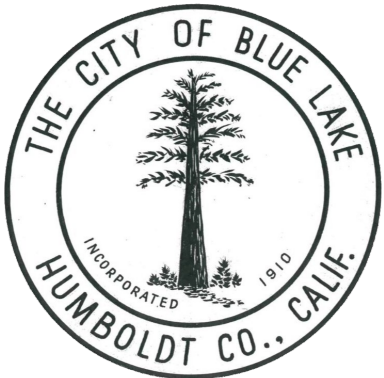


HELLO & WELCOME!
We are glad you are here.

**Housing Element Workshop &
City Council Study Session**

August 1, 2026



City of Blue Lake

Jennie Short
City Manager

**Planwest Partners,
Inc.**

Vanessa Blodgett
Principal Planner

Michelle Nielsen
Senior Planner

Mickelson Facilitation

Lulu Mickelson
Founder and Lead Facilitator

Today's Agenda

Section	Description	Start Time
Introduction	Provide an overview of the agenda and goals for the session, including a timeline for the 7th Cycle Housing Element process and engagement conducted to date.	10:30am
Discuss Existing Conditions	A brief summary of what has been learned about housing in the City of Blue Lake through the 7th Cycle Housing Element process.	10:40am
Brief Q&A	Hold space for any clarifying questions or comments.	10:50am
State Requirements	Introduce key State requirements for the Housing Element process and what the City can expect moving forward.	11:00am
Brief Q&A	Hold space for any clarifying questions or comments.	11:15am
Programs	Summarize key program areas in the draft 7th Cycle Housing Element.	11:25am
Extended Q&A	Hold space for any clarifying questions or comments.	11:45am
End of Workshop-Study Session		12:30pm

Meeting Purpose

- To provide an overview of the draft 7th Cycle Housing Element.
- To provide an opportunity to ask clarifying questions to better understand the document.
- To prepare the draft Housing Element to be approved at a future meeting for submission to the California Department of Housing and Community Development (HCD) for a mandatory 90-day compliance review.
 - The update process is iterative, and there will be future opportunities to provide input on the Housing Element.

Expectations for today

- Please be respectful of your neighbors, even when you do not agree with their feedback.
- Our shared goal is to help the City of Blue Lake plan for its future and be in compliance with State law.
- We have limited time for questions and feedback today. We will do our best to hear from everyone. We will also collect any written questions to respond to following this meeting.
- The process of developing the Housing Element is ongoing. Please share your email at the Welcome Table to be notified of next steps.

Public Engagement

Community survey,
interviews,
workshops

Draft Plan

Review and revise,
asmt. of housing
needs, fair housing,
constraints, site
inventory

Public hearing

Release draft plan
and public review,
and public hearing

Submit to HCD

HCD Review

Revision

Revision and
Public Review

Public Hearings

Adoption

Submit to HCD

HCD review and
certification

7th Cycle Housing Element Process and Public Engagement Conducted



Due: July 15, 2027

What we've learned about housing in Blue Lake

Why people love living in Blue Lake.

Challenges with housing.

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?

Character of the small, flat wet lands

Del Norte

Volcanic as a town - not dependent

Recreation Centers

Air quality is more quality - don't want to change

Knowing neighbors, feeling safe

Access to RIVER

Community meeting - group: please consider

Just two concrete natural beauty

The neighborhood is very diverse, with some small businesses

Volcanic #1

Community safe has many beautiful settings

The grange is four square

Community meeting

Keep it volcanic. Maintain some patches of natural beauty.

To achieve potential without losing landscape values - nature is visible

Clay gun and policy is necessary - can improve

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



- This can be very technical content. Do you have any clarifying questions or things you want to understand better?
- Today, we are only providing a summary. Is there a topic that you would like to dive deeper into?
- What excites you about this plan? Are there any red flags? For example, things included that do not match your lived experience as a Blue Lake resident?

Reminder: we have limited time for Q&A, so please keep your questions and comments concise.

What is a housing element? (1 of 2)

- It is one of seven required elements of the City's general plan.
- It is an assessment of the City's housing needs and how best to accommodate existing and future housing needs.
- The update schedule is mandatory and is set by the State. It must be updated every 8 years.
 - This is the 7th Cycle Housing Element.
It is due: **July 15, 2027.**
- Must be certified by the California Department of Housing and Community Development (HCD).



What is a housing element? (2 of 2)

- The housing element is the City's plan for how it will accommodate the existing and projected housing needs of households across all income groups.
 - **Where** new housing can be built.
 - **How** housing affordability (RHNA) will be accommodated.
- Housing elements must include specific actions and commitments by the City to facilitate housing development for all income levels and household types, including special needs populations.

Housing Element Chapters

- Review and Revise – Evaluate implementation of the 6th Cycle Housing Element and describe how the programs are being changed to reflect lessons learned.
- Housing Needs Assessment – Analysis of existing demographics and housing need, including for special populations.
- Housing Constraints – Analysis of governmental and non-governmental constraints to the development of housing for all income groups.
- Inventory of Sites – *Where* new housing can be built.
- Goals, Policies, and Programs – A series of strategies to meet existing and projected housing needs, including affordability, remove constraints and how the City's housing affordability will be accommodated.
- **Assessment of Affirmatively Furthering Fair Housing.

Frequently Used Housing Element Concepts and Terms

Sites Inventory

Regional Housing
Needs Allocation
or "RHNA"

Income
Categories

Income Levels &
Area Median
Income

Affirmatively
Furthering Fair
Housing

Special
Populations

Income Category	Income Limits By Number of Persons in Household					
	1	2	3	4	5	6
Acutely Low: 0-15% of AMI	\$10,200	\$11,650	\$13,100	\$14,550	\$15,700	\$16,900
Extremely Low: 16-30% of AMI	\$20,450	\$23,350	\$27,320	\$33,000	\$38,680	\$44,360
Very Low: 31-50% of AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350
Low: 51-80% of AMI	\$54,400	\$62,200	\$69,950	\$77,700	\$83,950	\$90,150
<i>Area Median Income (AMI)</i>	<i>\$67,950</i>	<i>\$77,700</i>	<i>\$87,400</i>	\$97,100	<i>\$104,850</i>	<i>\$112,650</i>
Moderate: 81-120% of AMI	\$81,550	\$93,200	\$104,850	\$116,500	\$125,800	\$135,150

Above Moderate income

>120% of AMI

Blue Lake's 7th Cycle Regional Housing Needs Allocation (RHNA)

Income Category	Total number of housing units that must be planned and zoned for in the Housing Element
Acutely Low (0-15% AMI)	3 units
Extremely Low (16-30% AMI)	7 units
Very Low (31-50% AMI)	4 units
Low (51-80% AMI)	8 units
Moderate (81-120% AMI)	4 units
Above Moderate (> 120% AMI)	15 units
Total	41 units

Humboldt County 2026 Area Median Income for a 4-person household is \$97,100

“AMI” means Area Median Household Income. Source: Humboldt County Association of Governments, 7th Cycle Final RHNA Plan, June 2026.

Housing Element Law Requirements for the Programs

Government Code 65583
Section (c)(1) through (10)
establishes the housing topics
that programs must address
to comply with State law.



- Identify sites with appropriate zoning and development standards, with services and facilities, to accommodate the City's share of the regional housing needs for each income level.
- Facilitate the development of workforce housing, and housing affordable to extremely low, very low, and low income households.
- Remove governmental and other non-governmental constraints to the maintenance, and development of housing for all income levels, including housing for persons with disabilities.
- Promote and make practical changes to expand fair and equal housing opportunities throughout the community.
- Conserve and improve the existing affordable housing stock.
- Promote the creation of accessory dwelling units that offer affordable rent.
- Include strategies and actions that encourage development of affordable housing throughout the community, and encourage community revitalization, including the preservation of existing affordable housing and protecting existing residents from displacement.

Housing Element Implementation

- The programs of Blue Lake's adopted and certified Housing Element must be implemented during the 7th Cycle planning period.
 - 7th Cycle Planning Period: July 15, 2027 to July 15, 2035
- The City prepares and files the Housing Element Annual Progress Report (APR) by April 1st.
- HCD has a Housing Element Implementation program team. The team monitors the implementation of the key programs that each jurisdiction identified and committed to in their individual housing elements.



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An aerial, stylized illustration of a suburban neighborhood. A two-lane road with yellow lane markings runs diagonally from the bottom center towards the middle right. On the left side of the road, there are several houses of various colors (blue, red, grey) and styles, interspersed with green trees. On the right side, there's a row of trees along the road, and further back, more houses and a playground area with a wooden structure. In the background, there are rolling hills or mountains under a blue sky with white, fluffy clouds. The entire scene is framed by large, vibrant green tree branches in the foreground, creating a sense of being looking down from a high vantage point.

Proposed Housing Element Programs

Theme 1: Facilitate the Development of Housing for All Incomes, and Encourage Community Revitalization

- **Improve Funding Availability to Support Implementation (HI-1)**
- **Collaboration with Regional Partners (HI-11)**
- **Encourage Local Economic Opportunities (HI-12)**

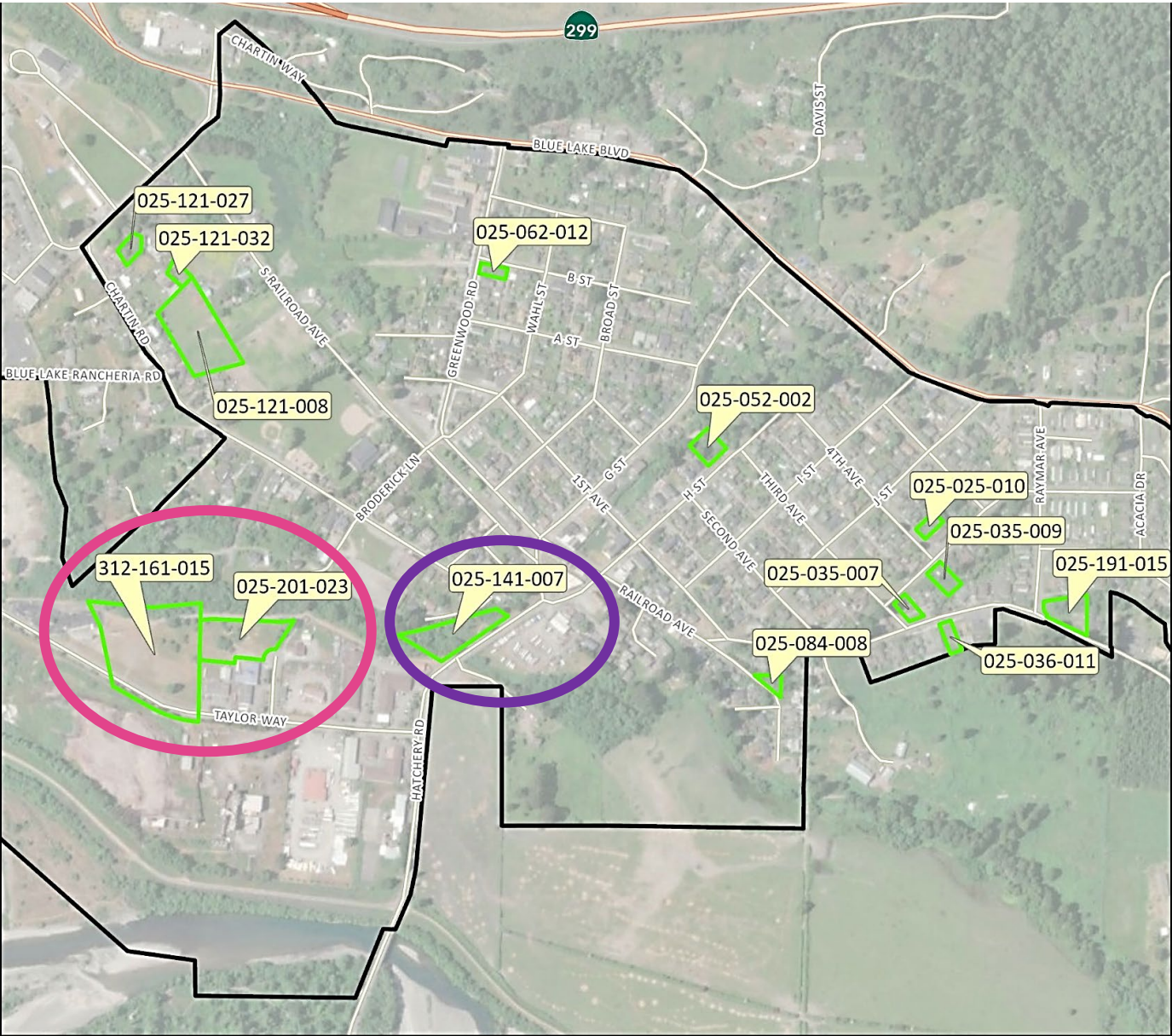
Theme 2: Removal of Barriers and Compliance with State Law

- **State Law Compliance (HI-2)**
- **Remove PDR Zone Development Constraints (HI-3)**
- **Residential Development Regulatory Procedure (HI-4)**
- **Discretionary Permit Procedures and Findings that Provide for Approval Certainty (HI-5)**
- **Removal of Other Regulatory Barriers and Constraints (HI-6)**
- **General Plan Element Review (HI-17)**

Theme 3: Sites Inventory to meet RHNA

- **Water and Sewer Capacity (HI-7)**
- **No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category, and Monitoring of Overall Progress (HI-8)**
- **Improve Transparency, Visibility, and Awareness of the City's Regulatory Improvements and Initiatives for Housing (HI-9)**
- **Voluntary Upzoning to Improve the Supply of Land for a Variety of Housing Types and Tenures (HI-10)**

Proposed 7th Cycle Sites Inventory



 City of Blue Lake
Jurisdictional Boundary

 Proposed 7th Cycle
Land Inventory Parcels

Income Category	Total number of housing units that must be planned and zoned for in the Housing Element
Lower Income (<80% AMI)	22 units
Moderate (80-120% AMI)	4 units
Above Moderate (> 120% AMI)	15 units

Theme 4: Increasing Housing Accessibility for Diverse Populations / Incomes

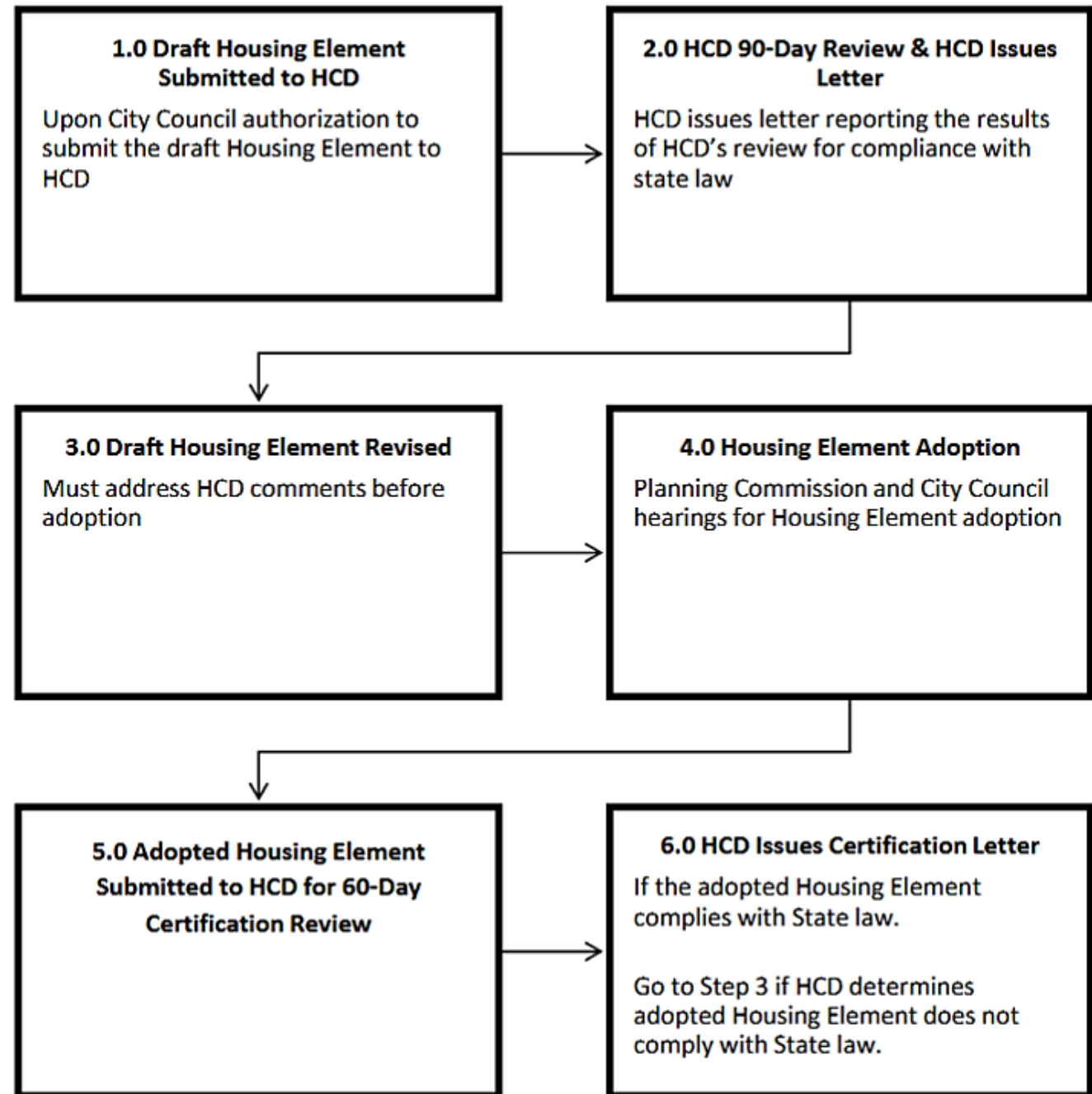
- **Vulnerable Population Affordable Housing (HI-13)**
- **Housing Stock Rehabilitation and Weatherization (HI-14)**
- **Accessibility Outreach (HI-15)**
- **Affordable Housing Funding (HI-16)**



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Housing Element Review and Adoption Process



Upcoming Next Steps

- ☐ **August/September 2026, City Council public hearing**
- ☐ **September/October 2026, submit draft Housing Element to HCD for initial 90-day review**
- ☐ **December/January, receive HCD's 90-day review findings letter**



Due July 15, 2027





**To submit comments on
the Housing Element,
email:**

comments@bluelake.ca.gov

**Visit www.bluelakehousingelement.com
to read the Draft Housing Element**