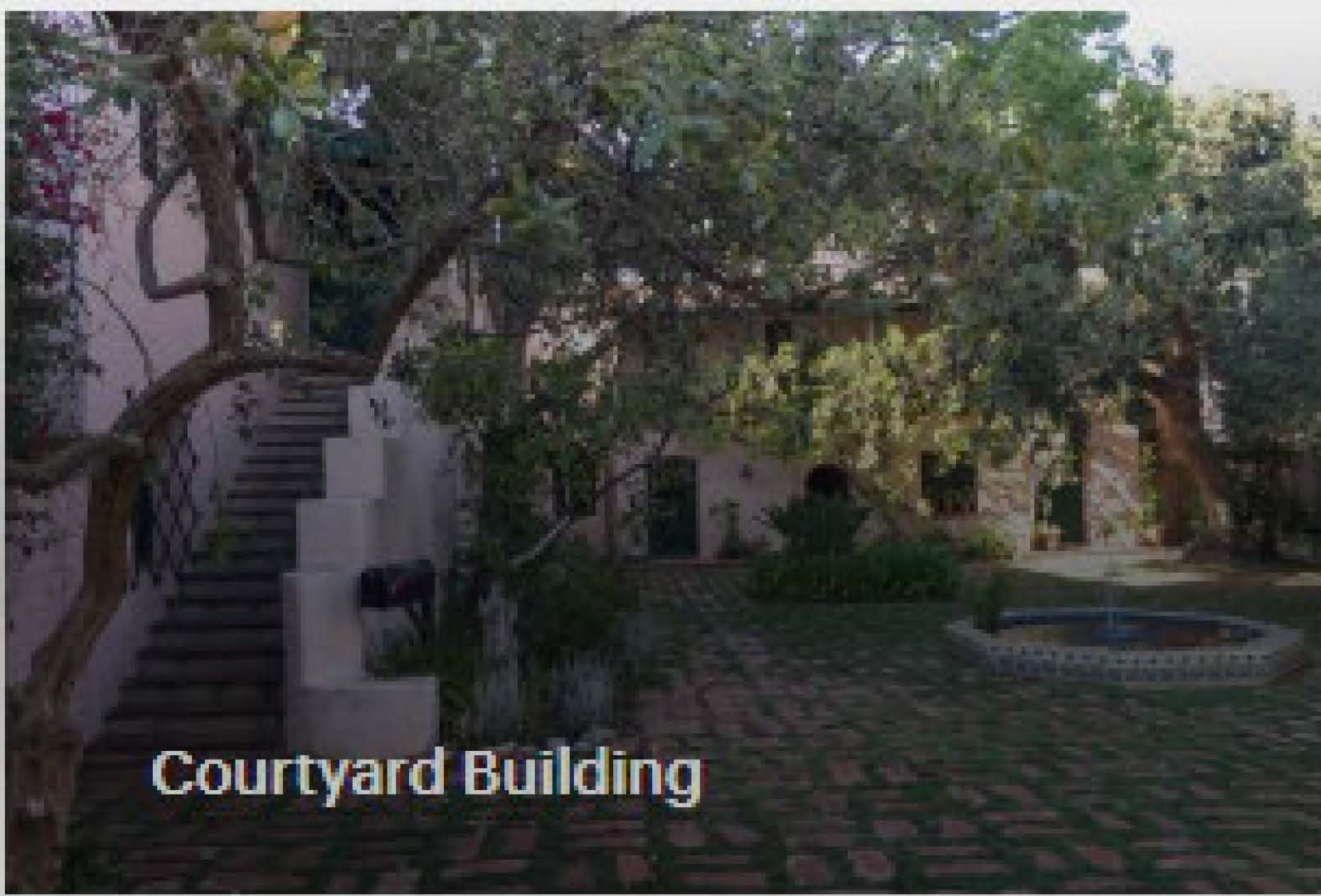
Duplex: Side-by-Side



Duplex: Stacked



Fourplex: Stacked



Courtyard Building



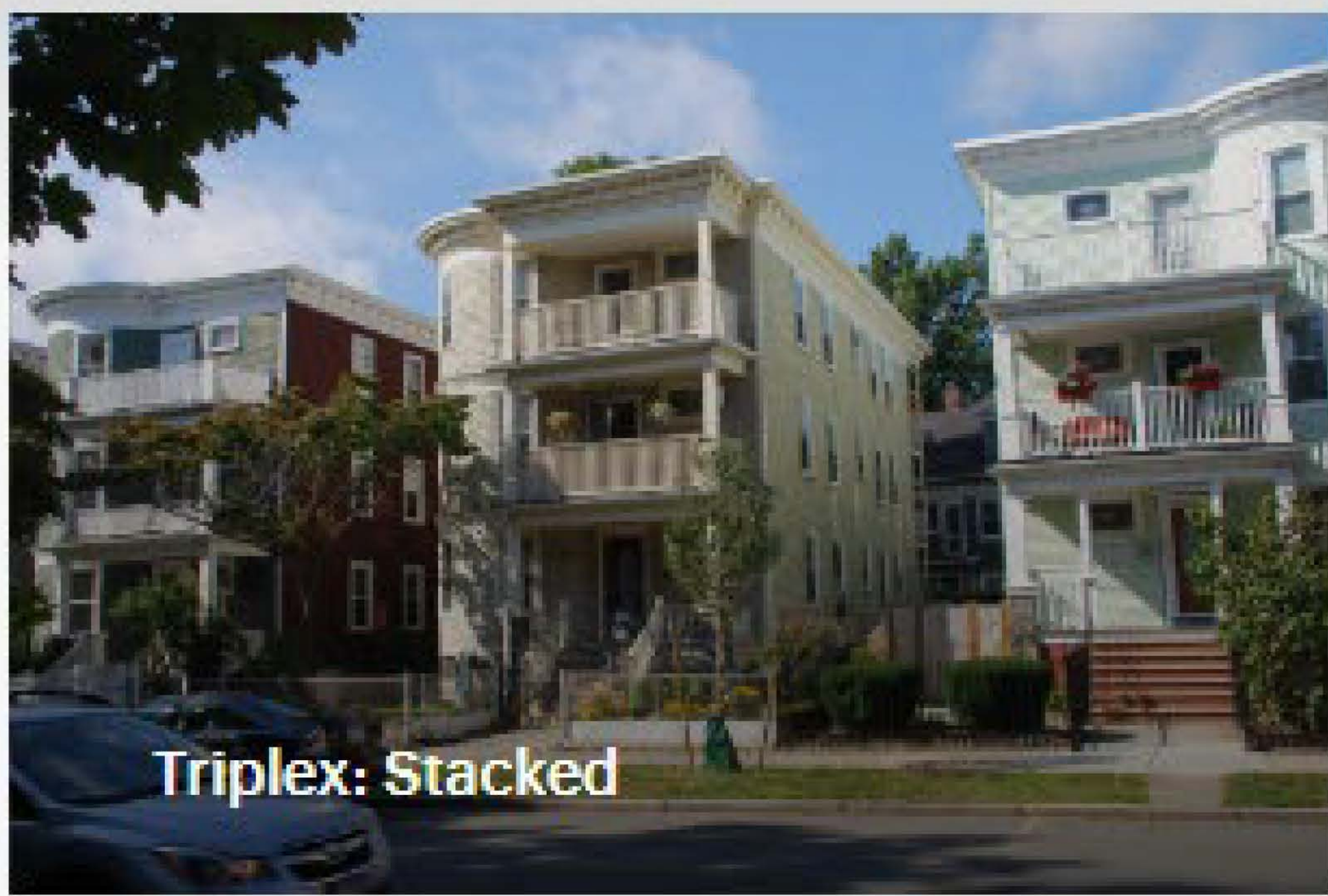
Cottage Court



Townhouse



Multiplex: Medium



Triplex: Stacked



Live-Work

# Types of Housing

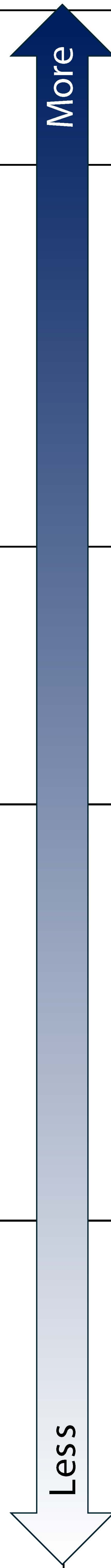
# Your Vote

Mix it all up – apartments, condos, townhomes, mixed-use above shops, high-end homes. Blue Lake needs the full range.

More variety please – yes to townhomes, duplexes, and workforce housing.

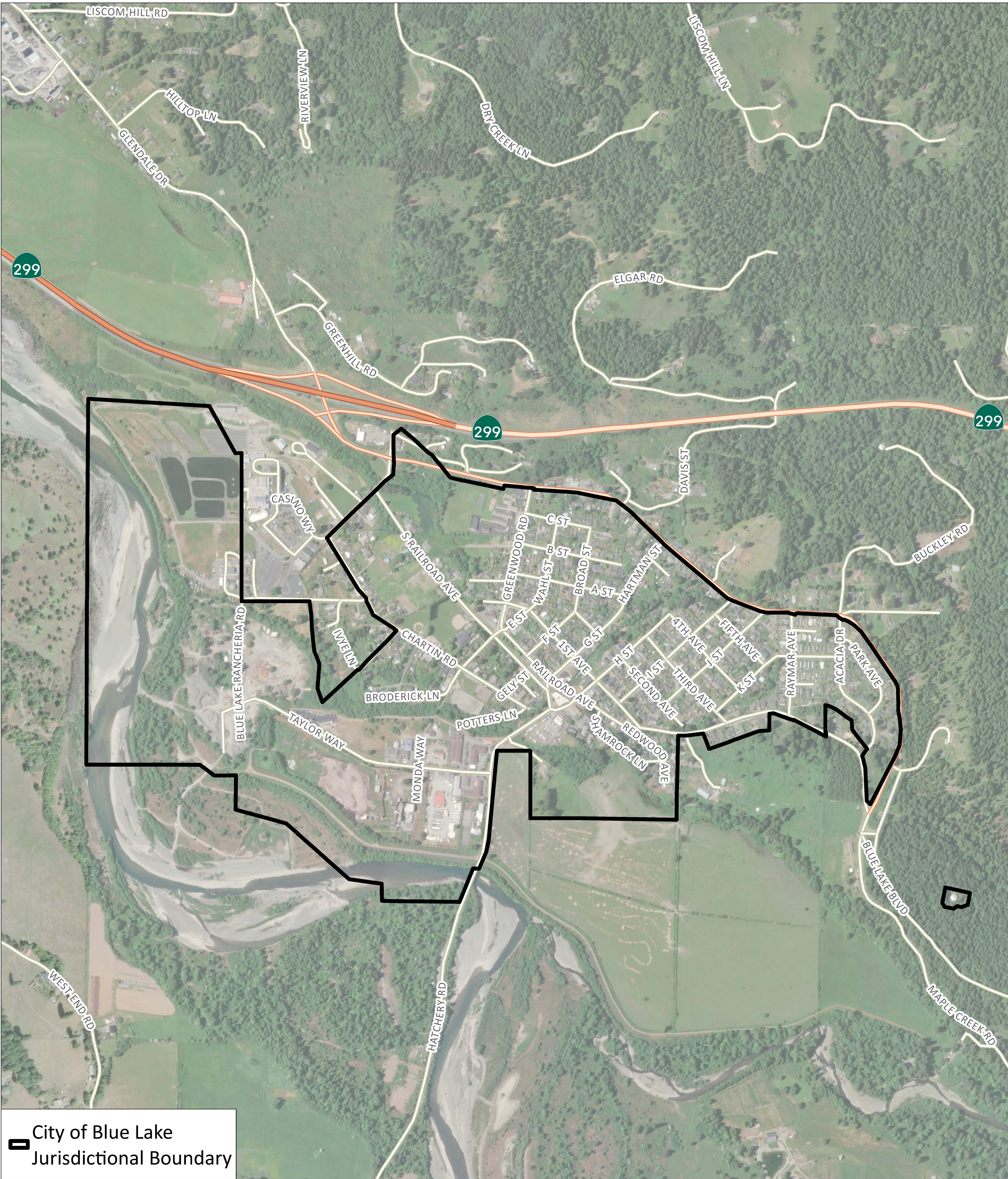
Gentle density – add ADUs (accessory dwelling units), duplexes, and starter homes in the right places, but keep the neighborhood feel.


Mostly single family, but make it affordable – focus on homes young families and workers can actually buy.



Existing multi-family in Blue Lake, and around Humboldt County. Can you guess the density?





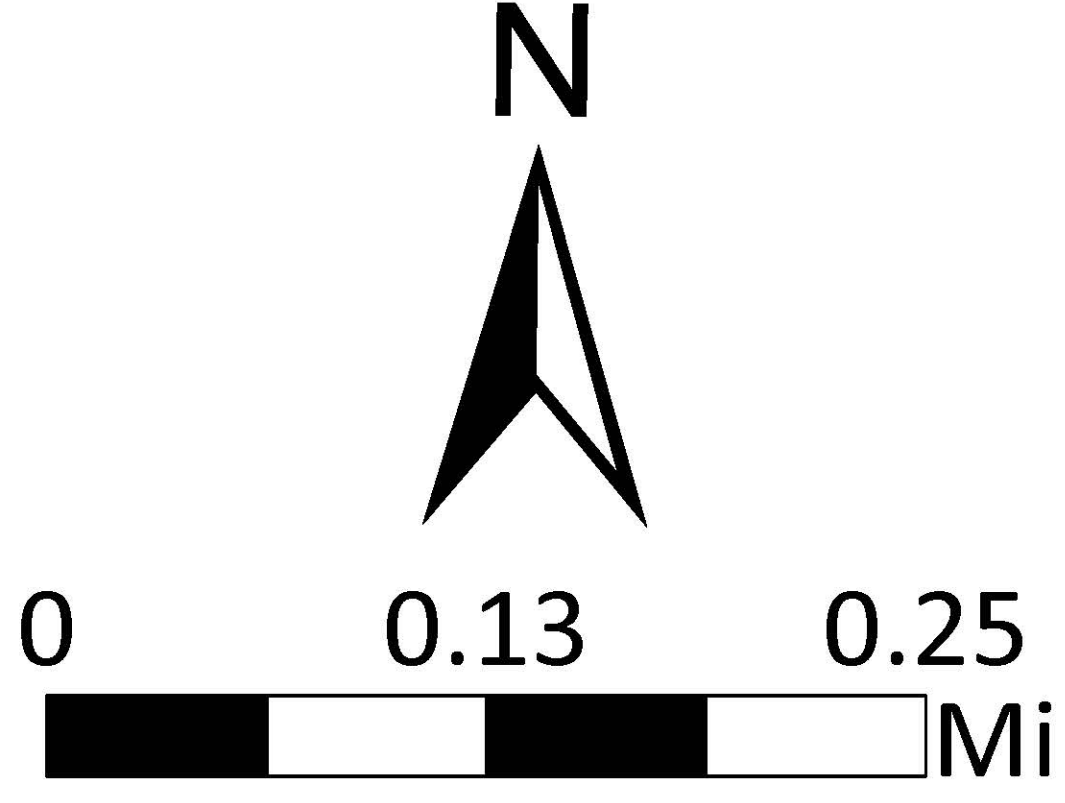
 City of Blue Lake  
 Jurisdictional Boundary



# City of Blue Lake

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor Humboldt LAFCo, Humboldt County Open GIS

5/28/2026



**PLANWEST**  
PARTNERS, INC. 

Coordinate System: NAD 1983 UTM Zone 10N