

Chapter 8 – Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (CA Govt Code § 8899.50). California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

An assessment of fair housing must identify and analyze patterns, trends, conditions, and practices that result in less fair housing choice and must address all of the following assessment components. This section addresses each of the required components:

1. Integration and segregation patterns, and trends related to people with protected characteristics
2. Racially or ethnically concentrated areas of poverty and racially concentrated areas of affluence;
3. Disparities in access to opportunity for people with protected characteristics; and
4. Disproportionate housing needs within the jurisdiction, including displacement risk.

Chapter 5 is a detailed assessment of Blue Lake’s housing needs and special populations, and Chapter 6 contains an analysis of Blue Lake’s housing constraints. This chapter incorporates and references the content and analysis from both chapters.

1.0 Overview of Disparities in Access to Opportunity

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

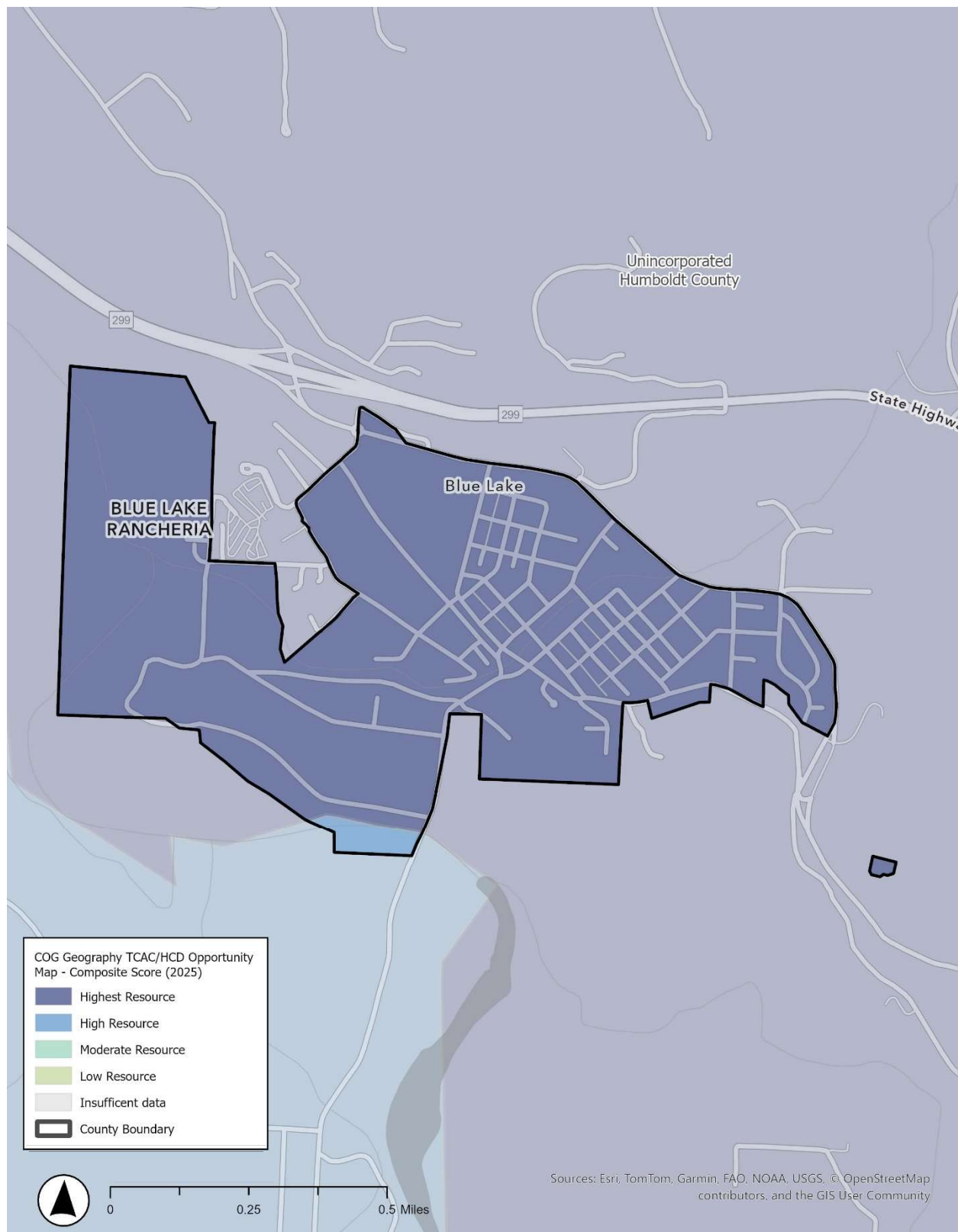
The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those within the council of governments (COG) region.

Areas designated as “highest resource” are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and educational attainment.

“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

“Low-resource” areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

Map 1 – Disparities in Access to Opportunities (Overall)



2.0 Education Domain

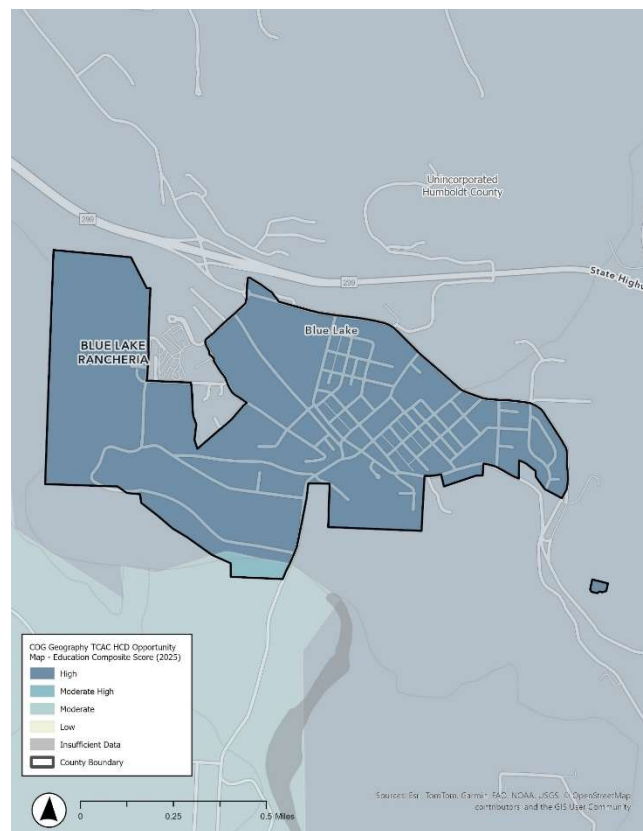
TCAC/HCD census tract designations of high-, moderate-, or low-resource are based on a composite score of economic, educational, and environmental factors. In addition to the overall composite score that indexes all of these factors, analyses are available that provide a focus on the group of metrics associated with each of these scoring categories, or domains, independently. The Education Domain is an index of the following metrics: math proficiency, reading proficiency, high school graduation rates, and student poverty rates. A jurisdiction's score for each educational indicator is determined by whether it falls above or below the median (50th percentile) tract or block group value within each region.

Blue Lake's education domain score is high, indicating more positive conditions and outcomes.

Blue Lake Union Elementary School is the only public school in the City, and there is only one campus. No charter or private schools operate in Blue Lake, although many charter schools operate in the Humboldt Bay region. Blue Lake Union Elementary offers Transitional Kindergarten (TK) through 8th grade. The campus is centrally located in the City. While portions of Blue Lake's sidewalk network are not complete, no significant physical barriers impede physical access to the campus. In fact, as discussed in section 4.0 below, substantial funds have been invested to construct complete streets, traffic calming measures, and pedestrian safety and accessibility improvements on Greenwood Avenue, the school's primary access route.

Table 8-1 presents data from the 2025 California School Dashboard for Blue Lake Elementary and two other nearby public elementary schools.

Map 2 – Disparities in Access to Opportunities (Education)



Compared with the State of California (2025 Dashboard), Blue Lake Union Elementary shows a mixed picture: stronger attendance, weaker academics, and relatively low suspension rates despite receiving a red dashboard rating. According to the California School Dashboard, more than half of the student populations of Blue Lake Union

Elementary, Morris Elementary, and Arcata Elementary are socioeconomically disadvantaged. The City did not receive public or stakeholder input of there being a perceived difference between Blue Lake Elementary and other nearby public elementary schools.

Table 8-1 – Elementary School Performance

Measure	Blue Lake Union Elementary	Morris Elementary	Arcata Elementary
Enrollment	153	255	472
Socioeconomically Disadvantaged Students	62.1%	58%	78.8%
English Language Arts (ELA) Rating	Yellow	Yellow	Yellow
ELA Distance from Standard	35 points below standard	17 points below standard	22.5 points below standard
ELA Growth*	69.6% of students improved their score over prior year	78.2% of students improved their score over prior year	70.4% of students improved their score over prior year
Mathematics Rating	Orange	Orange	Yellow
Mathematics Distance from Standard	68.7 points below standard	41 points below standard	48.1 points below standard
Chronic Absenteeism Rating	Green, 8.8% - declined 10.8%	Yellow, 18.7% - declined 6.7%	Red, 35.1% - increased 4.1%
Suspension Rate	Red, 1.2% - increased 0.6%	Red, 6.3% - increased 3.9%	Red, 12.9% - maintained 0.2%
Mathematics Growth*	51.9% of students improved their score over prior year	71.8% of students improved their score over prior year	62% of students improved their score over prior year

* These data elements are presented on the California School Dashboard for informational purposes only, and are not used for accountability determinations.

Source: California School Dashboard, 2025 School Performance Reports. <https://www.caschooldashboard.org/>

Following 8th grade graduation, students who reside in Blue Lake are assigned to the Northern Humboldt Union High School District (NHUHSD) and are generally zoned to attend Arcata High School or McKinleyville High School, depending on their specific neighborhood address. The NHUHSD does offer intra- and interdistrict transfers, and all transfers are approved based on program and school capacity and may be subject to denial or a waitlist.¹ Between the two high schools, intra- and interdistrict requests for students to enroll in Arcata High School have been denied or waitlisted due to school and program capacity, indicating it is the school with higher demand. In recent years, Table 8-2 provides a

¹ NHUHSD News & Announcements for Inter and Intra District Transfers for the 2025-2026 School Year, <https://www.nohum.org/apps/news/article/1683915>, accessed September 10, 2026.

performance summary of Arcata and McKinleyville high schools. The NHUHSD provides bus service from Blue Lake to both high school campuses.

Table 8-2 – High School Performance

Measure	McKinleyville High	Arcata High
Enrollment	566 students	1,007 students
Socioeconomically Disadvantaged Students	46.6%	40.4%
English Language Arts Performance	19.8 points below standard	34.9 points above standard
Mathematics Performance	118.9 points below standard	48.2 points below standard
Graduation Rate	98.2% graduated	97.6% graduated

Source: California School Dashboard, 2025 School Performance Reports for McKinleyville High and Arcata High. <https://www.caschooldashboard.org/search?search=Morris%20Elementary&location=humboldt&year=2025>

Two local higher-education opportunities exist in the region: Cal Poly Humboldt, located in Arcata, and College of the Redwoods, the local community college south of Eureka, about 25 miles from Blue Lake.

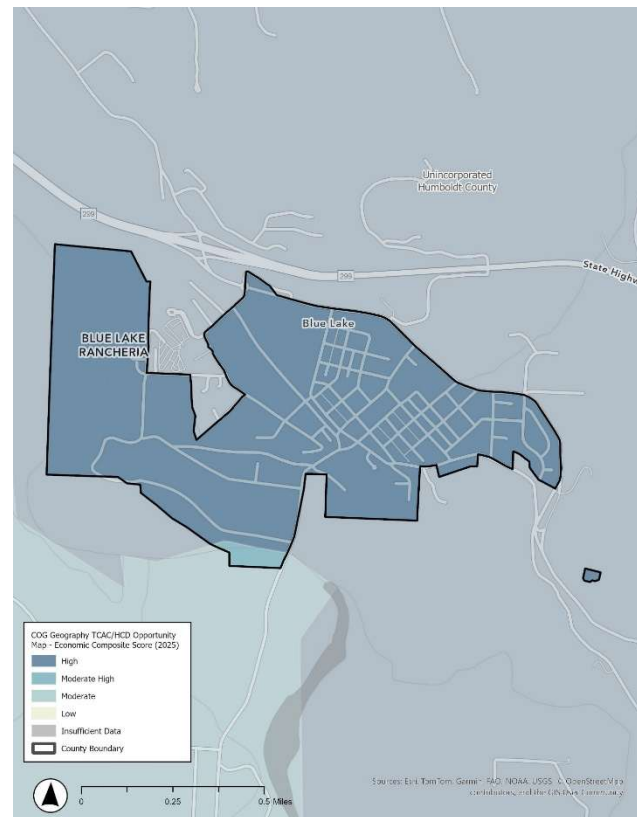
The most recent subdivision in Blue Lake created four new lots, and is adjacent to Blue Lake Union Elementary. Aside from this subdivision, Blue Lake is not receiving applications for new subdivisions or new master planned areas.

3.0 Economic Domain

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less positive economic conditions, and scores exceeding 0.8 indicate more positive economic conditions. As indicated in Map 3, Blue Lake's economic domain composite score is high, indicating more positive economic conditions.²

Blue Lake's community profile of household income, income distribution, and poverty are reviewed in Chapter 5, section 4.2. As described in section 4.2 of Chapter 5, the data indicates that Blue Lake's income distribution shifted over the decade, with increases in both higher-income households (\$150,000+) and the \$35,000 to \$49,999 income bracket.

Map 3 – Disparities in Access to Opportunities (Economic)



Meanwhile, some traditional middle-income categories, particularly \$25,000 to \$34,999, contracted significantly. The \$50,000 to \$74,999 bracket remained the dominant income range throughout the period. The changes in the distribution of income that have occurred in Blue Lake follow a similar pattern to Humboldt County, although Blue Lake has seen a greater increase at the lower end of the spectrum. That being said, Blue Lake and the adjoining Census Tracts are not concentrated areas of affluence, Racially or Ethnically Concentrated Areas of Poverty (R/ECAP), or areas of High Segregation and Poverty, according to HCD's AFFH Data Viewer.³

² See the discussion in Chapter 5, section 2.0, about the southernmost portion of Blue Lake that is the river channel, riverplain, and riparian habitat of the Mad River that, at times, has a different AFFH Data Viewer mapping differential relative to the rest of Blue Lake.

³ There are two identified areas of High Segregation and Poverty in the region.

Figure 1 presents a comparison of Humboldt County wages relative to housing costs using information and data from the California Association of Realtors (CAR) and the California Housing Partnership (CHP). The graphics in Figure 1 depict local wages against the income required to buy a median-priced home (in 2023) and the income needed to afford the local average asking rent.⁴ It shows many typical wages are insufficient to purchase a typical home or to afford rent. An April 2026 point-in-time survey of job postings on Indeed.com, Glassdoor.com, Craigslist.com, etc. yielded average and median gross annual salaries (of the surveyed positions) of \$44,935 and \$42,567, respectively. Consistent with Figure 1, the results of the job survey indicate a household earning a salary comparable to the April 2026 survey average or median would be insufficient to purchase the 2023 median-priced home in Humboldt County and would be below the income needed to afford average asking rent as indicated by CAR's and CHP's data.

Chapter 5, section 3.5, reviews the region's job trends and major employers. The closest major employers are the Blue Lake Casino & Hotel and Green Diamond Resource Company, although neither is located within Blue Lake City Limits. Blue Lake Casino & Hotel is located adjacent to Blue Lake's western city limits. Green Diamond Resource Company is located nearby in Korbelt, a former lumber company town in the unincorporated area east of Blue Lake. Cal Poly Humboldt and Mad River Community Hospital are major employers, and there four others according to Table 5-7: Bettendorf Trucking (trucking), Arcata Forest Products (lumber-wholesale), Danco Group (construction), and the North Coast Co-Op (grocers-wholesale).

The California Employment Development Department projects that the fastest growing occupations in the region (comprised of Del Norte, Humboldt, Lake, and Mendocino Counties) will be in the industries listed in Table 8-3. To provide an estimate of whether the annual gross wages for the projected fastest growing occupations may be sufficient to cover housing costs, the average weekly wages across the private industry and government for Humboldt County, as reported by the U.S. Bureau of Labor Statistics for Quarter 1 of 2026, were calculated. The estimated wages for these projected growth industries may be below the salary needed to purchase the median-priced home in Humboldt County (as of 2023, see Figure 1), and some are below the annual income needed to afford average rent (\$50,436, see Figure 1). Even if the cost of housing remains relatively stable and does not increase (a departure from long-term CAR data), some single- and dual-households, both owners and renters, may pay more than 30% of their gross income for housing according to this information.

⁴ California Association of Realtors and California Housing Partnership.

Figure 1

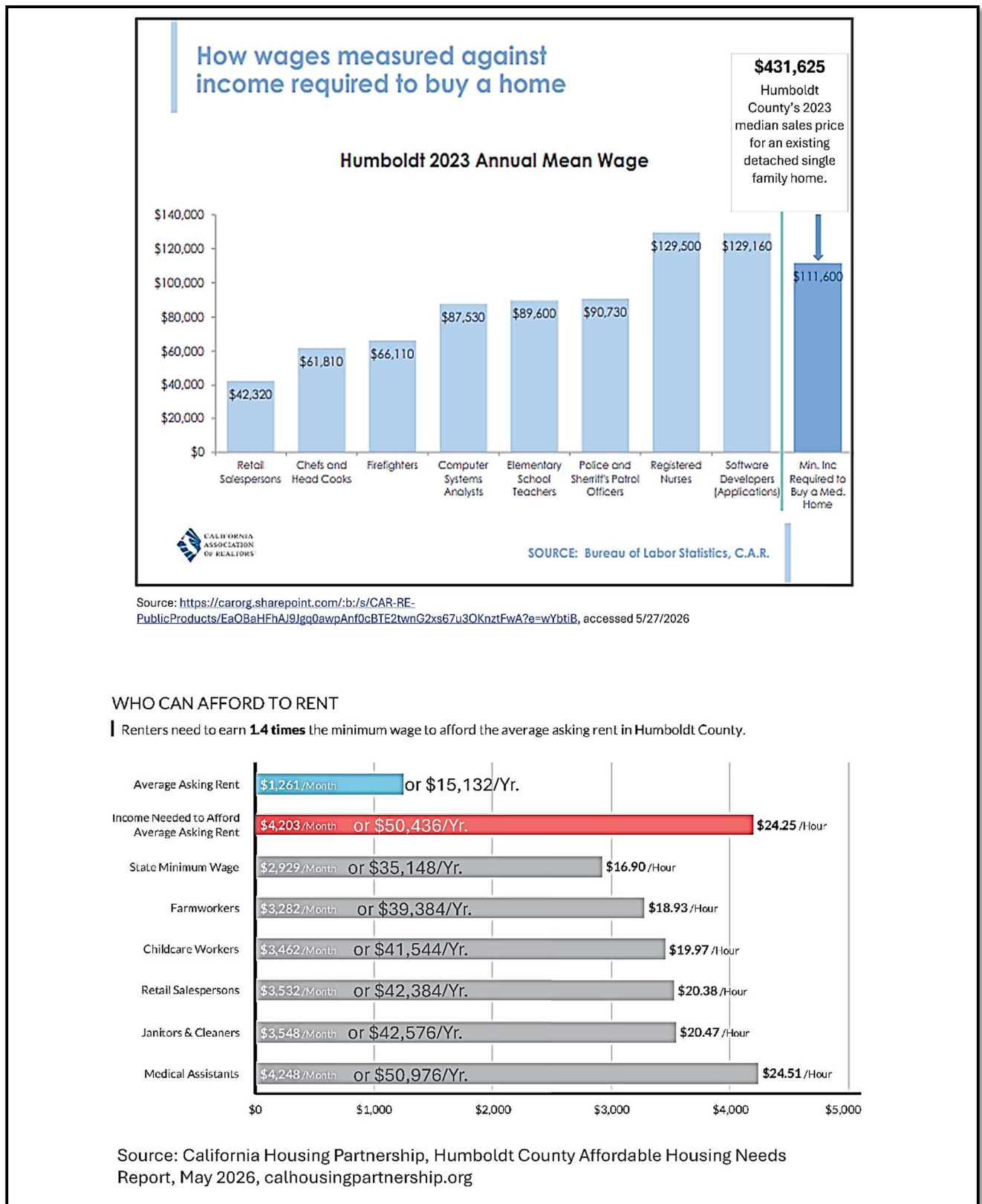


Table 8-3 – Fastest Growing Occupation and Estimated Wages

Industry Title (NAICS Code)	Estimated Avg. Gross Annual Wage (Q1 2026)	Projected Year Employment Est. 2032	Numeric Change 2022-2032	Percentage Change 2022-2032
Health Care and Social Assistance (62)	\$94,917	24,880	4,350	21.2%
Education and Health Services (1025)	\$34,424	26,030	4,470	20.7%
Arts, Entertainment, and Recreation (71)	\$43,715	1,040	140	15.6%
Educational Services (61)	\$46,696	1,150	120	11.7%
Administrative and Support and Waste Management and Remediation Services (56)	\$61,516	2,920	300	11.5%
Construction (1012)	\$79,456	5,260	450	9.4%
Professional and Business Services (1024)	\$87,334	5,950	420	7.6%
Service-Providing (102)	\$67,353	98,930	6,120	6.6%
Real Estate and Rental and Leasing (53)	\$43,264	1,390	80	6.1%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2026 First Quarter, All establishment sizes, https://data.bls.gov/cew/apps/table_maker/v4/table_maker.htm#type=6&year=2026&qtr=1&own=5&area=06023&supp=0, accessed September 9, 2026.

The available telecommunications infrastructure does not inhibit job seekers' ability to access work: there are no known issues accessing high-speed internet, although only one provider offers this service; and cell signal coverage within city limits is generally adequate. The Blue Lake Resource Center offers residents use of a desktop computer to support job searches.

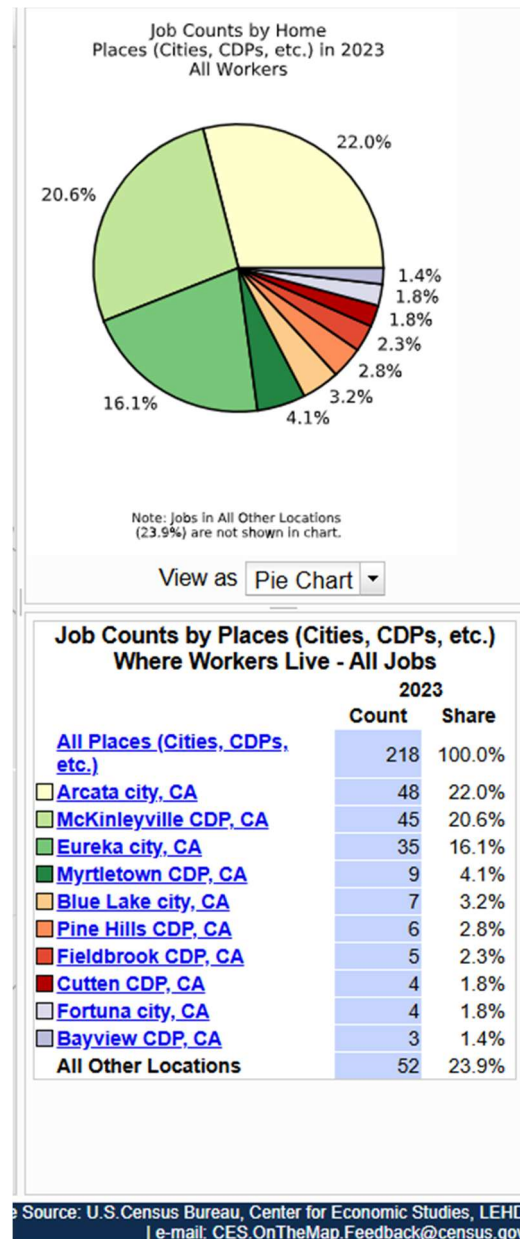
The City has strong interest in local economic development and improving living-wage employment opportunities. The City's interest aligns with community input from the community survey: Many respondents identified the need for more local businesses and services. However, the City's limited resources significantly constrain its ability to pursue economic development initiatives and programs beyond posting about the availability of the Powers Creek District for light industrial and mixed uses. The City offers a dedicated webpage that lists local businesses. Consequently, the City has no programs or initiatives planned or in place that might influence the jobs landscape in the next ten years.

4.0 Transportation

Disparities in access to opportunity related to transportation generally involves transportation mobility. Transportation mobility refers to an individual's or neighborhood's ability to navigate a region or locality daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit but also includes other transportation choices and quality such as walking, cycling or other modes of transportation. Transportation mobility also concerns access on a geographic basis relative to socio-economic characteristics and any disproportionate conditions such as a lack of or low quality active transportation in relatively lower income or resource areas.

Chapter 5, section 3.8, reviews transportation, including transit, resources available in the City of Blue Lake. As discussed in section 3.0, Arcata is home to six major employers. The 2024 American Community Survey data indicates that most (55%) working Blue Lake residents commute 15 to 29 minutes, and most work in Arcata and McKinleyville, as shown in Figure 2. The ACS commute times align with the typical travel times to these job hubs.

Figure 2 – OnTheMap Job Counts by Places for Blue Lake



Although Table 5-7 in Chapter 5 does not identify any major employers in the town of McKinleyville, the OnTheMap data indicates it is also an important hub for jobs for Blue Lake residents, along with Arcata, which is home to six major employers.

The community survey asked respondents how they get to work, medical appointments, school, and grocery shopping. Nearly 90% of 49 respondents answered they drive their car to get around and accomplish these tasks. The ACS data in Table 8-4 is consistent with input from the community survey: most Blue Lake renter households have one or two vehicles,

whereas about 49% of owner households have one or two vehicles. More owner households (29 households, 9.3%) do not have a vehicle available than renter households (3 households, 1.1%).

Table 8-4 – 2024 Tenure by Vehicles Available, City of Blue Lake

Total:	575 Households
Housing Unit Tenure, Owner occupied:	312
No vehicle available	29
1 vehicle available	72
2 vehicles available	80
3 vehicles available	107
4 vehicles or more available	24
Housing Unit Tenure, Renter occupied:	263
No vehicle available	3
1 vehicle available	147
2 vehicles available	113
3 vehicles or more available	0

U.S. Census Bureau. "Tenure by Vehicles Available." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25044, accessed March 20, 2026.

HCAOG's annual Unmet Transit Needs report, as discussed in Chapter 5, section 3.8, recognizes the need for more frequent service to Blue Lake to improve connectivity to Arcata for access to shopping and services, but the funds to support improved service are not available.

While Blue Lake is near two important employment hubs, Arcata and McKinleyville, accessing jobs in these areas essentially requires a personal vehicle because of the commute and limited public transit. Like other large rural counties, Humboldt County and many small cities, such as Blue Lake, have high transportation costs. High transportation costs disproportionately impact low income residents. The data indicates that economic development that includes improving living wage job opportunities in Blue Lake would help reduce transportation costs.

Through successive cycles of the State's RTIP and STIP process, Blue Lake has been awarded \$1.89 million of STIP funding (from 2018 to 2024) to improve Greenwood Avenue, an existing truck route and major collector, into a multi-modal transportation corridor. This is a multiphase project for the construction of complete streets, traffic calming measures, and pedestrian safety and accessibility improvements, including sidewalks, bike lanes, curb ramps, crosswalks, traffic calming features, road digouts, paving, and striping. The project will address failing roadway surfaces, excessive vehicle speeds, and unsafe pedestrian crossings on Blue Lake's truck route. These investments benefit Blue Lake public facilities,

including Blue Lake Elementary, City Hall, and access to the Annie and Mary Trail.⁵ For the 2026 RTIP, Blue Lake has been awarded \$3.18 million of STIP funding for the second phase of this project. While STIP investment has been focused on Greenwood Avenue, the project addresses failing roadway surfaces, excessive vehicle speeds, and unsafe pedestrian crossings on a central transportation route.

Powers Creek, a perennial blue line tributary of the Mad River, flows through Blue Lake. At a couple of locations, pedestrian bridges over Powers Creek connect neighborhoods. One bridge is installed at 3rd Street between G and H Streets, and the other bridge connects the Powers Creek District to the neighborhoods on the north side of the creek.

In February 2026, an Injury and Collision Data Analysis Summary technical memorandum was prepared for the HCAOG's Regional Vision Zero Action Plan.⁶ The purpose of this memo is to identify collision data trends and hotspots throughout the entire County to aid in the development of the Humboldt County Association of Governments (HCAOG) Vision Zero Action Plan (VZAP), in which Blue Lake is participating. While injury and property damage-only collisions occurred during the reporting period, there were no fatalities in the City of Blue Lake. While the City of Ferndale had the lowest fatality+injury ratio, Blue Lake's ratio was comparable to the City of Trinidad and was lower than the cities of Arcata and Eureka and unincorporated Humboldt County. The high-injury roadway segments and intersections of all jurisdictions were mapped, and Blue Lake's data are presented in Figure 3. Figure 3 indicates that high-injury roadway segments and intersections are dispersed throughout the City, and are not concentrated in particular neighborhoods.

⁵ https://www.hcaog.net/sites/default/files/final_2024_rtip.pdf, accessed September 9, 2026.

⁶ https://www.hcaog.net/sites/default/files/Injury%20Collision%20Data%20Analysis%20Summary%20TM_V4.pdf, accessed September 8, 2026.

Figure 3 – High-Injury Networks and Intersections, Blue Lake

Figure 4.3 High-Injury Networks: Blue Lake

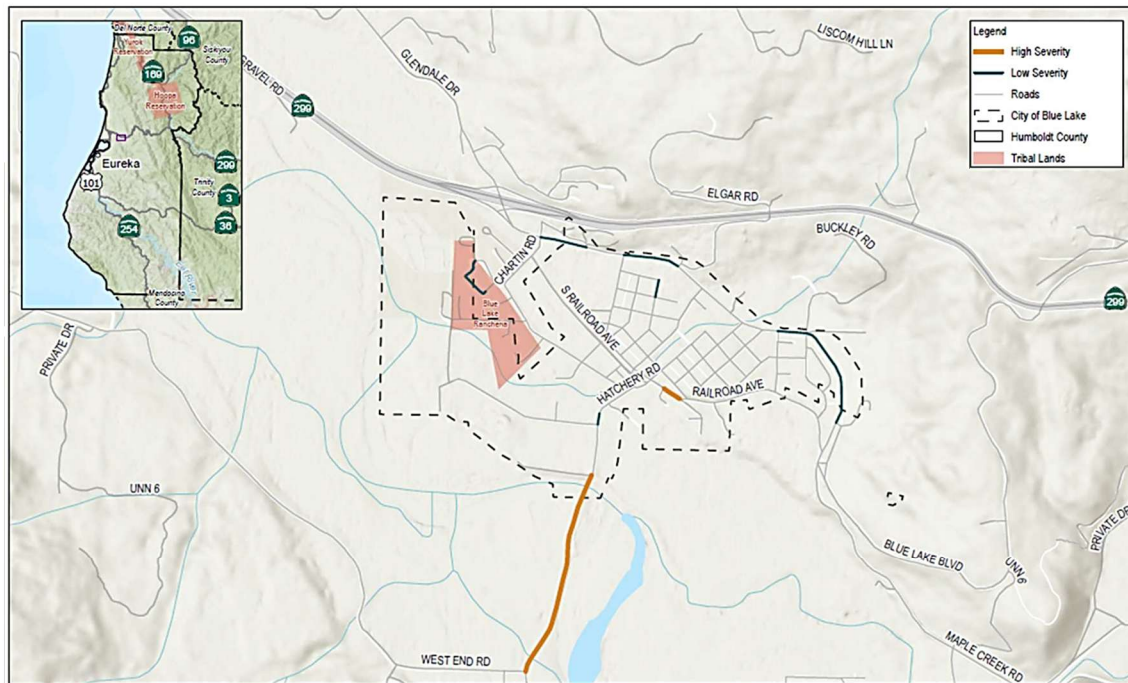
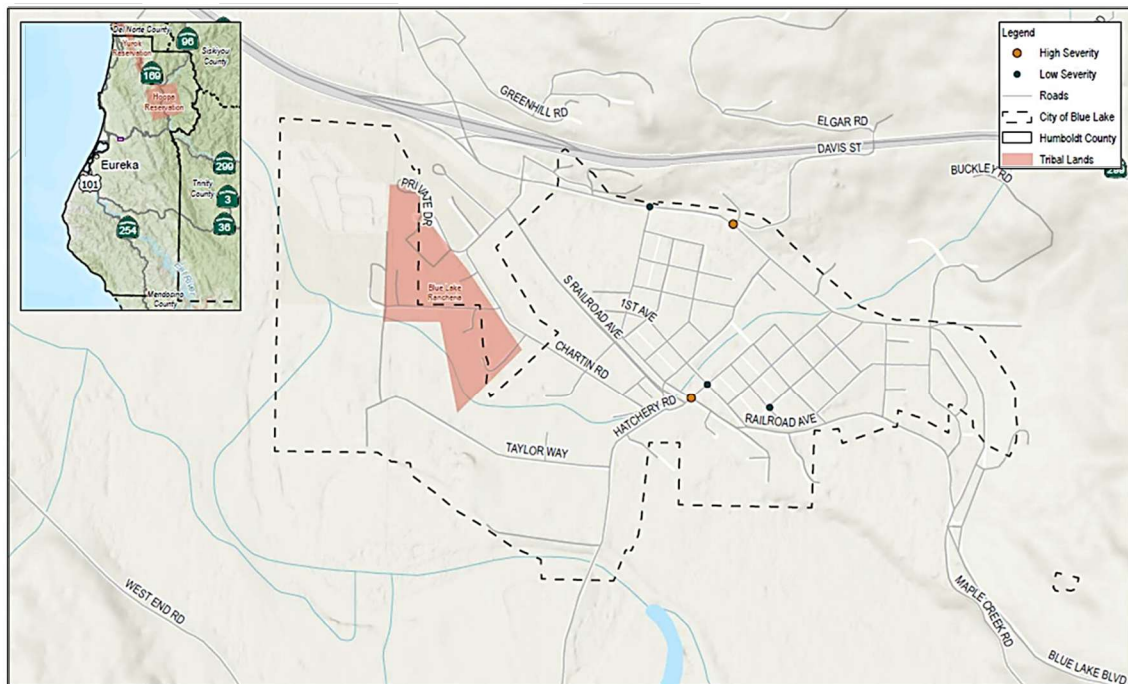


Figure 4.4 High-Injury Intersections: Blue Lake



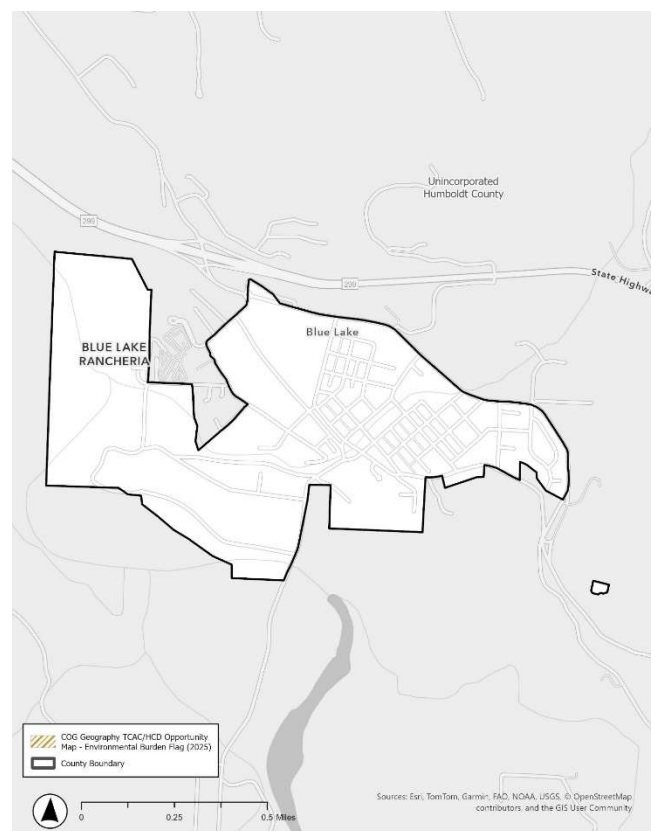
5.0 Environmental Domain

The environmental burden indicator relies on a composite of four indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 4.0 tool (CES) under the “environmental effects” subcomponent of the “pollution burden” domain of CES. These indicators - solid waste sites, groundwater threats, cleanup sites, and hazardous waste facilities - measure the presence and concentration of localized sources of pollution; the indicators are built from data that account for both the number of point sources of pollution within a census tract as well as the distance of a pollution source from populated census blocks within that tract.

The scores are averaged to mirror CES's method of accounting for the cumulative environmental burden that arises when people and places are simultaneously exposed to multiple contaminants from multiple sources. After averaging, the top 5% of tracts regionally are flagged to identify places with the highest potential to expose vulnerable populations to nearby health and safety threats. The flagged geographies receive a one point deduction in their opportunity score, which operationalizes the concept that local environmental burden can be a drag on community-level opportunity.

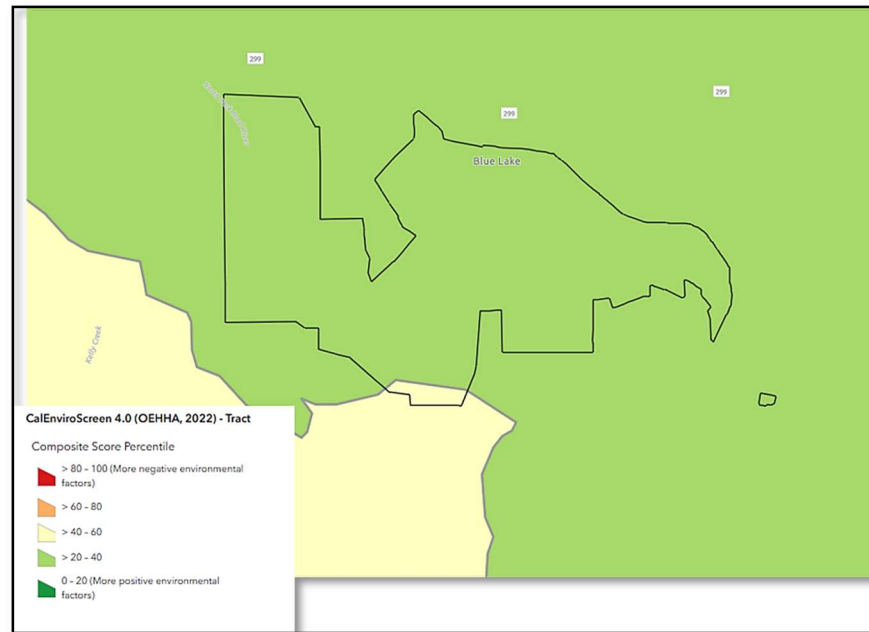
Blue Lake by and large offers healthy environmental conditions for residents without notable differences between neighborhoods of the City. Blue Lake is not flagged for environmental burden as shown in Map 4.

Map 4 – Disparities in Access to Opportunities (Environment)

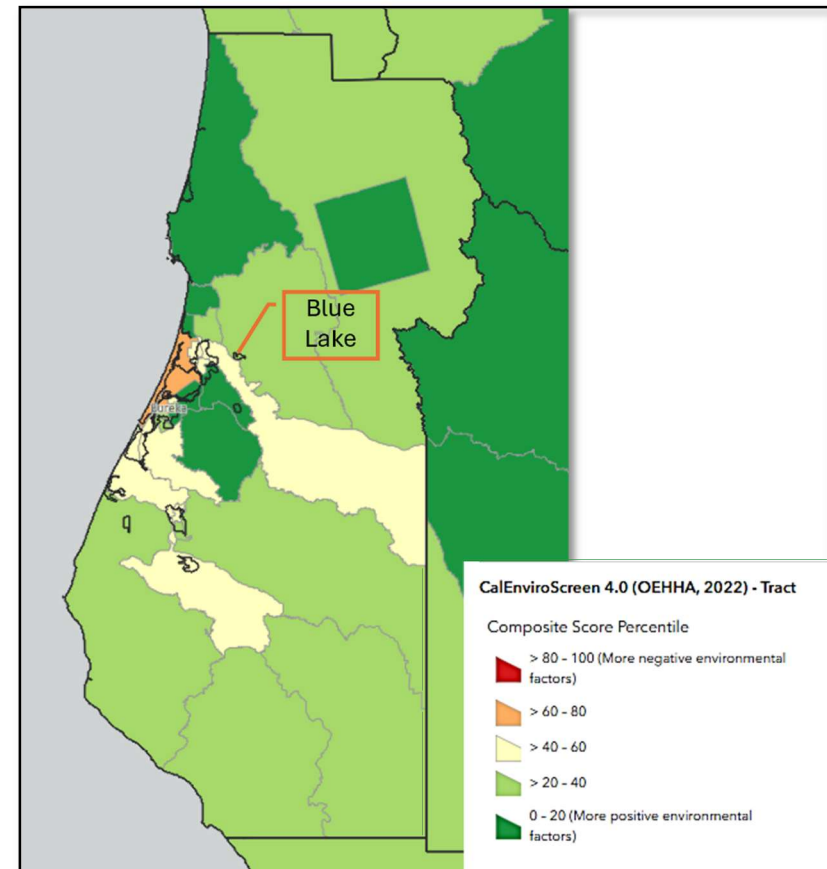


The CalEnviroScreen environmental health evaluation system indexes social and environmental factors to evaluate potential effects of environmental conditions on health outcomes. Blue Lake scores in the 20th to 40th percentile, as shown in Map 5. In Blue Lake, outcomes as reported through CalEnviroScreen are consistent with the region (see Map 6). Regionally, higher scores, which indicate more negative factors, are found in the region's more densely developed areas.

Map 5 – CalEnviroScreen 4.0 Percentile, Blue Lake



Map 6 – CalEnviroScreen 4.0 Percentile, Region



City parks and recreation facilities are located along the southerly side of the former railroad corridor within a block or two of Blue Lake's downtown. No barriers impede access to City parks. Recreation facilities include basketball, tennis, and pickleball courts, a tot lot and a playground. A trail along Powers Creek and the Mad River levee.

The closest grocery store is Murphy's Market, which is located in the unincorporated community of Glendale, approximately 2.4 miles northwest of Blue Lake. Existing access options to Glendale are driving, walking, and bike. HTA's Willow Creek route does not stop in Glendale, although HTA has transit service to the City of Arcata. The City of Arcata offers a variety of opportunities to shop for quality and healthy foods.

6.0 Enforcement and Outreach Capacity

6.1 Fair Housing Outreach Capacity

Fair housing assistance is available through Legal Services of Northern California (LSNC). The organization's nearest office is in Eureka. LSNC available assistance includes discrimination, eviction and rent increases, disaster benefits, as well as fair housing support.

6.2 Fair Enforcement

Between 2013 and 2022, there were no fair housing inquiries made in Blue Lake according to the United States Department of Housing and Urban Development's (HUD's) Fair Housing and Employment Office. In the same period, there were no fair housing cases in the city.

Several community survey respondents, who rent their homes, indicated they were experiencing unaddressed housing condition issues but were reluctant to notify their landlord for fear of retaliation. The City and the Blue Lake Resource Center collaborated for LSNC to host a free community Know Your Rights presentation in late July 2026.

Housing

Figure 4 – July 2026 Flyer



6.3 Compliance with Fair Housing Laws

The following table describes how the City of Blue Lake complies with fair housing law. The City does not have related past lawsuits, settlements, consent decrees, or other related legal matters.

Table 8-5 – Compliance with Fair Housing Laws

Title	Statute	Description of how the Statute applies to the City	Compliance Efforts
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50% increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80% for projects that are completely affordable, in compliance with State law.	The City has not adopted a local density bonus ordinance. See Program HE-2(I) for State law compliance
No Net Loss Law	Government Code section 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation. Or, the City has a program committing the City to continuously monitoring the status of its sites inventory by income group and to taking specific actions should there be a potential shortfall of identified sites for the remaining unmet RHNA.	The City is committed to administering a robust program for continuously monitoring the capacity of its sites inventory relative to unmet RHNA need by income category. See Program HI-8 for State law compliance.
Housing Accountability Act	Government Code section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The City does not condition affordable housing projects or emergency shelters unless specific written findings are made. The City's Zoning Ordinance was amended in December 2022 to permit emergency shelters in the Opportunity (O) zone by right. As reviewed in this chapter, at this time the Blue Lake Zoning Ordinance contains out of date provisions related to

Title	Statute	Description of how the Statute applies to the City	Compliance Efforts
			supportive and transitional housing and other special needs housing. Accordingly, Program HI-2(F) commits the City amending its Zoning Ordinance to ensure compliance with State law. In the meantime, it is the City's practice to apply State law directly where its Zoning Ordinance provisions are out of date.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	Although the City of Blue Lake is subject to the Streamlined Ministerial Approval Process ("SMAP", and previously referred to as SB 35), Blue Lake is not a US Census-designated Urban Area, or Urban Cluster or Urbanized Area designated by the US Census Bureau, as published in the Federal Register, Volume 77, number 59, on March 27, 2012. This means that there are no qualifying sites in the City because the SMAP's threshold site requirements pursuant to Government Code §§ 65913.4(a)(2) or 65852.24 cannot be met.
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90	During the 6th Cycle, the City did not receive any preliminary applications. Nonetheless, the City will process requests from applicants pursuant to State law.

Title	Statute	Description of how the Statute applies to the City	Compliance Efforts
		days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations.	It is City practice to apply State law directly where its Zoning Ordinance provisions are out of date. See Program HI-2(G), which commits the City to amending its Zoning Ordinance to be consistent with State law
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	The City will process housing applications appropriately and in accordance with State law, review applications for these projects appropriately, per Government Code Section 65008.
Assembly Bill 686	Government Code section 8899.50	The City has completed this AFFH analysis and has identified programs to address fair housing issues.	The analysis in this Housing Element and the Action Plan embedded in Chapter 4 satisfy this requirement.
Equal Access	Government Code section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	No translation services are typically provided; however, special assistance can be accommodated to participate in public meetings by calling the City Clerk 72 hours prior to a meeting to enable the City to make reasonable accommodations to ensure accessibility.