

Appendix A1:

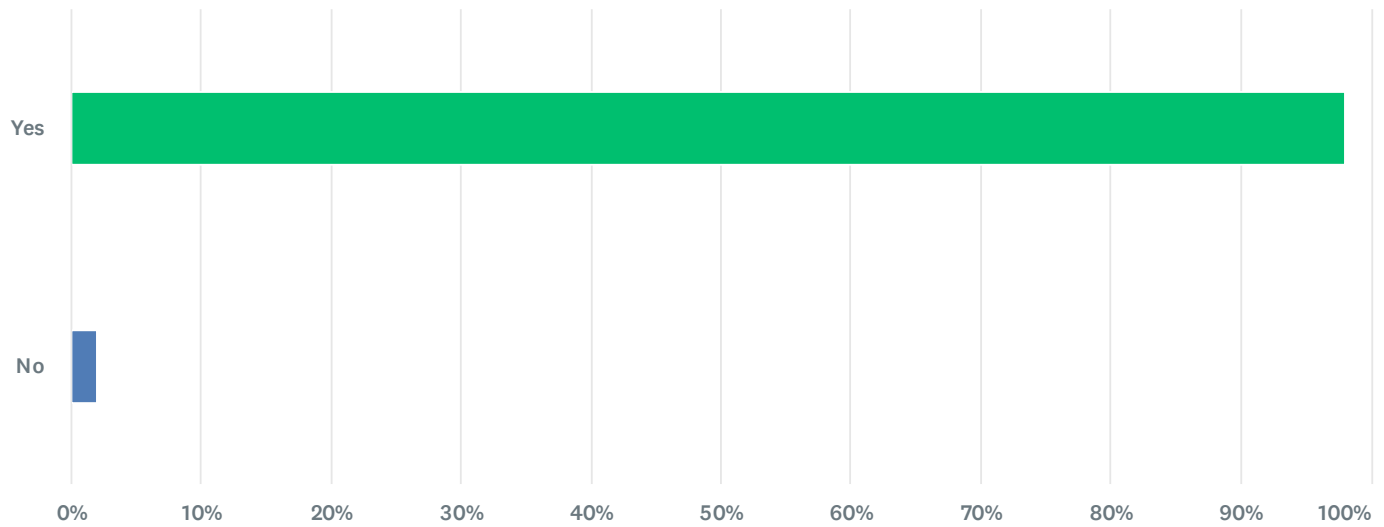
City of Blue Lake Housing Element Update Community Survey

Survey Closed June 12, 2026

Hosted on SurveyMonkey

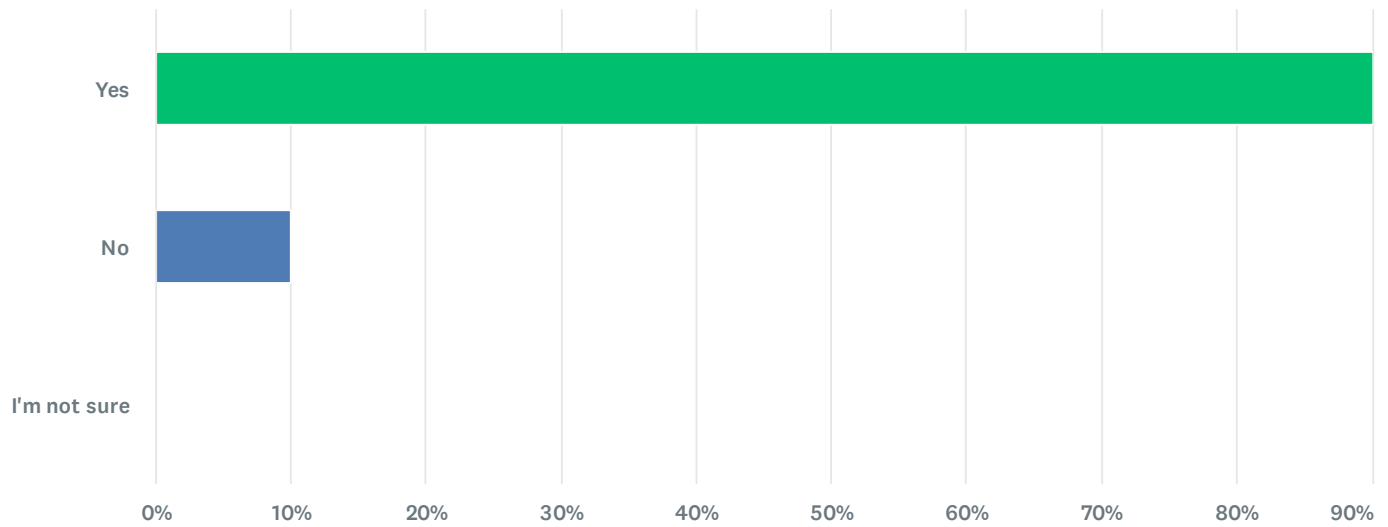
Q1 50 responses

Do you currently live in Blue Lake?



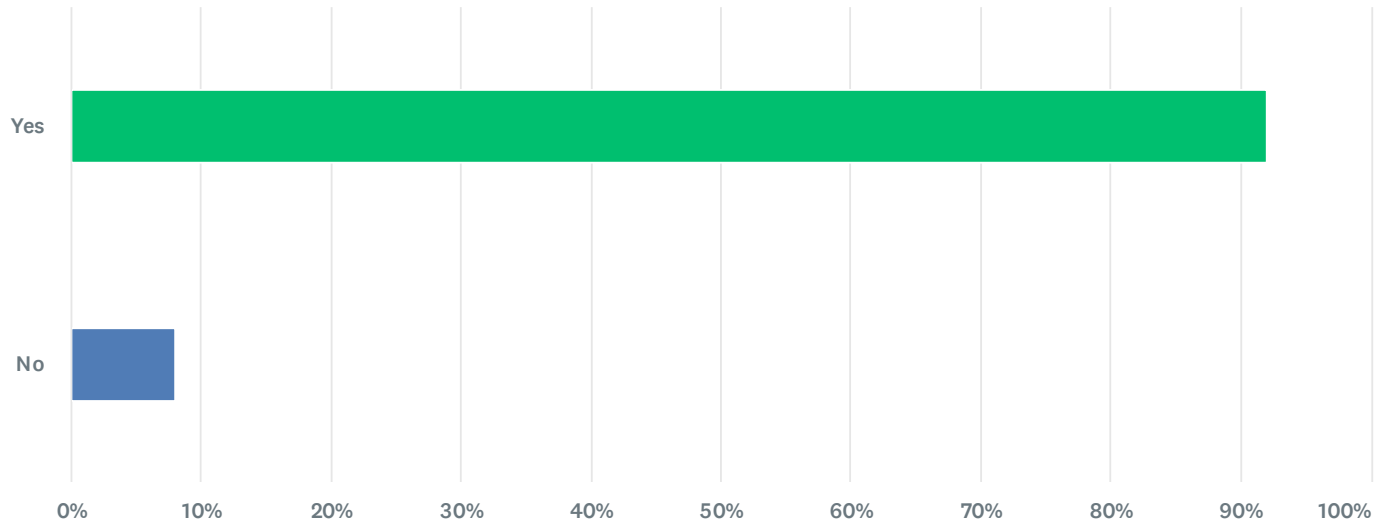
Q2 50 responses

Do you live within the City of Blue Lake city limits?



Q3 50 responses

Are you a City of Blue Lake utility customer - do you receive a water bill from the City of Blue Lake?



Q4 What is your current zip code?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	95525	6/12/2026 7:17 AM
2	95525	6/4/2026 10:43 AM
3	95525	6/3/2026 4:23 PM
4	95525	6/3/2026 4:20 PM
5	95525	6/3/2026 4:13 PM
6	95525	6/3/2026 3:59 PM
7	95525	6/3/2026 3:56 PM
8	95525	6/3/2026 3:32 PM
9	95525	6/3/2026 3:24 PM
10	95525	6/3/2026 11:10 AM
11	95525	5/31/2026 1:04 PM
12	95525	5/30/2026 8:15 PM
13	95525	5/28/2026 10:43 AM
14	95525	5/27/2026 11:46 AM
15	95525	5/27/2026 8:33 AM
16	95525	5/26/2026 11:48 AM
17	95525	5/25/2026 5:51 PM
18	95525	5/24/2026 7:45 AM
19	95525	5/22/2026 4:12 PM
20	95525	5/20/2026 1:30 PM
21	95525	5/17/2026 9:36 PM
22	95525	5/17/2026 1:03 PM
23	95525	5/14/2026 11:15 PM
24	95525	5/12/2026 11:19 AM
25	95525	5/11/2026 9:41 PM
26	95525	5/11/2026 2:29 PM
27	95525	5/10/2026 11:24 AM
28	95525	5/9/2026 2:04 PM
29	95525	5/9/2026 9:19 AM
30	95525	5/8/2026 4:58 PM
31	95525	5/5/2026 8:23 PM
32	95525	5/5/2026 5:09 PM
33	95525	5/1/2026 6:23 PM

City of Blue Lake Housing Element Update Community Survey

34	95525	4/24/2026 12:57 PM
35	95525	4/24/2026 10:21 AM
36	95525	4/23/2026 4:41 PM
37	95521	4/17/2026 9:29 PM
38	95525	4/16/2026 7:31 AM
39	95525	4/15/2026 9:13 AM
40	95525	4/14/2026 7:44 PM
41	95525	4/13/2026 8:00 PM
42	95525	4/11/2026 11:44 PM
43	95525	4/11/2026 2:07 PM
44	95525	4/10/2026 8:47 PM
45	95525	4/10/2026 3:27 PM
46	95525	4/10/2026 12:58 PM
47	95525	4/10/2026 11:56 AM
48	95525	4/10/2026 11:08 AM
49	95525	4/10/2026 10:49 AM
50	95525	4/8/2026 2:49 PM

Q5 If you do not currently live in the City of Blue Lake:

Answered: 7 Skipped: 43

ANSWER CHOICES	RESPONSES	
Have you previously lived in the City of Blue Lake? (Yes/No)	85.71%	6
Do you want to live in the City of Blue Lake? (Yes/No)	85.71%	6

#	HAVE YOU PREVIOUSLY LIVED IN THE CITY OF BLUE LAKE? (YES/NO)	DATE
1	No	6/3/2026 4:20 PM
2	No	5/30/2026 8:15 PM
3	No	5/17/2026 1:03 PM
4	No	4/17/2026 9:29 PM
5	Yes	4/11/2026 11:44 PM
6	Yes	4/10/2026 11:56 AM
#	DO YOU WANT TO LIVE IN THE CITY OF BLUE LAKE? (YES/NO)	DATE
1	Yes	6/3/2026 4:20 PM
2	No	5/17/2026 1:03 PM
3	Yes!!!	4/17/2026 9:29 PM
4	Yes	4/11/2026 11:44 PM
5	Yes	4/10/2026 11:56 AM
6	Yes	4/8/2026 2:49 PM

Q6 If you currently live in Blue Lake, how long have you lived there?

Answered: 49 Skipped: 1

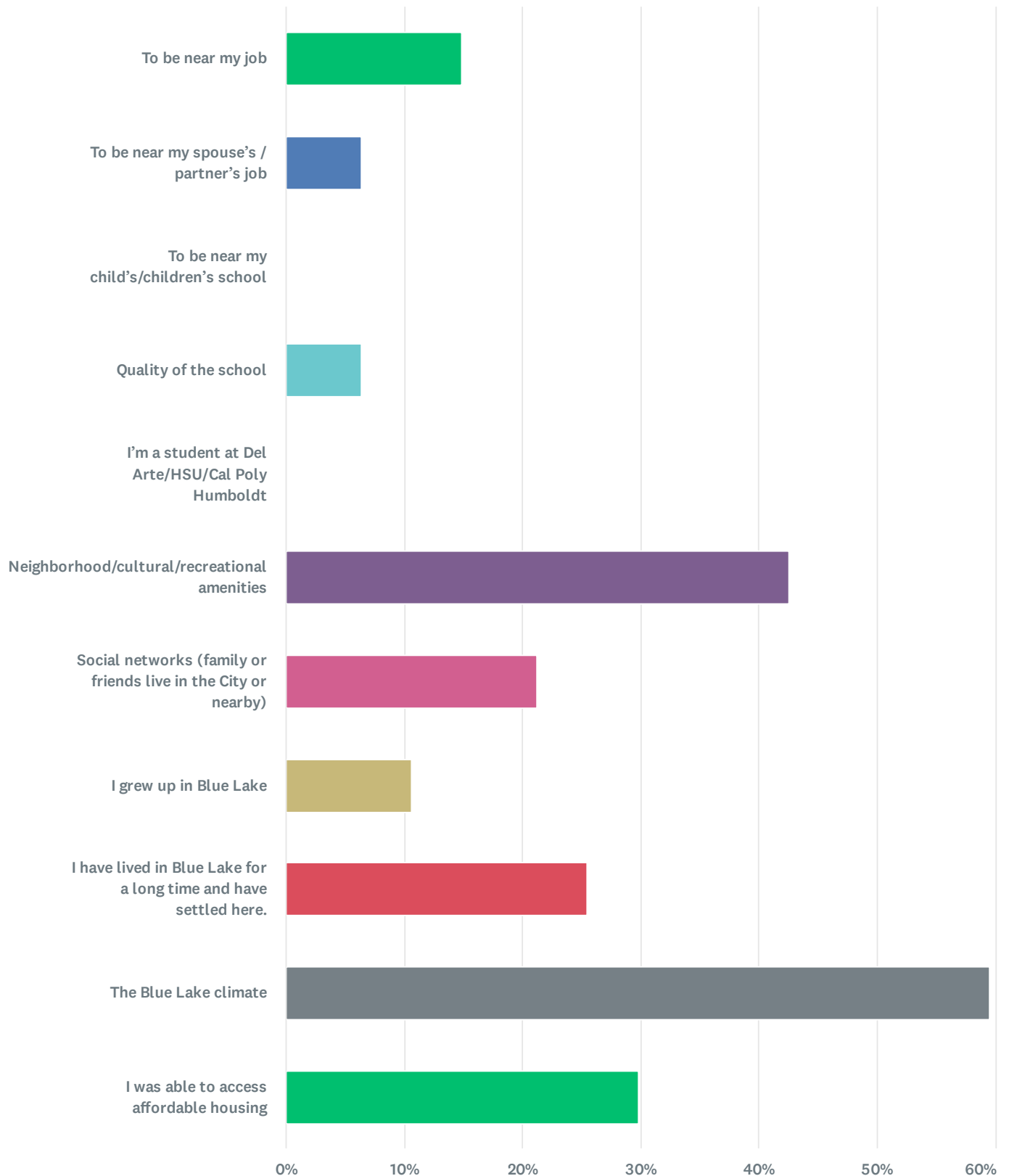
#	RESPONSES	DATE
1	11 years	6/12/2026 7:17 AM
2	5 years	6/4/2026 10:43 AM
3	22 years	6/3/2026 4:23 PM
4	32 YEARS	6/3/2026 4:20 PM
5	32 years	6/3/2026 4:13 PM
6	7 yrs	6/3/2026 3:59 PM
7	37 years	6/3/2026 3:56 PM
8	Since 1989	6/3/2026 3:32 PM
9	Since 1981	6/3/2026 3:24 PM
10	21 years	6/3/2026 11:10 AM
11	3 years	5/31/2026 1:04 PM
12	6 years	5/30/2026 8:15 PM
13	2 years	5/28/2026 10:43 AM
14	15 yrs	5/27/2026 11:46 AM
15	23 years	5/27/2026 8:33 AM
16	2years	5/26/2026 11:48 AM
17	48 yrs	5/25/2026 5:51 PM
18	30 years	5/24/2026 7:45 AM
19	32 years	5/22/2026 4:12 PM
20	10 months	5/20/2026 1:30 PM
21	36 years	5/17/2026 9:36 PM
22	40 years	5/17/2026 1:03 PM
23	3 years	5/14/2026 11:15 PM
24	8 years	5/12/2026 11:19 AM
25	53 years	5/11/2026 9:41 PM
26	42 years	5/11/2026 2:29 PM
27	7 years	5/10/2026 11:24 AM
28	10 years	5/9/2026 2:04 PM
29	5 months	5/9/2026 9:19 AM
30	40 years	5/8/2026 4:58 PM
31	16 years	5/5/2026 8:23 PM
32	Almost 50 years	5/5/2026 5:09 PM
33	40	5/1/2026 6:23 PM

City of Blue Lake Housing Element Update Community Survey

34	6 years	4/24/2026 12:57 PM
35	42 years	4/24/2026 10:21 AM
36	19 yr	4/23/2026 4:41 PM
37	Moved here in 1975	4/16/2026 7:31 AM
38	since 1981	4/15/2026 9:13 AM
39	12 years	4/14/2026 7:44 PM
40	25 years	4/13/2026 8:00 PM
41	33 years	4/11/2026 11:44 PM
42	20 years	4/11/2026 2:07 PM
43	20 years	4/10/2026 8:47 PM
44	34 years	4/10/2026 3:27 PM
45	6 years	4/10/2026 12:58 PM
46	About a year	4/10/2026 11:56 AM
47	60 years	4/10/2026 11:08 AM
48	7 years	4/10/2026 10:49 AM
49	40 years	4/8/2026 2:49 PM

Q7 47 responses

What is the main reason you ended up living in Blue Lake? (Choose up to three)

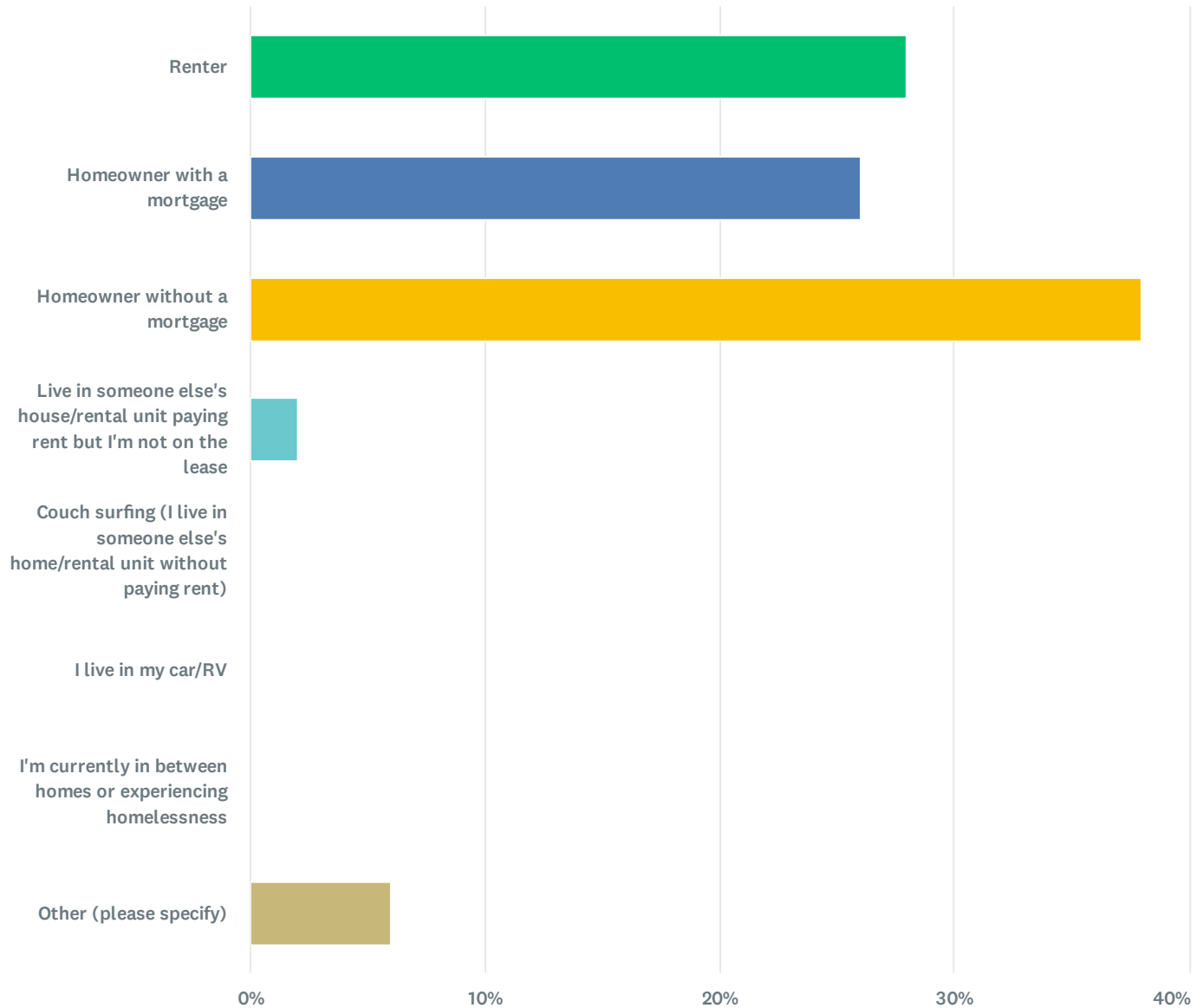


City of Blue Lake Housing Element Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Cute, quaint, small, weather	6/3/2026 3:59 PM
2	Knew instinctively this was "home".	6/3/2026 3:32 PM
3	House for sale	6/3/2026 3:24 PM
4	The "small" town scale, the open/rural surroundings.	6/3/2026 11:10 AM
5	Came to region to teach at Dell artr	5/27/2026 8:33 AM
6	HSU alum (2009), moved away from Humboldt County and came back in 2025 for good. Blue Lake was the number one city of choice for me.	5/20/2026 1:30 PM
7	The city is not on the coast but close for beach fun.	5/17/2026 9:36 PM
8	small town aesthetic	5/9/2026 9:19 AM
9	We were able to buy our first house for \$18,000	4/16/2026 7:31 AM
10	River	4/11/2026 2:07 PM
11	5 generations	4/10/2026 11:08 AM

Q8 50 responses

From the following, choose the one that best describes your current housing situation?



#	OTHER (PLEASE SPECIFY)	DATE
1	Live in family home	5/11/2026 9:41 PM
2	Live with family	4/23/2026 4:41 PM
3	Homeowner	4/8/2026 2:49 PM

Q9 How long have you lived in your current home?

Answered: 50 Skipped: 0

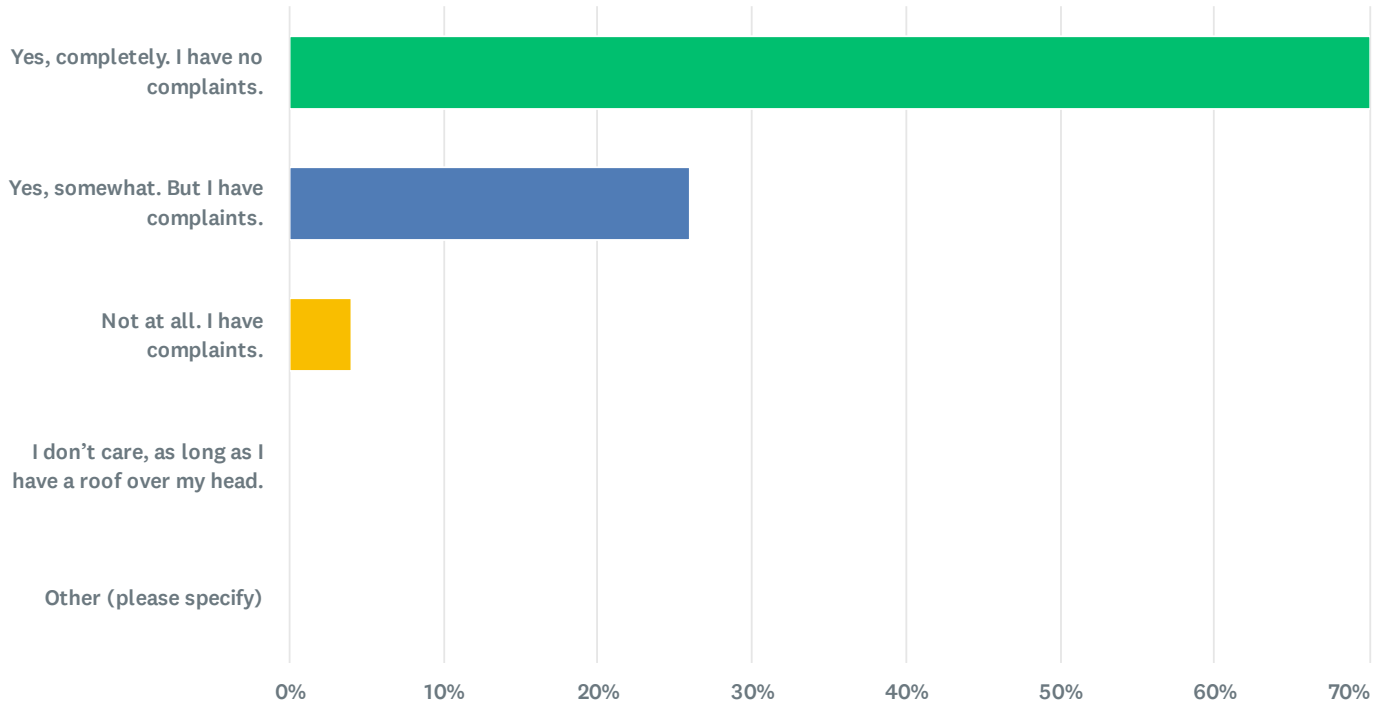
#	RESPONSES	DATE
1	11 years	6/12/2026 7:17 AM
2	5 years	6/4/2026 10:43 AM
3	22 years	6/3/2026 4:23 PM
4	29 YEARS	6/3/2026 4:20 PM
5	29 years	6/3/2026 4:13 PM
6	7 yrs	6/3/2026 3:59 PM
7	37 years	6/3/2026 3:56 PM
8	Since 1989	6/3/2026 3:32 PM
9	Since 1981	6/3/2026 3:24 PM
10	21 yrs	6/3/2026 11:10 AM
11	3 years	5/31/2026 1:04 PM
12	Since October 2019	5/30/2026 8:15 PM
13	2 years	5/28/2026 10:43 AM
14	13 yrs	5/27/2026 11:46 AM
15	9 years	5/27/2026 8:33 AM
16	2years	5/26/2026 11:48 AM
17	14 yrs	5/25/2026 5:51 PM
18	30 years	5/24/2026 7:45 AM
19	23 years	5/22/2026 4:12 PM
20	10 months	5/20/2026 1:30 PM
21	36 years	5/17/2026 9:36 PM
22	17 years	5/17/2026 1:03 PM
23	3 years	5/14/2026 11:15 PM
24	8 years	5/12/2026 11:19 AM
25	23 years	5/11/2026 9:41 PM
26	42 years	5/11/2026 2:29 PM
27	7 years	5/10/2026 11:24 AM
28	10 years	5/9/2026 2:04 PM
29	5 months	5/9/2026 9:19 AM
30	40 years	5/8/2026 4:58 PM
31	16 years	5/5/2026 8:23 PM
32	36 years	5/5/2026 5:09 PM
33	40	5/1/2026 6:23 PM

City of Blue Lake Housing Element Update Community Survey

34	6 years	4/24/2026 12:57 PM
35	25 years	4/24/2026 10:21 AM
36	19 yr	4/23/2026 4:41 PM
37	1 year	4/17/2026 9:29 PM
38	12 years	4/16/2026 7:31 AM
39	since 1981	4/15/2026 9:13 AM
40	12 years	4/14/2026 7:44 PM
41	15 years	4/13/2026 8:00 PM
42	25 years	4/11/2026 11:44 PM
43	20 years	4/11/2026 2:07 PM
44	14 years	4/10/2026 8:47 PM
45	30 years	4/10/2026 3:27 PM
46	6 years	4/10/2026 12:58 PM
47	About a year	4/10/2026 11:56 AM
48	25 years	4/10/2026 11:08 AM
49	7 years	4/10/2026 10:49 AM
50	12 years	4/8/2026 2:49 PM

Q10 50 responses

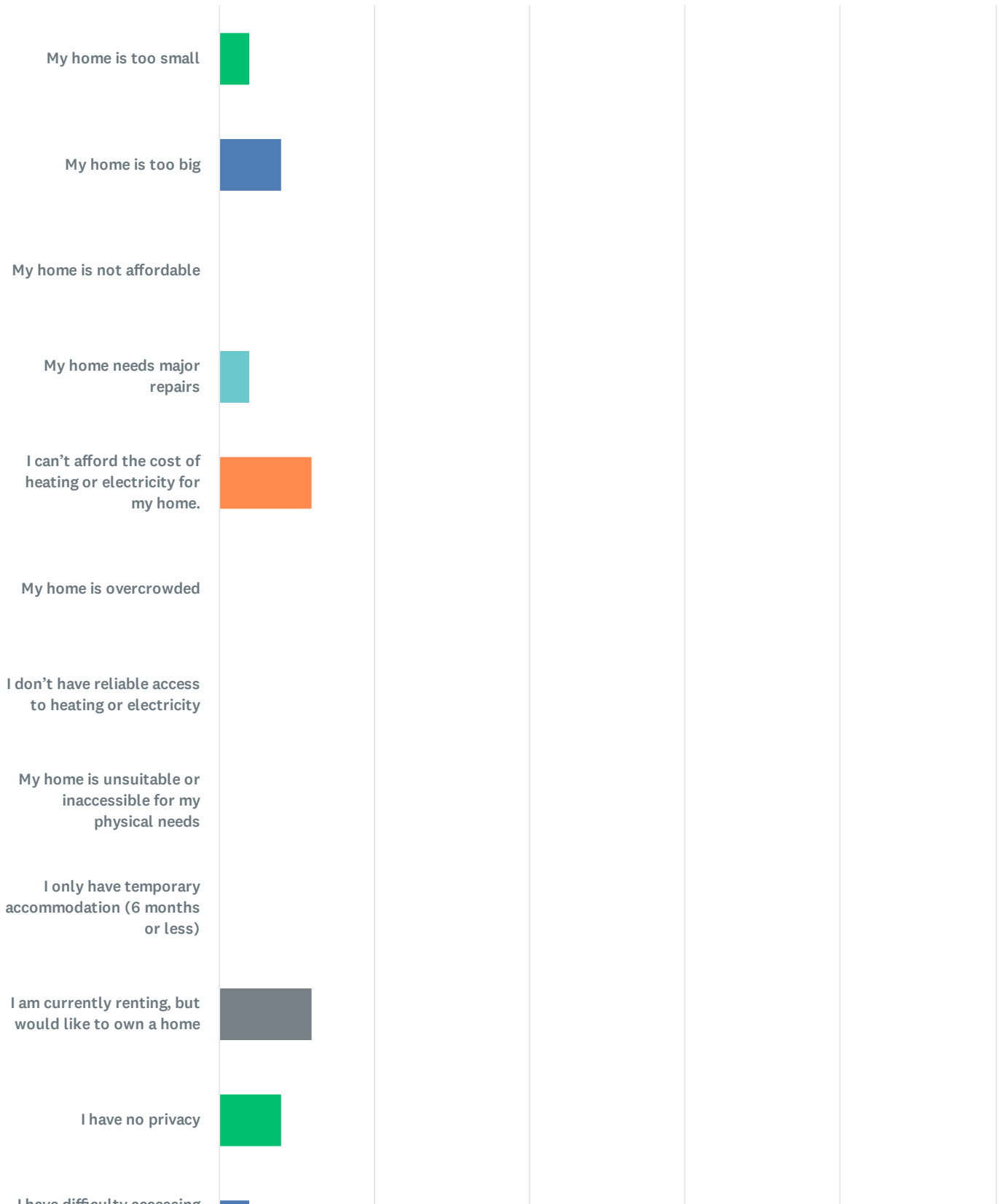
Does your current housing situation meet your needs?



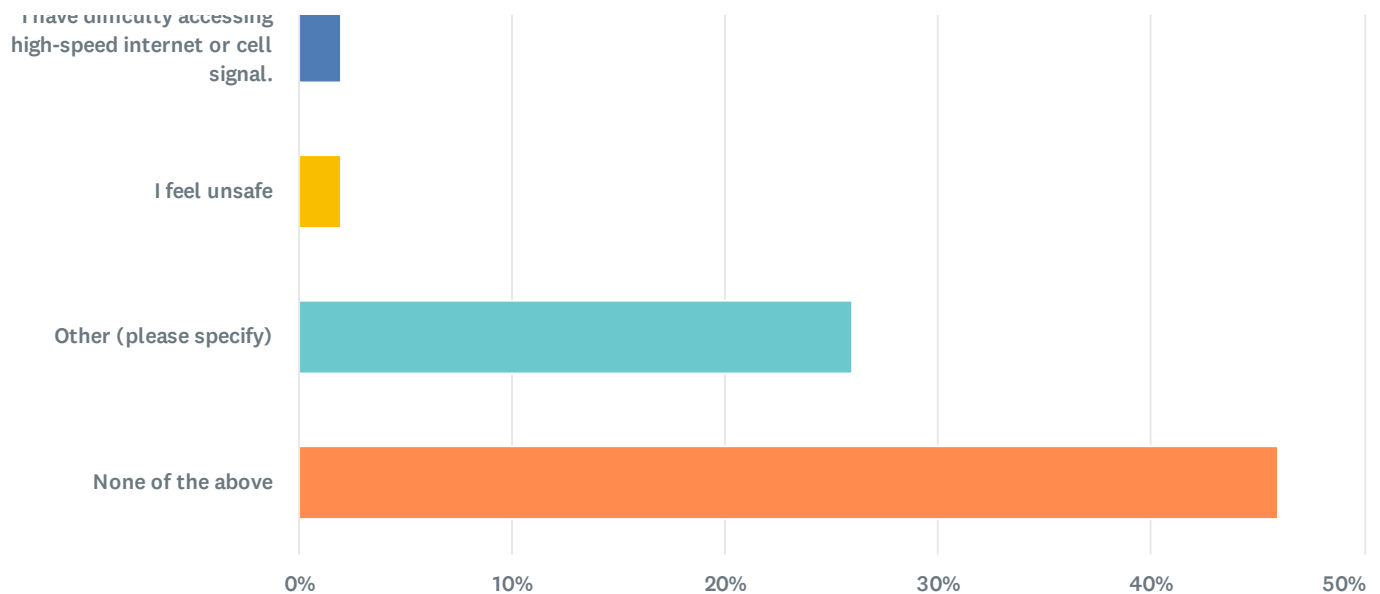
#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q11 50 responses

**If your current housing situation doesn't meet your needs, what are the reasons?
(Check all that apply)**



City of Blue Lake Housing Element Update Community Survey



#	OTHER (PLEASE SPECIFY)	DATE
1	This does not allow multiple answers - too small, needs major repairs	6/4/2026 10:43 AM
2	Close neighbors (4 plex), no yard	6/3/2026 3:59 PM
3	It's lonely.	5/30/2026 8:15 PM
4	Too small. Not affordable. Heat unaffordable. Renting/would rather own. No privacy. FYI, the choose all that apply function isn't working.	5/14/2026 11:15 PM
5	My home is perfect for my husband and I.	5/5/2026 5:09 PM
6	I would love to live away from parents, ready to have my own apartment	4/23/2026 4:41 PM
7	My current housing DOES meet my needs	4/16/2026 7:31 AM
8	I love my home	4/11/2026 11:44 PM
9	My current housing DOES meet my needs	4/11/2026 2:07 PM
10	My needs are met	4/10/2026 8:47 PM
11	N/a	4/10/2026 3:27 PM
12	Could use more storage and yard space	4/10/2026 12:58 PM
13	It does meet my needs. Answered the question above	4/8/2026 2:49 PM

Q12 Approximately how much does your household spend per month on housing costs? A household is everyone who lives with you in your home or rental unit. For Homeowners: this includes mortgage payment (if applicable), utilities (water, heating, gas/electric, garbage), property taxes, homeowners' insurance, private mortgage insurance (if applicable). For Renters: this includes rent and utilities (water, heating, gas/electric, internet, garbage).

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	1,500	6/12/2026 7:17 AM
2	2700	6/4/2026 10:43 AM
3	\$1,000.00	6/3/2026 4:23 PM
4	Approx \$1,000 per month	6/3/2026 4:20 PM
5	\$500/month	6/3/2026 4:13 PM
6	Respondent left blank.	6/3/2026 3:59 PM
7	\$1000	6/3/2026 3:56 PM
8	At least \$350	6/3/2026 3:32 PM
9	\$590	6/3/2026 3:24 PM
10	~\$884/month	6/3/2026 11:10 AM
11	2300/month	5/31/2026 1:04 PM
12	\$1100	5/30/2026 8:15 PM
13	1,800	5/28/2026 10:43 AM
14	2500	5/27/2026 11:46 AM
15	1800	5/27/2026 8:33 AM
16	1900.00	5/26/2026 11:48 AM
17	\$2900	5/25/2026 5:51 PM
18	400.	5/24/2026 7:45 AM
19	around \$2000.00	5/22/2026 4:12 PM
20	2050	5/20/2026 1:30 PM
21	\$650.00	5/17/2026 9:36 PM
22	1600	5/17/2026 1:03 PM
23	\$2650	5/14/2026 11:15 PM
24	2,500	5/12/2026 11:19 AM
25	\$800	5/11/2026 9:41 PM
26	\$600	5/11/2026 2:29 PM

City of Blue Lake Housing Element Update Community Survey

27	2700	5/10/2026 11:24 AM
28	2600/month	5/9/2026 2:04 PM
29	1900	5/9/2026 9:19 AM
30	575.00	5/8/2026 4:58 PM
31	\$1,200	5/5/2026 8:23 PM
32	About \$400	5/5/2026 5:09 PM
33	200	5/1/2026 6:23 PM
34	\$1100	4/24/2026 12:57 PM
35	700/ mo	4/24/2026 10:21 AM
36	425 per month	4/23/2026 4:41 PM
37	2200	4/17/2026 9:29 PM
38	Lots - this question requires too much research	4/16/2026 7:31 AM
39	blab, blab, blab	4/15/2026 9:13 AM
40	Don't know	4/14/2026 7:44 PM
41	2200	4/13/2026 8:00 PM
42	Way too much to ask!!! 400?	4/11/2026 11:44 PM
43	\$600	4/11/2026 2:07 PM
44	2000	4/10/2026 8:47 PM
45	2000	4/10/2026 3:27 PM
46	1600	4/10/2026 12:58 PM
47	2000	4/10/2026 11:56 AM
48	1800	4/10/2026 11:08 AM
49	1600	4/10/2026 10:49 AM
50	\$2,100.	4/8/2026 2:49 PM

Q13 What has been your experience with finding housing in Blue Lake?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	We decided to move here, told friends, received a text about our house from a friend.	6/12/2026 7:17 AM
2	Almost impossible and overpriced	6/4/2026 10:43 AM
3	We looked for several months before we bought our house in Blue Lake, there was not much for sale in Bluelake at the time and we felt pretty lucky to find a house in BlueLake.	6/3/2026 4:23 PM
4	No problem.	6/3/2026 4:20 PM
5	N/A	6/3/2026 4:13 PM
6	Difficult	6/3/2026 3:59 PM
7	It took a while to find a place to buy. Ended up posting a notice at the P.O and someone responded. Took a few months.	6/3/2026 3:56 PM
8	N/A	6/3/2026 3:32 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	Moving was fine.	6/3/2026 11:10 AM
11	Not affordable so I will keep renting	5/31/2026 1:04 PM
12	I was extremely lucky to get my place thanks to the fact that I was highly recommended by the landlords' friend.	5/30/2026 8:15 PM
13	There is a lot of demand for housing in Blue Lake because it is a lovely place to live. However, it is a small community so I had to be patient to find a spot that worked for me in Blue Lake. I was happy to wait for a spot to pop up though because I love how small Blue Lake is and I would rather wait for the perfect house than have Blue Lake grow.	5/28/2026 10:43 AM
14	Took some time but not impossible. Looked for a house to buy for over a year.	5/27/2026 11:46 AM
15	Difficult.	5/27/2026 8:33 AM
16	Very hard with finding anything decent, affordable, and up to date with repairs or maintenance. I pay 1435.00 for a 1 bed and 1 very cramped bathroom with only a small pantry space for a shower hardly any room for a single person to shower no bathtub. Outdated cabinets, stove, walls have no insulation, so winters are a nightmare, and black molding from moisture and no insulation. large cracks under doorway doesn't help as well with no weather-stripping to block draft back door needs replacing mentioned when I moved in still not replaced corner of it is rusted all the way through it. finally got a frig after months of complaining frig was from 1992 and overheated causing food to go bad. Still waiting on repairs or replacement for wall heater can't turn on unless you want to hear loud constant ticking like coins dropping one at a time. walls need repairs and fresh paint which I am sure never was done before my move in due to the chipping paint and cracks. cabinets are falling apart and looks like they have been there since the home was built major spider infestation and rodent problem with garage. ALL honesty what I rent with such small space should only be between 800-900 instead I am paying 1900 a month for rent pge and internet with absolutely no intent to replace, repair or update anything but want to up the rent even more because his property tax went up. Seems half these landlords have become greedy for something built in the 60's and never updated interior.	5/26/2026 11:48 AM
17	Not relevant to current time. Purchased small home here in 1978, remodeled twice, sold in 2010. By that time had high income. In 2006, purchased property and built new house 2011, current residence.	5/25/2026 5:51 PM
18	It takes a miracle, good timing, full intention and locals help to find a home in blue lake.	5/24/2026 7:45 AM
19	I was lucky enough to find an affordable home in the early 2000's. Unfortunately, when I look	5/22/2026 4:12 PM

City of Blue Lake Housing Element Update Community Survey

for housing for others, it is difficult to find an affordable place that is not very small and in disrepair.

20	I feel like I got lucky. I think it was just a combination of the place being available at the time I was looking for it and the magic of the universe.	5/20/2026 1:30 PM
21	We bought the land and had a house built.	5/17/2026 9:36 PM
22	N/a	5/17/2026 1:03 PM
23	I got lucky finding this place to rent. Everything that's come up for sale is either too huge (and too expensive to heat) or too small.	5/14/2026 11:15 PM
24	I felt lucky to buy a nice home with an affordable mortgage, in an area I wanted to raise my children.	5/12/2026 11:19 AM
25	It's impossible to find housing in Blue Lake; the housing prices are over inflated and the housing stock is old. Most of the houses need substantial investment to fix failing roofs, foundations, windows, heating systems, electrical, etc... The houses sell above their appraised value so buyers are upside down immediately and don't have the capital or equity to invest in updates. This is continuing a cycle of failing housing and infrastructure.	5/11/2026 9:41 PM
26	Difficult	5/11/2026 2:29 PM
27	Easy enough, had a connection on a purchase	5/10/2026 11:24 AM
28	I was priced out of buying in Arcata and had to buy a fixer upper in Blue Lake to afford to own a house at all	5/9/2026 2:04 PM
29	I got lucky finding my rental. The previous tenant had just moved out at the same time that I was in need of new housing. I've been wanting to move to Blue Lake for years, so when the ad for my house popped up on Craigslist I was very tenacious.	5/9/2026 9:19 AM
30	Not applicable	5/8/2026 4:58 PM
31	I live in my parents rental. Renting in Humboldt county is very challenging.	5/5/2026 8:23 PM
32	We need affordable housing in Blue Lake. The Badwat Community Proect in the District should be built ASAP	5/5/2026 5:09 PM
33	Easy	5/1/2026 6:23 PM
34	Too scarce	4/24/2026 12:57 PM
35	Good until recently	4/24/2026 10:21 AM
36	Difficult to find affordable house/apartment in blue lake	4/23/2026 4:41 PM
37	Impossible	4/17/2026 9:29 PM
38	Fine, in 1975	4/16/2026 7:31 AM
39	The house we own was for sale and affordable when we were looking in 1981.	4/15/2026 9:13 AM
40	It took as while for us to find our home.	4/14/2026 7:44 PM
41	Tough, but with persistence and word-of-mouth, we eventually found adequate rentals and finally a fixer-upper to buy	4/13/2026 8:00 PM
42	Fine ,so long ago	4/11/2026 11:44 PM
43	Na	4/11/2026 2:07 PM
44	Hard to find	4/10/2026 8:47 PM
45	N/a	4/10/2026 3:27 PM
46	It's more of a word of mouth thing to try and find housing there.	4/10/2026 12:58 PM
47	Very slim pickings	4/10/2026 11:56 AM
48	Got lucky to buy	4/10/2026 11:08 AM
49	Impossible. I cannot move at this point because I could not afford it, but since ive been in my	4/10/2026 10:49 AM

City of Blue Lake Housing Element Update Community Survey

current place for a while the rent has remained fairly stable, though it has raised 3 times already

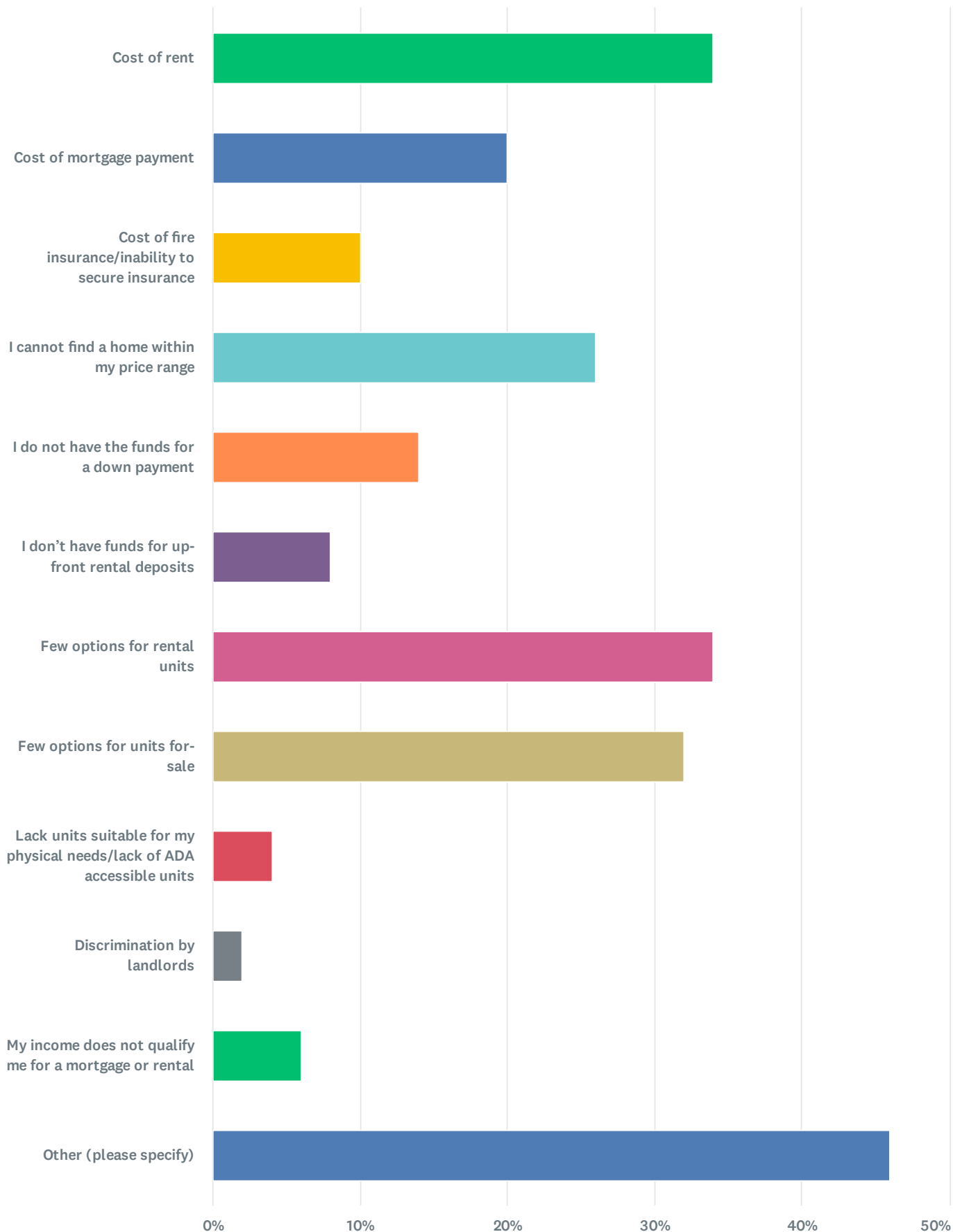
50	It has been easy	4/8/2026 2:49 PM
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Q14

50 responses

What are the greatest challenges you have faced when looking for quality and affordable housing in Blue Lake? (Check all that apply)

City of Blue Lake Housing Element Update Community Survey



City of Blue Lake Housing Element Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	None	6/12/2026 7:17 AM
2	None	6/3/2026 4:20 PM
3	Respondent left blank.	6/3/2026 4:13 PM
4	No specification was included	6/3/2026 3:32 PM
5	Respondent left blank	6/3/2026 3:24 PM
6	N/A for me	6/3/2026 11:10 AM
7	N/A, lived here too long and have high income	5/25/2026 5:51 PM
8	this is according to friends--not myself	5/22/2026 4:12 PM
9	It was not hard at all finding land to build on.	5/17/2026 9:36 PM
10	Houses selling above appraised value; housing stock is old.	5/11/2026 9:41 PM
11	I own my house but others need to find affordable housing in Blue Lake.	5/5/2026 5:09 PM
12	None	5/1/2026 6:23 PM
13	Taxes	4/24/2026 10:21 AM
14	I haven't had to look in so long my experience doesn't apply	4/16/2026 7:31 AM
15	no significant challenge in 1981	4/15/2026 9:13 AM
16	I didn't have any problem finding my home	4/14/2026 7:44 PM
17	We own now. Those are past issues for me personally	4/13/2026 8:00 PM
18	N/A	4/11/2026 11:44 PM
19	Na. Have house	4/11/2026 2:07 PM
20	N/a	4/10/2026 3:27 PM
21	It's hard for people with dogs	4/10/2026 12:58 PM
22	Got lucky	4/10/2026 11:08 AM
23	I have not had trouble	4/8/2026 2:49 PM

Q15 What challenges might others face trying to find a home if they want to move into Blue Lake or change housing situations within Blue Lake?

Answered: 50 Skipped: 0

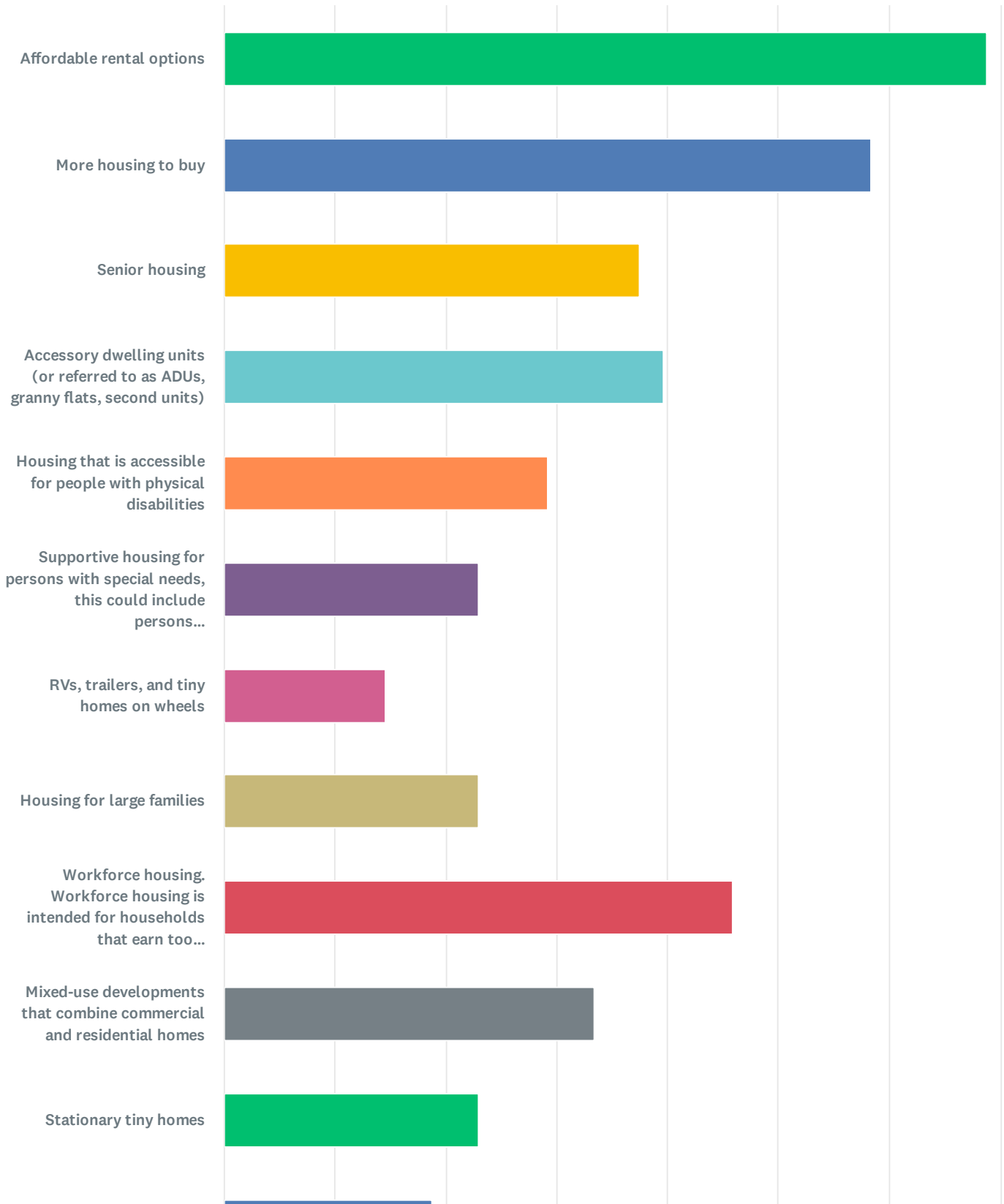
#	RESPONSES	DATE
1	Prices soared in the last 10 years	6/12/2026 7:17 AM
2	No rentals, a population that does not want young people	6/4/2026 10:43 AM
3	There is not many units on the market and a lot of the ones that are, seem really expensive	6/3/2026 4:23 PM
4	Price	6/3/2026 4:20 PM
5	It's expensive to rent a place here and even more expensive to buy.	6/3/2026 4:13 PM
6	Respondent left blank.	6/3/2026 3:59 PM
7	The competition - people want to live here.	6/3/2026 3:56 PM
8	Same as above	6/3/2026 3:32 PM
9	Any of the above	6/3/2026 3:24 PM
10	Not sure, maybe affordability	6/3/2026 11:10 AM
11	Limited housing and outrageous prices	5/31/2026 1:04 PM
12	Inflation has far surpassed my initial rent. I live on my pension and social security. Now thanks to Trump, if my landlord raises the rent by even \$200 I will become homeless.	5/30/2026 8:15 PM
13	High demand and low supply. But that is okay because it is a small community. You have to be patient to find a spot that is perfect for you here just like with any other small and desirable community/location.	5/28/2026 10:43 AM
14	Availability and price	5/27/2026 11:46 AM
15	Three times rent as income qualifier for rentals is too much	5/27/2026 8:33 AM
16	greedy landlords that just want your money and care little of repairs or upkeep but have no remorse continuously upping the rent.	5/26/2026 11:48 AM
17	High rental and purchase prices, few options. High income cash buyers (from Bay Area) taking available.	5/25/2026 5:51 PM
18	Affordability and availability	5/24/2026 7:45 AM
19	all of the above	5/22/2026 4:12 PM
20	Availability of units. There's not too much out there, but, that's the beauty of Blue Lake. That's why I wanted to live here. Small town, not a lot of tourism, not a lot of mainstream corporate anything. It's quiet, not overcrowded.	5/20/2026 1:30 PM
21	The cost or availability of a home to rent or buy.	5/17/2026 9:36 PM
22	Lack of inventory; cost of water, sewer, garbage; cost of transportation to get to job, grocery, medical.	5/17/2026 1:03 PM
23	There's just nothing available.	5/14/2026 11:15 PM
24	It is much less affordable than it used to be. Utilities are expensive as well. For families we are loosing a lot of the amazing things that make it easier to live here like play group, and summer camp. It is also difficult to participate politically because of all the divisiveness and the timing of meetings not working well for working families. The ongoing litigations with the council and the city pulling back on all of the projects that are geared towards children and families (like the bike park) is quite a disappointment.	5/12/2026 11:19 AM

City of Blue Lake Housing Element Update Community Survey

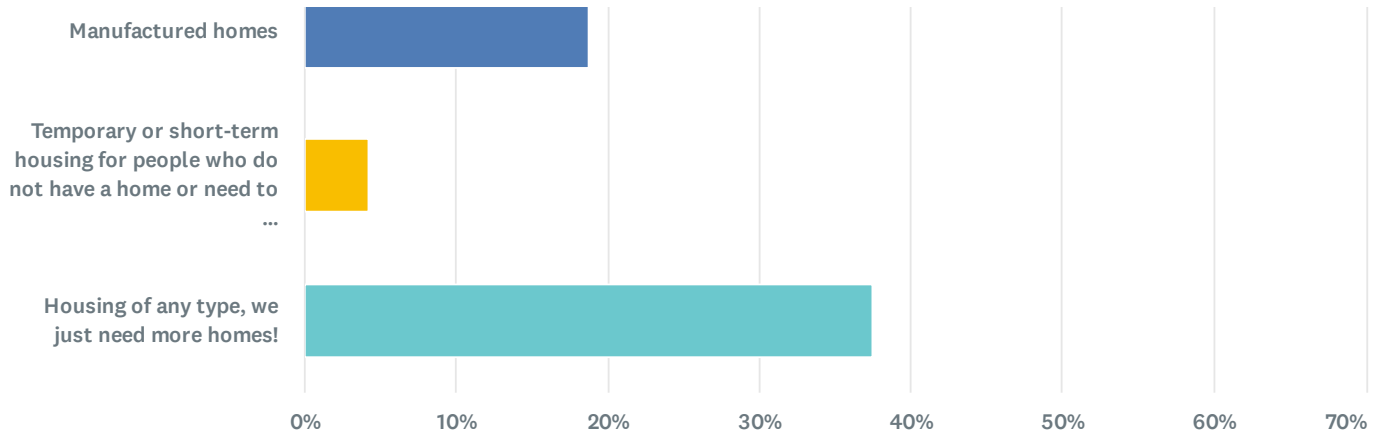
25	Prices are way too high; rental units are generally old and outdated but rent at high prices due to the lack of units on the market. There are several predatory landlords that own a number of the rental units; they collude on pricing to keep rents high and unit improvements minimal.	5/11/2026 9:41 PM
26	Cost and lack of available housing	5/11/2026 2:29 PM
27	Lack of available housing	5/10/2026 11:24 AM
28	Low supply of housing. Need to build more and make streamlined approaches to ADU construction so homeowners can have a second source of income to help with property costs and we get more housing	5/9/2026 2:04 PM
29	High demand, high home/rental costs	5/9/2026 9:19 AM
30	All the possible responses to question 14	5/8/2026 4:58 PM
31	Too expensive. Nothing for sale.	5/5/2026 8:23 PM
32	There's very few houses/apartments for rent. I want to see affordable housing built as mandated by the state.	5/5/2026 5:09 PM
33	None	5/1/2026 6:23 PM
34	Availability and cost.	4/24/2026 12:57 PM
35	Price and limited options,	4/24/2026 10:21 AM
36	Limited options/expensive	4/23/2026 4:41 PM
37	Limited options	4/17/2026 9:29 PM
38	Affordability, housing stock	4/16/2026 7:31 AM
39	tight market and too expensive	4/15/2026 9:13 AM
40	Lack of additional housing	4/14/2026 7:44 PM
41	Very few places available	4/13/2026 8:00 PM
42	No low cost rental housing because everyone seems opposed to apartments.No more manufactured homes please.Single family dwellings are beyond young families reach.	4/11/2026 11:44 PM
43	Limited options in a small town	4/11/2026 2:07 PM
44	High home prices	4/10/2026 8:47 PM
45	Cost	4/10/2026 3:27 PM
46	There might not be any housing available or the landlord won't allow dogs.	4/10/2026 12:58 PM
47	There's no more housing open	4/10/2026 11:56 AM
48	Lack of affordable housing, including renting and purchasing, with no space to add more except ADU's. This has been come a retirement community among homeowners.	4/10/2026 11:08 AM
49	impossible to find an in, you have to know someone	4/10/2026 10:49 AM
50	That you need a car.	4/8/2026 2:49 PM

Q16 48 responses

What do you think are the most needed types of housing in Blue Lake? You can choose as many as you think are needed.



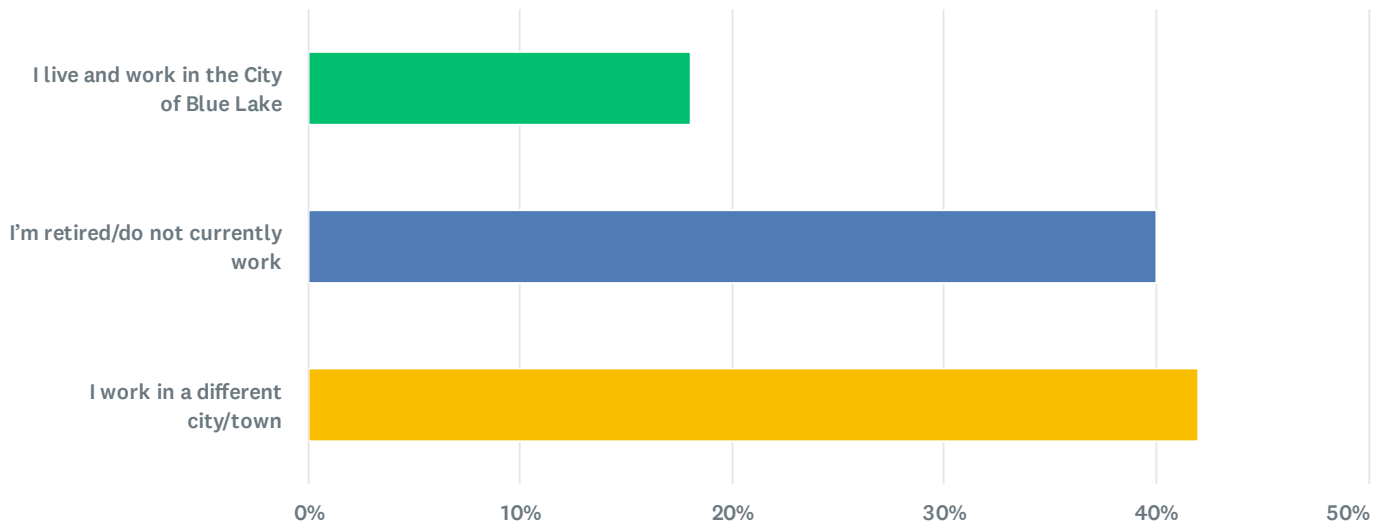
City of Blue Lake Housing Element Update Community Survey



#	OTHER (PLEASE SPECIFY)	DATE
1	Respondent left blank.	6/3/2026 3:59 PM
2	Respondent left blank	6/3/2026 3:24 PM

Q17 50 responses

From the following, choose the one that best describes you:



Q18 If your answer to Question #17 was, "I work in a different city/town", in what city or town do you work?

Answered: 32 Skipped: 18

#	RESPONSES	DATE
1	Arcata	6/12/2026 7:17 AM
2	Arcata, McKinleyville + Trinidad	6/3/2026 4:13 PM
3	Eureka	5/31/2026 1:04 PM
4	Arcata, west end rd	5/28/2026 10:43 AM
5	Spouse works in Eureka. I work from home for a larger out of area company	5/27/2026 11:46 AM
6	Arcata	5/27/2026 8:33 AM
7	Arcata	5/26/2026 11:48 AM
8	Arcata	5/22/2026 4:12 PM
9	I live in Blue Lake and work remote for a multinational company. My main office is based out of Roseville, California.	5/20/2026 1:30 PM
10	Bayside	5/17/2026 1:03 PM
11	Arcata	5/12/2026 11:19 AM
12	Arcata	5/11/2026 9:41 PM
13	Mckinleyville, but contract in blue lake & korbelt regularly	5/10/2026 11:24 AM
14	my company's office is in Blue Lake but my work is throughout Humboldt and neighboring counties	5/9/2026 9:19 AM
15	Arcata. Blue lake offers no jobs.	5/5/2026 8:23 PM
16	N/A	4/24/2026 12:57 PM
17	No	4/24/2026 10:21 AM
18	N/A	4/23/2026 4:41 PM
19	Arcata	4/17/2026 9:29 PM
20	?	4/16/2026 7:31 AM
21	not applicable	4/15/2026 9:13 AM
22	I'm retired	4/14/2026 7:44 PM
23	N/a	4/13/2026 8:00 PM
24	Retired	4/11/2026 11:44 PM
25	Arcata	4/11/2026 2:07 PM
26	Eureka	4/10/2026 8:47 PM
27	N/a	4/10/2026 3:27 PM
28	Arcata	4/10/2026 12:58 PM
29	Eureka	4/10/2026 11:56 AM
30	I live and work in the city of Blue Lake	4/10/2026 11:08 AM

City of Blue Lake Housing Element Update Community Survey

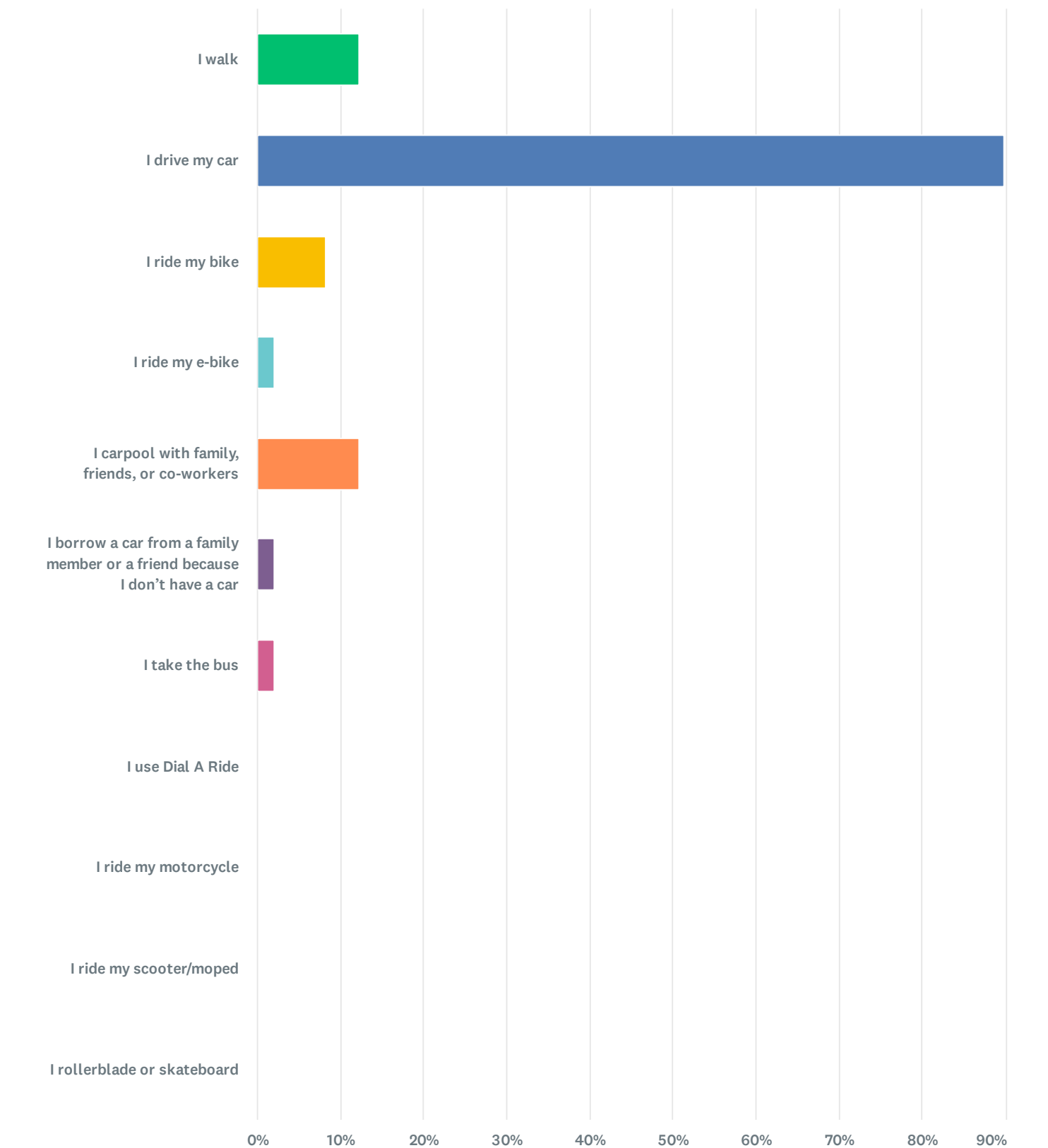
31	na	4/10/2026 10:49 AM
32	No answer	4/8/2026 2:49 PM

Q19

49 responses

How do you get to work, medical appointments, school, do your grocery shopping, etc.? (Check all that apply)

City of Blue Lake Housing Element Update Community Survey



#	OTHER (PLEASE SPECIFY)	DATE
1	Respondent left blank	6/3/2026 3:24 PM

Q20 What are two things you love about living in Blue Lake?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	Walking to the river and the people	6/12/2026 7:17 AM
2	Climate, walkability	6/4/2026 10:43 AM
3	-The small town vibe - Walking Distance to outdoor spaces	6/3/2026 4:23 PM
4	THE LAND & THE SUN	6/3/2026 4:20 PM
5	1. I love being able to walk my dogs to the river and then walk to the Logger or tap room with them 2. I love having live theater walking distance to my house @ Dell 'Arte	6/3/2026 4:13 PM
6	Weather Smallness Recreation	6/3/2026 3:59 PM
7	Sunshine Beauty	6/3/2026 3:56 PM
8	Beautiful setting with fresh air Nice down-to-earth people	6/3/2026 3:32 PM
9	Community The river	6/3/2026 3:24 PM
10	The scale of the town (not sprawling, walkable, residential oriented) and the open space surrounding the town (forest, agricultural land, riverine habitat).	6/3/2026 11:10 AM
11	Friendly people and weather	5/31/2026 1:04 PM
12	Weather and beautiful. Kind, smart neighbors.	5/30/2026 8:15 PM
13	I love the small community (knowing y neighbors and going to community events). I love the public parks and land that I have within walking distance of my house.	5/28/2026 10:43 AM
14	Weather & quiet	5/27/2026 11:46 AM
15	Community events, weather, inclusive neighbors River access, cultural events: da, logger, brewery	5/27/2026 8:33 AM
16	Close to grandkids and weather quiet little town.	5/26/2026 11:48 AM
17	Weather, strong sense of community w/ concomitant involvement.	5/25/2026 5:51 PM
18	The weather, the roses, and our fabulous community.	5/24/2026 7:45 AM
19	small town feel and climate	5/22/2026 4:12 PM
20	The natural beauty and the historical architecture.	5/20/2026 1:30 PM
21	Quiet and friendly	5/17/2026 9:36 PM
22	People and climate.	5/17/2026 1:03 PM
23	Quiet at night!! The sun really makes a difference - it adds to my happiness!	5/14/2026 11:15 PM
24	The community, the gardens	5/12/2026 11:19 AM
25	Recreation facilities and the weather.	5/11/2026 9:41 PM
26	Weather and friends	5/11/2026 2:29 PM
27	Weather and low traffic	5/10/2026 11:24 AM
28	Weather and small-town atmosphere	5/9/2026 2:04 PM
29	Quiet, small town aesthetic and the river	5/9/2026 9:19 AM
30	Community and nature safety	5/8/2026 4:58 PM

City of Blue Lake Housing Element Update Community Survey

31	The weather and the friendly neighborhood without criminals	5/5/2026 8:23 PM
32	The climate and the fact that we're an incorporated city so we can have local control.	5/5/2026 5:09 PM
33	People and weather	5/1/2026 6:23 PM
34	Friendly, close-knit community	4/24/2026 12:57 PM
35	Community, climate, outdoor activities	4/24/2026 10:21 AM
36	Climate and the community	4/23/2026 4:41 PM
37	Warmer, quieter, rural setting	4/17/2026 9:29 PM
38	The climate The small-town atmosphere, walkability (and industrial park trail) and all the fun community events	4/16/2026 7:31 AM
39	Small town sense of community. River, forests, easy access to the natural world.	4/15/2026 9:13 AM
40	Community and Weather	4/14/2026 7:44 PM
41	It felt like a community in the past, and I loved the small town safety for my kids. (They're mostly grown now)	4/13/2026 8:00 PM
42	Volunteers at local organizations and everyone who shows kindness to others.	4/11/2026 11:44 PM
43	Sun, river, slow pace	4/11/2026 2:07 PM
44	The community/neighbors and the climate	4/10/2026 8:47 PM
45	Weather and friends	4/10/2026 3:27 PM
46	I love the weather and I love how dog friendly it is.	4/10/2026 12:58 PM
47	The environment and the people	4/10/2026 11:56 AM
48	The Beauty that surrounds us every morning you wake up, peaceful, quite, out of the main stream.	4/10/2026 11:08 AM
49	Community and safety are incredible. Also very clean!!!	4/10/2026 10:49 AM
50	Climate. I grew up in a city so I enjoy the small town quiet	4/8/2026 2:49 PM

Q21 What are two things that Blue Lake does not currently provide?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	Groceries and affordable housing	6/12/2026 7:17 AM
2	Grocery shopping, enough places to eat	6/4/2026 10:43 AM
3	- a Local resturant - a market in walking Distance	6/3/2026 4:23 PM
4	GROCER HARDWARE/BUILDING SUPPLY STORE	6/3/2026 4:20 PM
5	1. The ability to not have a car, there's no grocery store for example 2. Access to the bike park	6/3/2026 4:13 PM
6	Bus service	6/3/2026 3:59 PM
7	Affordable grocery store Dependable public transportation	6/3/2026 3:56 PM
8	I believe its population is alright [unclear if this is the word or not] although it could use more businesses that could hire residents at a livable wage	6/3/2026 3:32 PM
9	Store Restaurant	6/3/2026 3:24 PM
10	Have no strong opinion about this	6/3/2026 11:10 AM
11	Groceries and other amenities	5/31/2026 1:04 PM
12	Pubic transportation and convenience store	5/30/2026 8:15 PM
13	I would love to see Blue Lake have more community gatherings (like the May Day celebration) and more public trashcans with dog waste bags that are stocked regularly. Also Blue Lake Yard Waste day is fantastic, it would be great if that could happen more frequently.	5/28/2026 10:43 AM
14	Activities for families and amenities such as restaurants	5/27/2026 11:46 AM
15	Public transit	5/27/2026 8:33 AM
16	family friendly restaurants, have to drive miles to eat out and limited grocery stores. one in Glendale overpriced so to bargain shop you must waste time miles and gas to bring home a cart full of items vs items in a basket at murphy's paying the same amount but getting much less.	5/26/2026 11:48 AM
17	Workforce housing, effective City governance	5/25/2026 5:51 PM
18	A dog catcher and enforcement, and cat control. Racoon and skunk abatement would be a lovely service.	5/24/2026 7:45 AM
19	adequate transportation options for people who work out of town or kids needing to get to high school	5/22/2026 4:12 PM
20	A healthy restaurant option. That's it.	5/20/2026 1:30 PM
21	Grocery store and miniature golf	5/17/2026 9:36 PM
22	Pizza and journalism.	5/17/2026 1:03 PM
23	Groceries! A gym/physical therapy/personal training studio would be fantastic!	5/14/2026 11:15 PM
24	Childrens programs outside of the school, enough buisness	5/12/2026 11:19 AM
25	Just two...Blue Lake is lacking so many things that it used to have...We don't have access to groceries and have extremely limited food options. There is no retail or small shops to support.	5/11/2026 9:41 PM
26	A decent restaurant not the casino and small grocery store.there is so little space for housing.	5/11/2026 2:29 PM
27	Dining and groceries	5/10/2026 11:24 AM

City of Blue Lake Housing Element Update Community Survey

28	Groceries within walking distance and regular dining options	5/9/2026 2:04 PM
29	fully connected bike path to arcata and more small, local brick and mortar shops (e.g. outdoor store, farm stand, etc.)	5/9/2026 9:19 AM
30	Restaurant grocery store	5/8/2026 4:58 PM
31	Does not provide work, any small businesses, or a small grocery shop. I wish there was a small grocery stop that wasn't the gas station. Also wish there was a dinner spot other than the casino.	5/5/2026 8:23 PM
32	Affordable housing!!! An atm or bank branch would be nice.	5/5/2026 5:09 PM
33	Law Enforcement	5/1/2026 6:23 PM
34	Coordinated joint public transportation alternatives.	4/24/2026 12:57 PM
35	Employment opportunities and shopping options	4/24/2026 10:21 AM
36	More public transportation options!	4/23/2026 4:41 PM
37	Dining options	4/17/2026 9:29 PM
38	Adequate grocery shopping/local businesses Adequate public transportation	4/16/2026 7:31 AM
39	Competent government. An easy to complete survey.	4/15/2026 9:13 AM
40	Affordable housing Restaurants	4/14/2026 7:44 PM
41	Enough public transportation (I know there are too few riders -- but there aren't enough bus options for people to ride regularly) A Cafe or something like the old burger bar or stardoughs	4/13/2026 8:00 PM
42	Unity and growth.	4/11/2026 11:44 PM
43	Groceries, restaurants	4/11/2026 2:07 PM
44	Corner market. Bike trail to Arcata/pump station #1	4/10/2026 8:47 PM
45	Food, code enforcement of blighted properties	4/10/2026 3:27 PM
46	Places to eat. Recreation rental facility.	4/10/2026 12:58 PM
47	Much entertainment or businesses	4/10/2026 11:56 AM
48	Limited Public Transportation, no stores within 1 mile, lack off shopping or other ammenities because of the lack of public who travel into our town.	4/10/2026 11:08 AM
49	Its just expensive, but so is everywhere else... I see granny flats and rentals pop up and landlords are asking for so much more than the property is worth....	4/10/2026 10:49 AM
50	Store and banking. However there is not much land to build on at one half square mile	4/8/2026 2:49 PM

Q22 If you had a magic wand, what is one thing you want to change about housing in Blue Lake in the next ten years?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	Community pool, senior housing	6/12/2026 7:17 AM
2	Some new rentals, mixed price ranges	6/4/2026 10:43 AM
3	more affordable housing for families	6/3/2026 4:23 PM
4	TURN THE POWER PLANT INTO HOUSING ZONE	6/3/2026 4:20 PM
5	Make housing affordable! And pretty, simple, basic, less is more.	6/3/2026 4:13 PM
6	Existing houses fixed up, repair paint	6/3/2026 3:59 PM
7	Have a trustworthy construction company + an architect who realizes all the needs we have	6/3/2026 3:56 PM
8	Respondent left blank.	6/3/2026 3:32 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	Relative to affordable housing - I want the scale (height, square footage, parking) to blend with the neighborhoods as best as possible, have infrastructure in place and address environmental concerns, e.g. wetlands	6/3/2026 11:10 AM
11	Increase housing	5/31/2026 1:04 PM
12	Add artist live-work studios above shops over or on power plant property on Taylor Way. See The Tannery model in Santa Cruz.	5/30/2026 8:15 PM
13	I would love to own a home in Blue Lake and have a a rent control policy be implemented.	5/28/2026 10:43 AM
14	Less expensive to renovate or add an addition.	5/27/2026 11:46 AM
15	More rental units without retail space, mixed housing, seniors, ads, families	5/27/2026 8:33 AM
16	greedy slumlords, making it if they don't Repair and make living livable then they are not allowed to charge outrageous fees for leases or rent nor can they up rent when they see fit without making repairs first and if they do hold them obligated to receive a fine for their neglect on properties and lack of up keep on the properties. Since the pricing on things has gone up, they seem to think they are the only ones effected when i too have my own bills and barely making ends meet then your property tax goes up and now its my problem and you raise my rent because your property taxes, insurance, utilities, state and local and city business taxes gone up. what really baffles me is he stated Utilities, when I asked for reason of rent again going up and he said utilities but How is my rent going up for Utilities when I am paying PG&E and internet, phone all in my name and out of my pocket so I am being charged more for his !?! Because he doesn't pay those for my rental.	5/26/2026 11:48 AM
17	more affordable dedicated workforce housing.	5/25/2026 5:51 PM
18	I would not run any more traffic in front of the school.	5/24/2026 7:45 AM
19	that there be adequate resources available in town for any new residents, and safe egress from any potential housing development (not a dead end road). We need to have adequate infrastructure to accommodate more people.	5/22/2026 4:12 PM
20	That my dream property will be available for purchase. I'm looking for a good chunk of land that's not in a flood zone and that has multiple dwellings on the property. I'm looking to purchase in about 5 years. And I would like to stay in Blue Lake.	5/20/2026 1:30 PM
21	No more apartments.	5/17/2026 9:36 PM

City of Blue Lake Housing Element Update Community Survey

22	Financial and planning support for ADU construction.	5/17/2026 1:03 PM
23	Cooperative housing (a common house for cooking/socializing and tiny houses for privacy) that is resident-owned. Single family homes on a land trust for affordability. A tiny house village that is resident owned. Townhomes or condos with garages for purchase. Anything but renting!	5/14/2026 11:15 PM
24	I would love to see the empty buildings downtown become something special, housing or business. I want families to be able to afford to live here and participate in the school and community.	5/12/2026 11:19 AM
25	Build the DANCO project; we need affordable starter housing so young people and young families can be a part of our community. Blue Lake is becoming a senior community and it's depressing and uninviting. I don't want to live in a senior community or neighborhood in the County. I want to live in a City that has access to food, shops, groceries, entertainment and recreation. You literally have to leave town for everything...it's a community that is quickly losing it's small town charm, especially for the kids growing up here...most kids will tell you that Blue Lake is boring and there's nothing to do. We've lost our downtown to absentee landlords that have let their buildings become slums and the vibrancy of the community is steadily slipping away. It's really sad.	5/11/2026 9:41 PM
26	There is so little land available so no apt complexes	5/11/2026 2:29 PM
27	Develop powers creek as mixed commercial & housing. Additional housing infill on vacant lots	5/10/2026 11:24 AM
28	Build more! Create streamlined permitting systems (pre-approved ADU house designs, user-friendly forms and brochures to walk people through the process), approve a housing element that includes progressive housing design options so they're approved at the general plan level and make it easier for staff and residents and developers to build. We have a finite amount of land so even if Blue Lake was fully built out, it is still going to have a small town atmosphere.	5/9/2026 2:04 PM
29	i want to own a home	5/9/2026 9:19 AM
30	More housing, better public transportation,	5/8/2026 4:58 PM
31	Make it more affordable and more of it. More people should get the chance to live here who are not homeowners.	5/5/2026 8:23 PM
32	Build the Badawat Community Affordable housing project in the district ASAP.	5/5/2026 5:09 PM
33	Keep it the same	5/1/2026 6:23 PM
34	Affordable housing for seniors	4/24/2026 12:57 PM
35	Affordable housing for families	4/24/2026 10:21 AM
36	I want to expand area of blue lake for houses and community events	4/23/2026 4:41 PM
37	More housing options	4/17/2026 9:29 PM
38	Adequate affordable housing for all	4/16/2026 7:31 AM
39	Affordability	4/15/2026 9:13 AM
40	Build the adorable housing that was planned.	4/14/2026 7:44 PM
41	Just for the NIMBYs to get some empathy so they stop bashing "affordable housing"	4/13/2026 8:00 PM
42	Following through with Mandy's plan, maybe not Danco but commercial below housing units above off Taylor. Plus possibly include or instead use power plant property.	4/11/2026 11:44 PM
43	Some more housing is good but the charm of Blue Lake is being a small town, so no large projects. Appropriately sized.	4/11/2026 2:07 PM
44	Increase housing gradually.	4/10/2026 8:47 PM
45	Enforce code	4/10/2026 3:27 PM
46	I'd like more houses available for sale so I could buy a house in town when I'm ready.	4/10/2026 12:58 PM
47	I don't want it to become overpopulated it's a small town	4/10/2026 11:56 AM
48	Keep it a retirement community, a nice Bedroom community that fits this location.	4/10/2026 11:08 AM

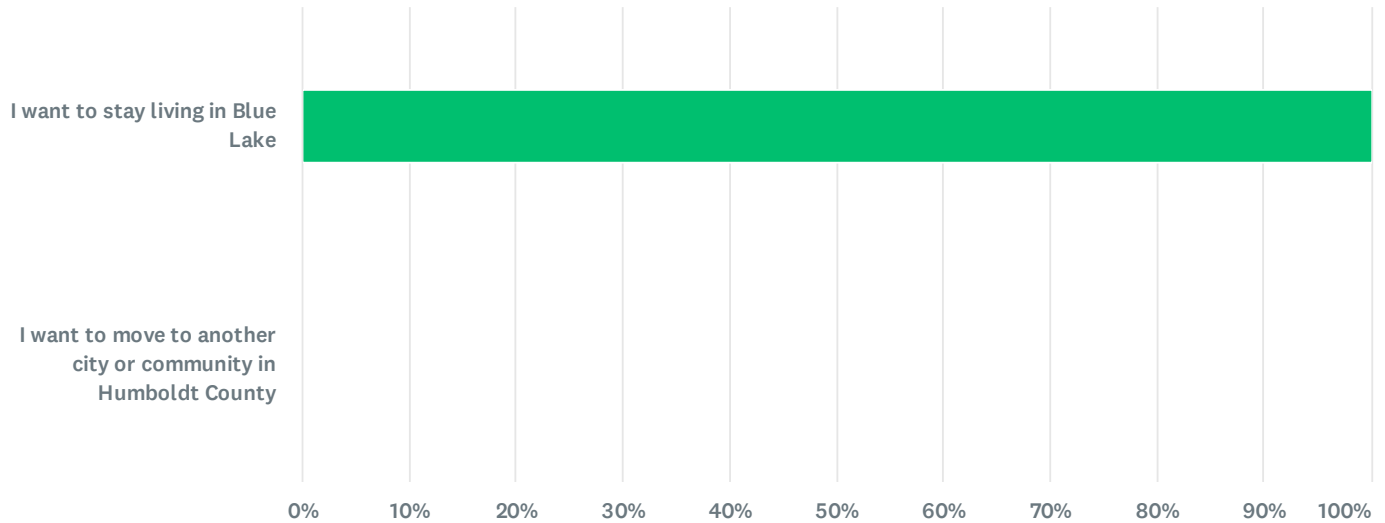
City of Blue Lake Housing Element Update Community Survey

49	more affordable housing so we can have more young families moving in	4/10/2026 10:49 AM
50	That more people could own there own home	4/8/2026 2:49 PM

Q23

50 responses

If you had a choice, would you want to stay living in Blue Lake, or move to another city or community in Humboldt County



Q24 Please fill in the blanks to these three statements:

Answered: 50 Skipped: 0

ANSWER CHOICES	RESPONSES	
I want to live in a place where I can	100.00%	50
Where my family can	96.00%	48
Where my community can	96.00%	48

#	I WANT TO LIVE IN A PLACE WHERE I CAN	DATE
1	Walk freely	6/12/2026 7:17 AM
2	Walk	6/4/2026 10:43 AM
3	walk + Ride my Bike around town	6/3/2026 4:23 PM
4	GET OUT IN NATURE	6/3/2026 4:20 PM
5	walk to work	6/3/2026 4:13 PM
6	walk scenic places	6/3/2026 3:59 PM
7	have lots of sunshine	6/3/2026 3:56 PM
8	study in quiet	6/3/2026 3:32 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	have a sense of space/open settings nearby and a sense of community	6/3/2026 11:10 AM
11	Be compostable	5/31/2026 1:04 PM
12	Walk to store	5/30/2026 8:15 PM
13	know my neighbors and access public parks and walking trails	5/28/2026 10:43 AM
14	Be safe and have safe spaces for my children	5/27/2026 11:46 AM
15	Feel accepted and safe	5/27/2026 8:33 AM
16	privacy, have pets and has bathtub	5/26/2026 11:48 AM
17	access trails without driving, volunteer as desired, enjoy local music and cultural events, participate in governance as desired, have silence (no big industrial noise), allow wildlife to live	5/25/2026 5:51 PM
18	Live in respected peace and harmony.	5/24/2026 7:45 AM
19	access what I need easily (groceries, etc.)	5/22/2026 4:12 PM
20	Be removed from mainstream culture.	5/20/2026 1:30 PM
21	Enjoy my retirement	5/17/2026 9:36 PM
22	Support the arts, commerce, and schools that contribute to the town's culture.	5/17/2026 1:03 PM
23	walk to get something to eat, work out. I'd never leave Blue Lake!	5/14/2026 11:15 PM
24	Be friends with my neighbors and not be scared of everyones opinions. Especially people who havent grown up in the area. New community members can add a lot a value to a city.	5/12/2026 11:19 AM
25	shop, recreate, socialize and enjoy the outdoors.	5/11/2026 9:41 PM
26	Walk freely enjoy neighbors watch children play listen to music and enjoy theater and art events. Grange very important	5/11/2026 2:29 PM

City of Blue Lake Housing Element Update Community Survey

27	Walk to dining	5/10/2026 11:24 AM
28	Walk and bike to run errands and to community events	5/9/2026 2:04 PM
29	be surrounded by friends and family	5/9/2026 9:19 AM
30	That offers services for seniors.	5/8/2026 4:58 PM
31	Feel safe	5/5/2026 8:23 PM
32	Ride my bike around town.	5/5/2026 5:09 PM
33	Do my own thing	5/1/2026 6:23 PM
34	feel safe and secure.	4/24/2026 12:57 PM
35	Feel a part of the community	4/24/2026 10:21 AM
36	Have more options for public transportation because I can't drive	4/23/2026 4:41 PM
37	Feel safe waking my dog	4/17/2026 9:29 PM
38	Afford to live, have friends, and get what I need when I'm no longer able to drive	4/16/2026 7:31 AM
39	live happily	4/15/2026 9:13 AM
40	I would love a little restaurant. I want to Walk to activities	4/14/2026 7:44 PM
41	Access healthcare	4/13/2026 8:00 PM
42	Be proud of	4/11/2026 11:44 PM
43	Be at peace	4/11/2026 2:07 PM
44	Have my needs met	4/10/2026 8:47 PM
45	Have a quiet small town life	4/10/2026 3:27 PM
46	Explore and feel safe	4/10/2026 12:58 PM
47	Work	4/10/2026 11:56 AM
48	Feel at peace and have a quite living and working situation	4/10/2026 11:08 AM
49	safely walk around day and night	4/10/2026 10:49 AM
50	Feel safe and have a sense of community	4/8/2026 2:49 PM
#	WHERE MY FAMILY CAN	DATE
1	Hang out together in nature	6/12/2026 7:17 AM
2	Have options for recreation	6/4/2026 10:43 AM
3	feel safe	6/3/2026 4:23 PM
4	GROW FOOD	6/3/2026 4:20 PM
5	thrive	6/3/2026 4:13 PM
6	walk everywhere in town	6/3/2026 3:59 PM
7	visit	6/3/2026 3:56 PM
8	visit and like it	6/3/2026 3:32 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	Play outside	5/31/2026 1:04 PM
11	Be creative and have community	5/30/2026 8:15 PM
12	be safe and happy	5/28/2026 10:43 AM
13	Grow	5/27/2026 11:46 AM

City of Blue Lake Housing Element Update Community Survey

14	Have access to public transit, community events and the srys	5/27/2026 8:33 AM
15	enjoy a nice bbq in my own back yard and play with grandkids with safety	5/26/2026 11:48 AM
16	above	5/25/2026 5:51 PM
17	Be safe, have healthy air earth and water.	5/24/2026 7:45 AM
18	feel safe and not have to worry about crime	5/22/2026 4:12 PM
19	Grow their own food and live in a really cool old house.	5/20/2026 1:30 PM
20	Enjoy peace during retirement	5/17/2026 9:36 PM
21	Live for generations (in multiple kinds of housing)	5/17/2026 1:03 PM
22	feel safe unsupervised - no helicopter parenting needed here	5/14/2026 11:15 PM
23	Not have to drive in order to do everything a family likes to do	5/12/2026 11:19 AM
24	continue to live here if they choose.	5/11/2026 9:41 PM
25	Enjoy parks music River and trails	5/11/2026 2:29 PM
26	Safely travel around the city	5/10/2026 11:24 AM
27	Recreate and enjoy life	5/9/2026 2:04 PM
28	enjoy stability and security	5/9/2026 9:19 AM
29	Recreate	5/8/2026 4:58 PM
30	Spend time together outdoors in good weather	5/5/2026 8:23 PM
31	Find an affordable place to live.	5/5/2026 5:09 PM
32	Live with no neighbors	5/1/2026 6:23 PM
33	feel safe and secure.	4/24/2026 12:57 PM
34	Live and work	4/24/2026 10:21 AM
35	Visit and help me out	4/23/2026 4:41 PM
36	Grow up with land and space	4/17/2026 9:29 PM
37	Afford to live in a safe and high-quality home in a walkable community with adequate services and a high-quality school	4/16/2026 7:31 AM
38	live happily	4/15/2026 9:13 AM
39	Have fun and do things in the community	4/13/2026 8:00 PM
40	Learn to love more	4/11/2026 11:44 PM
41	Be safe and healthy	4/11/2026 2:07 PM
42	Enjoy the outdoors	4/10/2026 8:47 PM
43	Visit	4/10/2026 3:27 PM
44	Feel safe	4/10/2026 12:58 PM
45	Thrive	4/10/2026 11:56 AM
46	come and visit and relax without all the noise and activity that other towns can provide	4/10/2026 11:08 AM
47	know the neighbors and rely on each other	4/10/2026 10:49 AM
48	Thrive	4/8/2026 2:49 PM
#	WHERE MY COMMUNITY CAN	DATE
1	Enjoy celebrating music and culture	6/12/2026 7:17 AM
2	Feel safe	6/4/2026 10:43 AM

City of Blue Lake Housing Element Update Community Survey

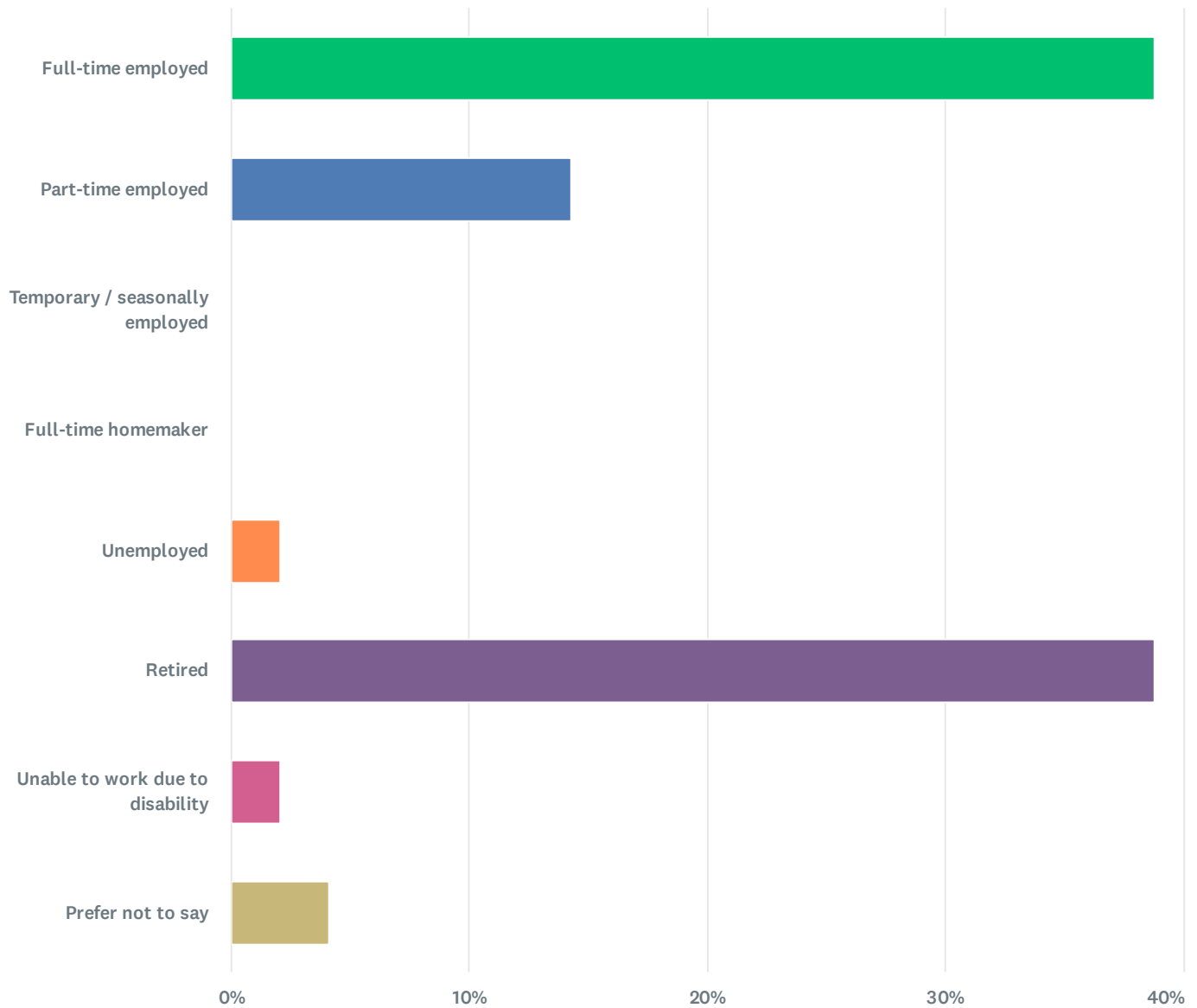
3	Be open to all walks of life	6/3/2026 4:23 PM
4	SHARE	6/3/2026 4:20 PM
5	be supportive of each other	6/3/2026 4:13 PM
6	know me	6/3/2026 3:59 PM
7	be of service - lots of this happening here.	6/3/2026 3:56 PM
8	appreciate a beautiful area they live in	6/3/2026 3:32 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	Participate in city's future	5/30/2026 8:15 PM
11	gather	5/28/2026 10:43 AM
12	Thrive and have less drama	5/27/2026 11:46 AM
13	Thrive and move forward with new ideas	5/27/2026 8:33 AM
14	enjoy their own backyard.	5/26/2026 11:48 AM
15	enjoy local music and cultural events, gather for fun activities	5/25/2026 5:51 PM
16	Thrive, disagree with dignity, and volunteer together to continue to have high quality musical and entertainment venues. I'd love to see more collaboration between the city, the fire department cert, and neighborhood pods so we can act together in any disaster situation.	5/24/2026 7:45 AM
17	feel safe	5/22/2026 4:12 PM
18	Come together and have a whole heck of a lot of fun, enjoying the history of the town and the incredible nature.	5/20/2026 1:30 PM
19	Are friendly and helpful to one another	5/17/2026 9:36 PM
20	Fulfill its moral obligation to provide for its most vulnerable.	5/17/2026 1:03 PM
21	accept new people and ideas, continue traditions and have fun.	5/14/2026 11:15 PM
22	Thrive and be independent from having to leave the area for basic amenities	5/12/2026 11:19 AM
23	grow and diversify.	5/11/2026 9:41 PM
24	Work together to insure we have a vibrant community that helps each other when needed. And that our city council and city staff work towards common goals despite differences. And that all is transparent!	5/11/2026 2:29 PM
25	Grow and prosper	5/10/2026 11:24 AM
26	Come together easily at public facilities for events and discussions	5/9/2026 2:04 PM
27	stay connected and self-sustaining	5/9/2026 9:19 AM
28	Support each other	5/8/2026 4:58 PM
29	Get to know each other, be friendly, and have neighbors!	5/5/2026 8:23 PM
30	Provide affordable housing.	5/5/2026 5:09 PM
31	Leave me alone	5/1/2026 6:23 PM
32	live in peace and thrive.	4/24/2026 12:57 PM
33	Prosper grow and feel safe and secure	4/24/2026 10:21 AM
34	Shop, dine, have fun, and have more community events	4/23/2026 4:41 PM
35	Unite	4/17/2026 9:29 PM
36	Afford to rent and/or buy a home within a reasonable distance from work in a walkable community with public transportation	4/16/2026 7:31 AM
37	live happily	4/15/2026 9:13 AM

City of Blue Lake Housing Element Update Community Survey

38	Enjoy activities together. And most importantly I wish there were less division	4/14/2026 7:44 PM
39	Stop being a-holes on Facebook	4/13/2026 8:00 PM
40	Convene and care for one another	4/11/2026 11:44 PM
41	Not be toxic on Facebook	4/11/2026 2:07 PM
42	Gather together (i.e. potluck, block party, etc.)	4/10/2026 8:47 PM
43	Growth gracefully	4/10/2026 3:27 PM
44	Gather together, grow and thrive	4/10/2026 12:58 PM
45	Be friendly	4/10/2026 11:56 AM
46	come together and have peaceful events and fun then go back to being our quite reserved space	4/10/2026 11:08 AM
47	All work towards similar goals and take care of our vulnerable friends	4/10/2026 10:49 AM
48	Thrive	4/8/2026 2:49 PM

Q25 49 responses

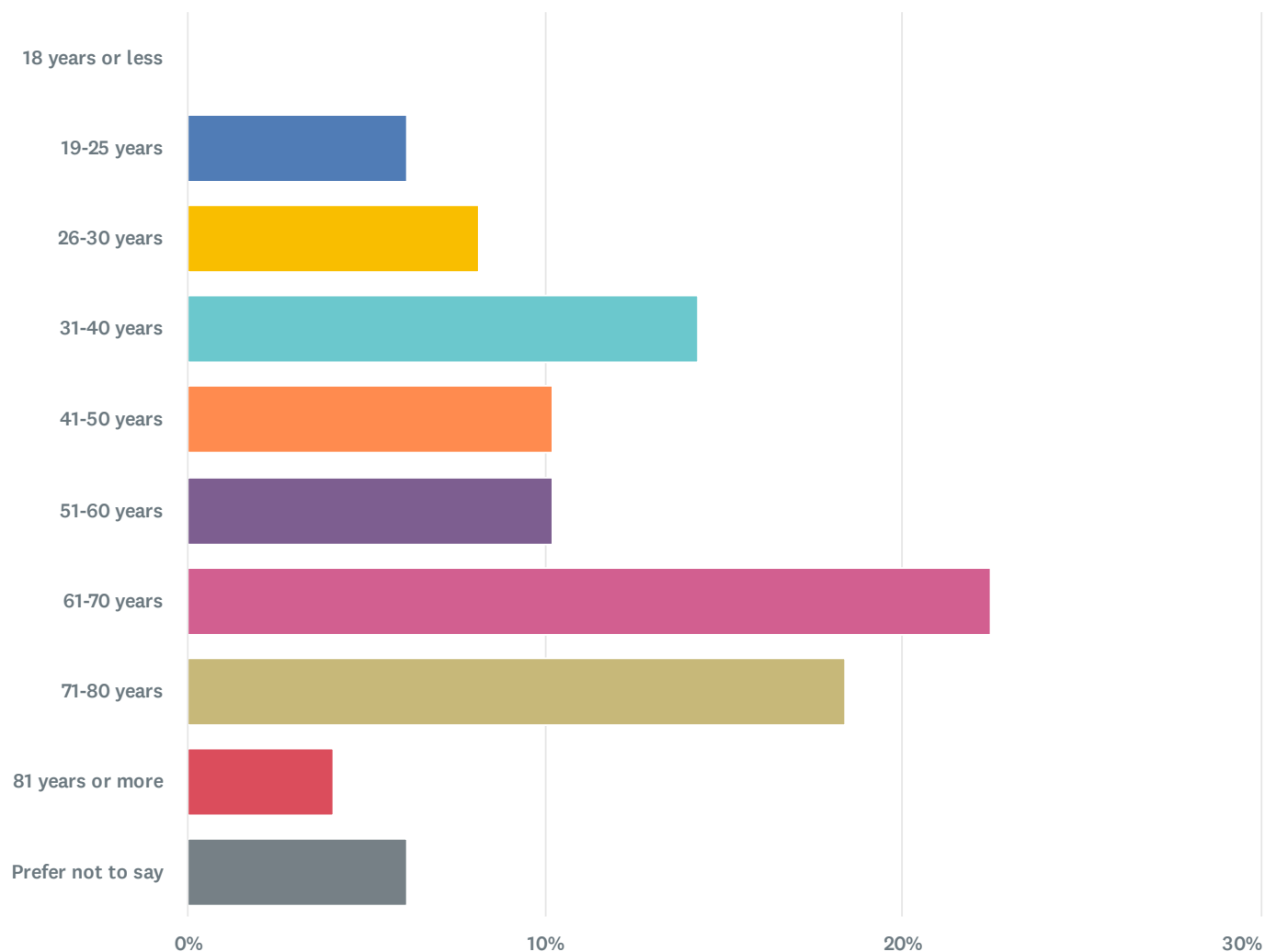
Which best describes your current employment status



#	OTHER (PLEASE SPECIFY)	DATE
1	I also work part time	6/12/2026 7:20 AM

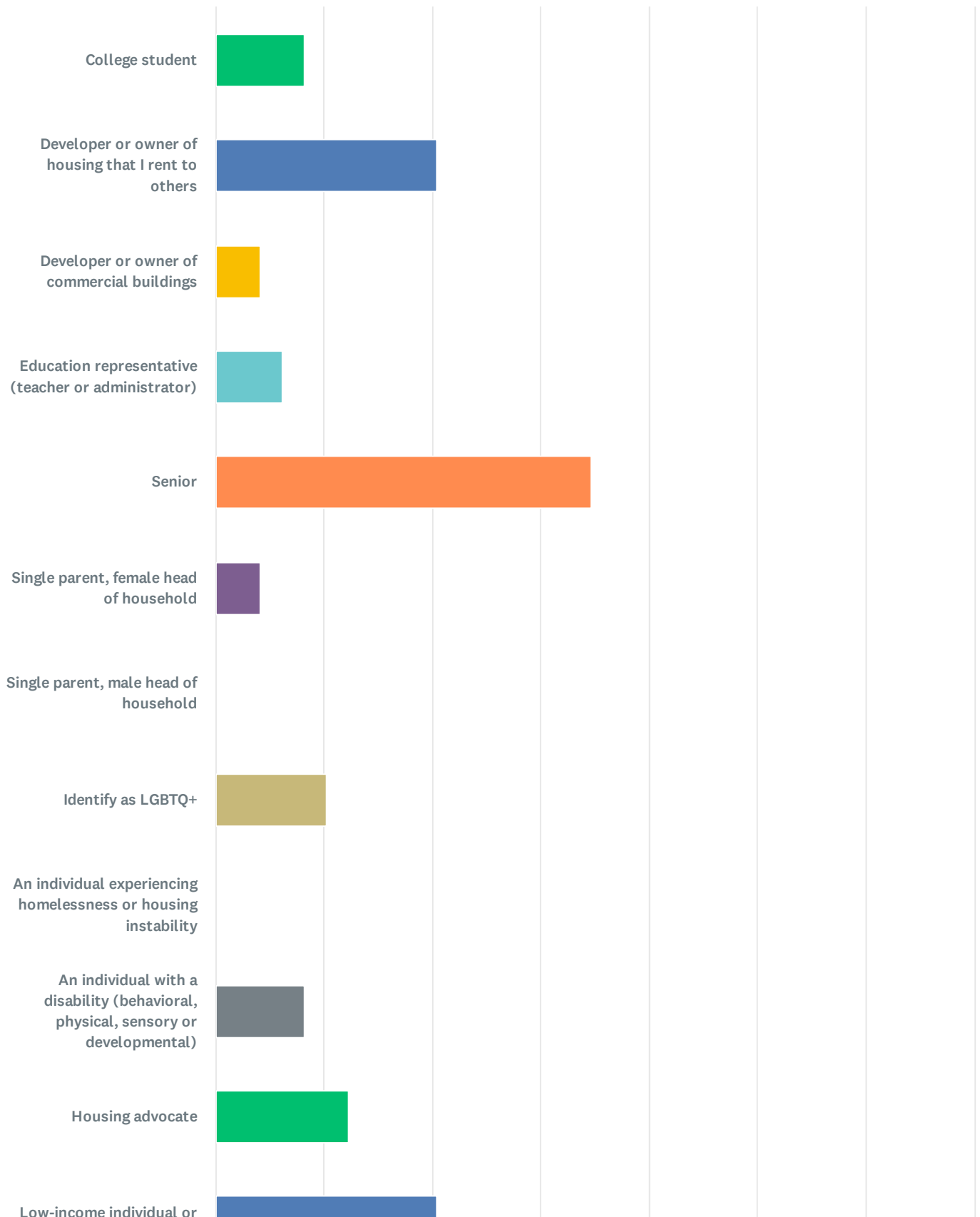
Q26 49 responses

How old are you?

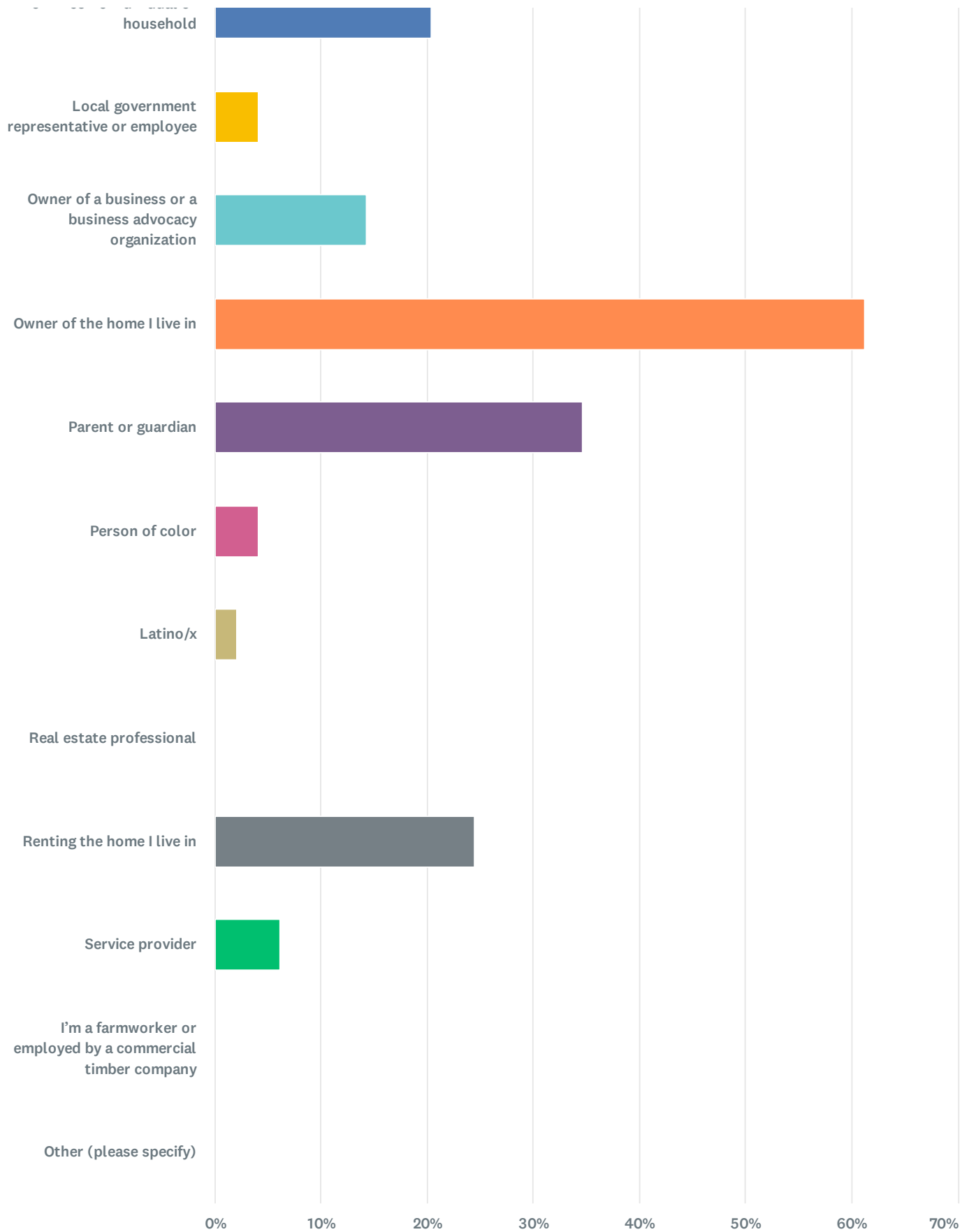


Q27 49 responses

Choose all that apply to you.



City of Blue Lake Housing Element Update Community Survey



City of Blue Lake Housing Element Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q28 How many people live in your household? (A household is everyone who lives with you in your home or rental unit.)

Answered: 49 Skipped: 1

#	RESPONSES	DATE
1	2	6/12/2026 7:20 AM
2	4	6/4/2026 10:45 AM
3	2 persons	6/3/2026 4:25 PM
4	2	6/3/2026 4:20 PM
5	2	6/3/2026 4:14 PM
6	1	6/3/2026 4:00 PM
7	Just me	6/3/2026 3:57 PM
8	1	6/3/2026 3:52 PM
9	6	6/3/2026 3:24 PM
10	1 and sometimes 2	6/3/2026 11:13 AM
11	3	5/31/2026 1:05 PM
12	1	5/30/2026 8:18 PM
13	2	5/28/2026 10:49 AM
14	4	5/27/2026 11:48 AM
15	2	5/27/2026 8:42 AM
16	2	5/26/2026 11:54 AM
17	2	5/25/2026 5:59 PM
18	4	5/24/2026 7:53 AM
19	4	5/22/2026 4:15 PM
20	1	5/20/2026 1:32 PM
21	2	5/17/2026 9:38 PM
22	4	5/17/2026 1:09 PM
23	Two	5/14/2026 11:24 PM
24	4	5/12/2026 11:22 AM
25	2	5/11/2026 9:49 PM
26	2	5/11/2026 2:36 PM
27	4	5/10/2026 11:26 AM
28	1	5/9/2026 2:08 PM
29	2	5/9/2026 9:24 AM
30	2	5/8/2026 5:00 PM
31	1	5/5/2026 8:25 PM

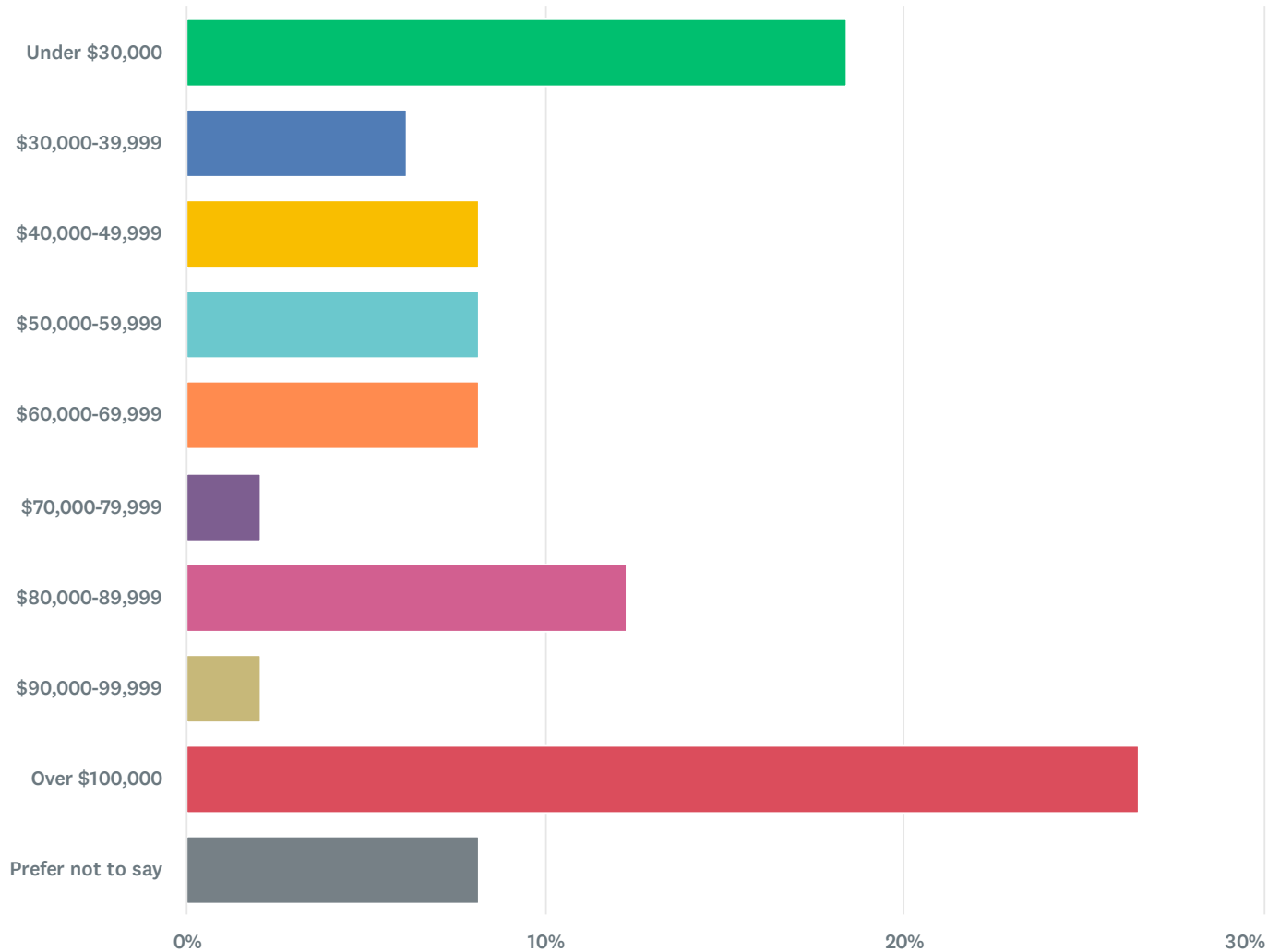
City of Blue Lake Housing Element Update Community Survey

32	2 - my husband and I.	5/5/2026 5:11 PM
33	3	5/1/2026 6:24 PM
34	1	4/24/2026 12:59 PM
35	3	4/24/2026 10:24 AM
36	4	4/23/2026 4:46 PM
37	2	4/17/2026 9:30 PM
38	2	4/16/2026 7:36 AM
39	2	4/14/2026 7:47 PM
40	5	4/13/2026 8:45 PM
41	3	4/11/2026 11:53 PM
42	3	4/11/2026 2:09 PM
43	3	4/10/2026 8:49 PM
44	1	4/10/2026 3:29 PM
45	2	4/10/2026 1:05 PM
46	2	4/10/2026 11:56 AM
47	2	4/10/2026 11:14 AM
48	1	4/10/2026 10:50 AM
49	4	4/8/2026 2:52 PM

Q29

49 responses

What is your approximate total household income? (A household is everyone who lives with you in your home or rental unit.)



Q30 Are there any additional thoughts you would like to add as the City of Blue Lake prepares the 2027–2035 Housing Element Update?

Answered: 49 Skipped: 1

#	RESPONSES	DATE
1	I would like to see young families who can afford to buy a house.	6/12/2026 7:20 AM
2	Approve some more housing, not just ADUs	6/4/2026 10:45 AM
3	regulate the number of AirB+B/VRBO's as I think they can take away Housing options for families and Locals Looking for Housing. I really don't like when they short term rent a whole house that could be rented to a family, I'm ok with short term Rentals of single rooms in a house or small ADU's.	6/3/2026 4:25 PM
4	PLEASE BUILD HOUSING ON TAYLOR WAY	6/3/2026 4:20 PM
5	Respondent left blank.	6/3/2026 4:14 PM
6	Our population is just great, love small town, love empty areas to walk, leave as is! Build housing on lumber company land on the "curve" of Korbell, over 100 home spaces, 33 acres	6/3/2026 4:00 PM
7	Doesn't seem like a good idea for housing to be built close to the river or in low-lying areas	6/3/2026 3:57 PM
8	I don't know that Blue Lake residents want too much growth in housing but employers are possibly desired so new businesses would be welcome.	6/3/2026 3:52 PM
9	Respondent left blank	6/3/2026 3:24 PM
10	I have made various comments over the years and included is reference to the Housing Element. Please give attention to 6th cycle goals, objectives and programs associated with GH-1 (pg 12), HI-14 (pg 14). Also please revisit the Biological Assessment and mention made where mitigations are LIKELY to be needed. Pg 53 of the 6th cycle housing element, the Biological resources table is not consistent with the Biological Assessment.	6/3/2026 11:13 AM
11	No	5/31/2026 1:05 PM
12	I am an artist who wants to be around artists and diverse caring people.	5/30/2026 8:18 PM
13	I would love to see the city of Blue Lake invest in the restoration of Powers Creek and the power plant site. We focus so much time and money on providing housing for humans, and I would love to see some of this energy be spent restoring land or "building houses" for the native plants and animals we share Blue Lake's land with. If more housing is built, which I do not support, I would like it to be capped at two stories and to fit in with the architecture of Blue Lake, not be some modern monstrosity. Additionally, if more housing is built I would like to see the city contract builders other than DanCo because they have a track record of being greedy and building too cheaply.	5/28/2026 10:49 AM
14	Low income housing would not be beneficial for the community. There are not enough services, amenities, or transportation to support those how are unable to support themselves.	5/27/2026 11:48 AM
15	It would be great to see creative non romantic grid housing development with smaller homes made with hempcrete, manufactured homes, shared garden space, light aware. To connect with innovation housing designs with programs of redwood region rise: center for Isaac Lyon's sustainable development: humbuilt homes, Lisa Sunberg's Hemp Crete housing alternative. Exciting things happening locally with modular homes and faster more sustainable housing g development. Have a meeting with the houselsss to see what they would like to see in housing	5/27/2026 8:42 AM
16	Hold landlords responsible for neglect on their rentals and fine them if they choose to up rent on their tenants without repairs or up rent on their tenants for their own financial affairs that shouldn't fall or be charged to their tenant. it's hard to already live then you add a greedy landlord where they live comfortably but leave you struggling	5/26/2026 11:54 AM
17	Our current City Council has shown that they believe they must become subject-matter	5/25/2026 5:59 PM

City of Blue Lake Housing Element Update Community Survey

experts on all things, and I worry that that will neither trust nor accept what the professionals (in this case PlanWest) recommend. They have been easily influenced by social media and opinions of people that have no actual knowledge of whatever issue. The Council will be the biggest impediment to updating the Housing Element.

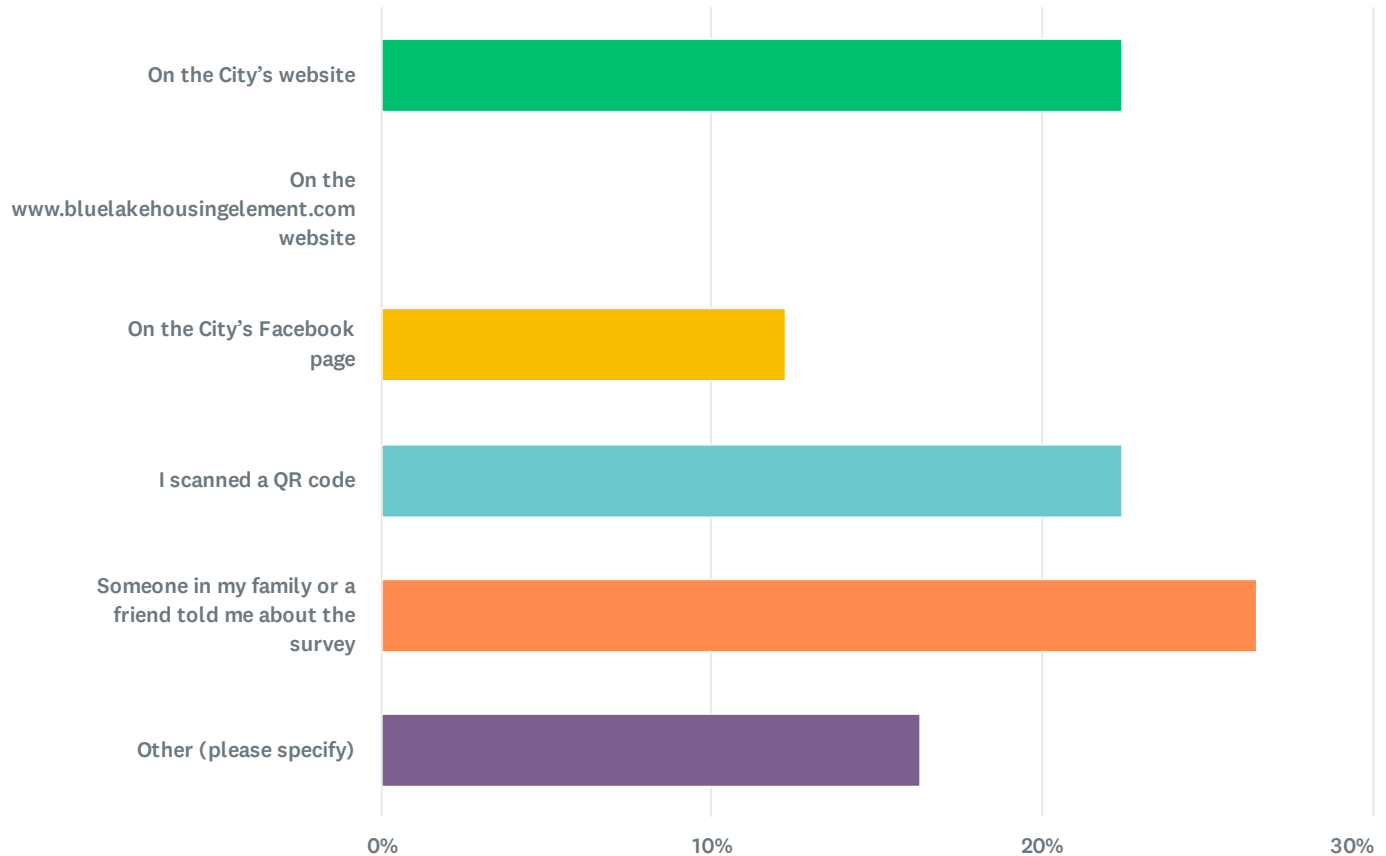
18	Thanks for asking for my thoughts. This town is precious, I hate the state imposed requirement to force additional housing. Danco cheapens the local environment. Housing with dignity that is affordable and not a downgrade to our beautiful city is the ticket. 16 tiny homes seems better than a high rise icky building we must live with. Or we build 6 bedroom homes for transitinal or senior care.	5/24/2026 7:53 AM
19	not at this time--Question #11 is radio buttons instead of multi-select (people can only choose one answer)	5/22/2026 4:15 PM
20	Please don't commercialize it or allow Airbnb to come in. The magic of this town is that it is tiny, kind of hidden, and in some ways it feels like I live back in time and I love that about this area.	5/20/2026 1:32 PM
21	No more apartments!	5/17/2026 9:38 PM
22	Provide support or incentives for Peggy Ashcomb to develop or sell her under utilized property. Support senior friendly ADU development so older property owners can make their main home available to families with school aged kids.	5/17/2026 1:09 PM
23	Thank the goddess that Danco defaulted! Their ugly three story building would have seriously detracted from the beauty of Blue Lake! We should require period design - Victorian, Craftsman, farmhouse style, ranch, etc in order to retain the town character.	5/14/2026 11:24 PM
24	I would just be sad to see the city make a bad buisness decision based on being between a rock and a hard place. I hope the land does not get sold to a company with no heart and soul that will take advantage of the city and turn a beautiful unique opportunity and place into a cookie cutter A.I version of every other thing out there. Only to then 20 years down the line take advantage of the land ownership in ways we cant anticipate.	5/12/2026 11:22 AM
25	The City has plenty of developable land for housing; if we don't take action to support and develop housing in our community we will lose our school, our fire department and any chance of reviving our downtown. We have an aging population that is putting more burdens on our housing stock and we are not creating opportunities for young people to succeed in Blue Lake. We have numerous empty bedrooms in Blue Lake that should be filled; as seniors are aging they are not retiring and downsizing; they are staying in their homes and this is taking bedrooms out of circulation. I can easily imagine that there are hundreds of empty bedrooms in Blue Lake. Without diversity in our demographics Blue Lake will fail; we cannot support the needs of the City without tax revenue and that won't be generated without people. Blue Lake is one of the rare communities that has actually dropped in population over the last 10 years; this should be sounding an alarm for everyone.	5/11/2026 9:49 PM
26	Very difficult! If the state is insisting communities provide low income housing we do need to comply. Building up may be the only choice and the industrial park maybe the only place to do something. Must get rid of the power plant!	5/11/2026 2:36 PM
27	Build it!	5/10/2026 11:26 AM
28	Pass policies that are consistent with state law. There are still many market and geographical barriers to developing housing in Humboldt. Just because you follow state law and reduce the policy barriers that HCD is recommending, doesn't mean we're going to suddenly have high rise buildings and slums here. The longer you delay, the more our RHNA numbers increase with each cycle.	5/9/2026 2:08 PM
29	if we actually are getting more "affordable" housing, I would love to not see subdivisions or these ugly high rise apartment complexes	5/9/2026 9:24 AM
30	Ffff	5/8/2026 5:00 PM
31	I would love to see more affordable housing options in blue lake. However, the casino brings in the wrong crowd and increases homelessness and crime, in my opinion. I want blue lake to stay safe and not end up like eureka or Arcata. Also please fix public transit.	5/5/2026 8:25 PM
32	Please listen to citizens urging you to provide affordable housing.	5/5/2026 5:11 PM

City of Blue Lake Housing Element Update Community Survey

33	No	5/1/2026 6:24 PM
34	Remain compliant with the law	4/24/2026 12:59 PM
35	Affordable housing projects not just relying on infilling with ADUs	4/24/2026 10:24 AM
36	I have have intellectual disabilities I would like to see more housing for people like me	4/23/2026 4:46 PM
37	No	4/17/2026 9:30 PM
38	Our many Community events make Blue Lake fun and a more attractive place to live and visit	4/16/2026 7:36 AM
39	Build the Affordable housing that was planned several years ago. It offered housing as well as storefronts and places for a restaurant.	4/14/2026 7:47 PM
40	N/a	4/13/2026 8:45 PM
41	I moved here 30 plus years ago as a single mother on food stamps, a student and having a full time job , barely scrapping by. My home cost 69,000 thousand dollars. I made \$10 an hour. That minimum wage has doubled but housing has gone up by 10 times or more. Good people need less expensive housing. The assumption is that because people don't make a lot of money they would not make good neighbors. This is so untrue times are hard and we need to take care of each other. Please be open minded.	4/11/2026 11:53 PM
42	Have public meetings. Share info.	4/11/2026 2:09 PM
43	Please don't let Danco develop their housing in Blue Lake.	4/10/2026 8:49 PM
44	Stop focusing housing into existing areas. I do t wa t tiny homes and ADUs in every back yard...too noisy and lack of parking. Use the open space on Taylor way.	4/10/2026 3:29 PM
45	N/A	4/10/2026 1:05 PM
46	Nope	4/10/2026 11:56 AM
47	You need to realize that this is a Bedroom Community and will continue to be so with the necassary ammenities such as adiquite transportaion, stores that can be affordable. We are not on a main highway with constant peole coming into our town. If you own a business here like we do you have to have a really good business plan with a very specific niche. Businesses fail all the time here, we watch them come and go. Without that drive by traffic or very specific plan there is no purpose for businesses here. This is not a place to put rtail or affordable housing, ecspecially if its on a dead end street.	4/10/2026 11:14 AM
48	I love you blue lake!	4/10/2026 10:50 AM
49	No	4/8/2026 2:52 PM

Q31 49 responses

Please tell us how you heard about the City of Blue Lake Housing Element Update Community Survey.



#	OTHER (PLEASE SPECIFY)	DATE
1	Posting at City Hall	6/4/2026 10:45 AM
2	A notice on my water bill	6/3/2026 4:25 PM
3	Blue Lake Resource Center	6/3/2026 3:52 PM
4	Message sent to me from the City Manager	6/3/2026 11:13 AM
5	Water bill	5/31/2026 1:05 PM
6	on my water bill	5/9/2026 9:24 AM
7	One of the Blue Lake Facebook pages - posted by the Community Resource Center	4/16/2026 7:36 AM
8	Meeting	4/10/2026 11:14 AM



Appendix A2:

City of Blue Lake Housing Element Update Individual Interviews

Qualitative Analysis of the "Extraneous info Removed" Data (5 Interviews)

Dataset Description

The dataset contains **five interview responses** from people who currently live in or have lived in Blue Lake. The respondents include **four homeowners** and **one renter**. The analysis below is limited to themes directly expressed by participants and does not extend beyond what respondents explicitly stated.

1. Reasons People Live in Blue Lake

Several reasons were mentioned repeatedly:

a. Small-town environment

Respondents described choosing Blue Lake because of its:

- Small-town atmosphere
- Community feel
- Familiarity with neighbors
- Sense of safety

Some respondents grew up in Blue Lake or had family ties to the community. Others moved there because they preferred a smaller town setting.

b. Natural environment

Residents frequently cited:

- Proximity to the river
- Open space
- Natural surroundings
- Weather and climate

These were among the most consistently mentioned positive features.

c. Personal and family connections

Respondents reported living in Blue Lake because they:

- Grew up there
- Had family connections

- Attended school in the area
- Preferred the lifestyle offered by the community

These themes appeared across multiple interviews.

2. Housing Situations

a. Types of housing

Among the five respondents:

- Three were homeowners with mortgages.
- One was a homeowner without a mortgage.
- One was a renter.

b. Satisfaction with housing

Most respondents stated that their housing meets their needs.

Comments from various interviewees included:

- "Yes, completely. I have no complaints."
- "Yes, kind of small but yes."
- Feeling fortunate with their housing situation.
- "My home is too big"
- Being happier as a homeowner than when renting.

Concerns mentioned by some interviewees included:

- Small home size
- Housing affordability
- Homes being close together
- A home being larger than needed

The renter reported being satisfied with current housing and did not identify major problems with the rental situation.

3. Housing Costs

Reported monthly housing costs included:

- Approximately \$1,000 (renter)
- Approximately \$2,000
- Approximately \$2,300
- Approximately \$2,500
- One respondent described housing expenses without providing a monthly total

These responses indicate a range of housing costs among participants.

4. Experiences Finding Housing

Respondents frequently described a limited housing market.

Examples included:

- Few homes available for sale.
- Competitive buying conditions.
- Being outbid on homes.
- Limited opportunities to purchase housing.
- Housing requiring significant repairs.
- Extended searches before finding a suitable property.

The renter reported that obtaining housing was straightforward because they rented from family, but also stated that housing did not appear tailored to lower-income residents or college students.

5. Housing Challenges

a. Affordability

Affordability was the most frequently mentioned challenge.

Respondents discussed:

- High housing costs.
- Expensive rentals.
- Limited affordable options.
- Difficulty for young families.
- Difficulty for lower-income households and students.

Several participants specifically raised concerns about affordable housing opportunities.

b. Limited housing supply

Respondents also identified:

- Limited inventory of homes for sale.
- Limited rental opportunities.
- Limited options for people seeking to move within Blue Lake.

These comments were raised across both homeowner and renter responses.

c. Personal Connection

The renter described obtaining housing through a family connection and characterized the process as straightforward because of that advantage. A current homeowner also recalled that personal connections were important when previously renting in Blue Lake. A separate homeowner reported for the next question about perceived housing needs that they wrote a letter to the owner and realtor which may have affected their ability to get the home. Together, these accounts suggest that informal networks may affect access to the limited rental supply, but the interviews cannot measure how common that experience is.

6. Perceived Housing Needs

Respondents identified a variety of housing types as needed.

The most commonly mentioned included:

a. Affordable rental housing

Affordable rental options were selected or discussed by multiple respondents.

b. Workforce housing

Several respondents identified workforce housing as needed.

c. Accessory dwelling units (ADUs)

ADUs were repeatedly identified as a needed housing type.

d. Smaller and alternative housing formats

Participants also identified:

- Tiny homes
- Stationary tiny homes
- Manufactured homes
- RV and trailer housing

as housing types that could be beneficial.

e. Specialized housing

Some respondents noted the need for:

- Senior housing
- Accessible housing
- Housing for large families
- Supportive housing
- Temporary housing

These needs were mentioned by some, but not all, respondents.

7. Out of Town Opportunities

Of respondents who work, the majority worked in a different city/town despite living in Blue Lake. These respondents identified their work in Arcata, Eureka, and various areas of the County. All respondents also reported using a car to get to work, medical appointments, school, do your grocery shopping, etc. Only one respondent indicated they use a bicycle to get where they need to go. These responses may indicate a community with limited work opportunities and services, resulting in some degree of dependence on surrounding communities and private vehicles. This dependence may create additional transportation costs and barriers, particularly for lower-income households, older adults, people with disabilities, and residents without reliable access to a vehicle.

For the previous question, all five respondents also selected workforce housing as a type of housing needed in Blue Lake. The interviews reveal a disconnect between the unanimous

interest in workforce housing and the limited employment, services, and amenities respondents identified within Blue Lake.

8. Community Strengths

Several strengths appeared repeatedly.

a. Community and neighborhood relationships

Respondents valued:

- Knowing neighbors
- Community connections
- Friendly interactions
- Sense of safety

These themes appeared in multiple interviews.

b. Access to nature

Participants frequently mentioned:

- River access
- Open space
- Natural surroundings
- Walkability

These were among the most commonly cited benefits of living in Blue Lake.

c. Climate and weather

Several respondents specifically identified the climate and weather as positive aspects of living in Blue Lake.

9. Community Needs Outside of Housing

Respondents identified several amenities and services they believe Blue Lake lacks:

- More places to eat
- Grocery options

- Coffee shops and gathering spaces
- Entertainment opportunities
- Public transportation and bus service connections

These comments focused on commercial, transportation, and social amenities rather than housing itself.

10. Desired Housing Changes

When asked what they would change about housing over the next decade, respondents suggested:

- More affordable housing
- More opportunities for families
- Lower-cost rentals
- Assistance for young households purchasing homes
- Additional rental opportunities
- Expanded housing production
- Continued development of ADUs
- Infill housing

The most common theme was increasing affordability.

11. Desire to Remain in Blue Lake

All five respondents indicated they would prefer to remain in Blue Lake rather than relocate elsewhere in Humboldt County. Reasons given included:

- Community connections
- Safety
- Family ties
- Access to nature
- Quality of life
- Familiarity with the community

12. Community Aspirations

Respondents described wanting to live in a safe, walkable, and welcoming community that supports families and provides opportunities for connection. Priorities included:

- Safety
- Walkability
- Access to open space and nature
- Nearby schools and family activities
- Housing affordability
- Social and neighborhood connections
- Community events, dining, music, and theater
- Prosperity
- Inclusion and respect
- Opportunities to gather and celebrate differences

Respondents specifically identified walkability as a valued or desired community characteristic. However, respondents also identified limited grocery/food/dining options, a lack of entertainment, few gathering places, and desire for more community activities. Together, these responses suggest that residents value Blue Lake's walkable scale and pedestrian environment but perceive that there are too few everyday services and destinations available within walking distance.

Key Findings

1. **Housing affordability was the most consistently discussed housing issue across the five interviews.**
2. **Limited housing supply, including both ownership and rental opportunities, was a recurring concern.**
3. **Affordable rentals, workforce housing, and ADUs were among the most frequently identified housing needs.**
4. **Respondents generally reported satisfaction with their current housing situations, despite concerns about affordability, size, or availability.**

5. **Residents consistently valued Blue Lake's small-town character, walkability, natural environment, and community relationships.**
6. **All four participants who answered the relocation question preferred to remain in Blue Lake. One participant did not answer.**

Limitation

This analysis reflects only the perspectives contained in the five interviews reviewed and does not represent all Blue Lake residents. Four participants were homeowners, and the sole renter occupied a family-owned unit and reported no landlord or discrimination problem. The interviews therefore provide very limited evidence about the experiences of renters navigating the open market. They also do not represent the full range of people experiencing housing insecurity, prospective residents, or demographic and economic groups that may face different housing barriers.

Appendix B:

Glossary

Glossary

Accessory Dwelling Unit (ADU) – A self-contained residential unit located on the same lot as, but separate from, the primary unit, with a separate entrance, kitchen, and bathroom. Also sometimes called a secondary unit, granny unit, in-law unit, or backyard cottage.

Acutely Low Income – Households earning between 0% and 15% of AMI, by household size.

ADU – See Accessory Dwelling Unit.

AFFH – See Affirmatively Furthering Fair Housing.

Affirmatively Furthering Fair Housing – Meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

Affordability Restrictions – The requirements imposed by a public agency that housing units remain affordable to extremely low-, very low-, low-, or moderate-income households for a specified number of years.

Affordable Housing – According to federal law, housing in which a household spends no more than 30% of its gross monthly income for: (a) rent and utilities; or (b) mortgage-loan principal and interest, property taxes, insurance, utilities, and homeowner association dues (if any).

Affordable Housing Program (AHP) – Loans for affordable rental housing development made by the Federal Home Loan Bank, with repayment not needed if affordability maintained for a prescribed period.

ALI – See Acutely Low Income.

AMI – See Area Median Income.

Appraisal – A report made by a qualified person setting forth an opinion or estimate of value. The term also refers to the process by which this estimate is obtained.

Appraised Value – An opinion of value reached by an appraiser based upon knowledge, experience, and a study of pertinent data.

Area Median Income (AMI) – The median income of each county or adjacent counties based on all wage earners in the area, published separately by HUD and HCD to determine household eligibility for various federal, State, and State-governed housing programs, and updated annually. The basic AMI is the income level for a four-person household, around which is constructed a table of higher and lower incomes and smaller and larger household sizes. Other income levels are expressed in percentages of the median income (for instance, Extremely Low-Income is <30% of AMI) adjusted for household size. For the current table of income levels for Santa Clara County, [click here](#).

Below Market Rate (BMR) – A title commonly attached to local programs that make housing available to lower- and moderate-income households at costs below prevailing market rates. The term can include affordable units produced under an inclusionary housing scheme or produced with subsidy loans.

BMR – See Below Market Rate

California Department of Housing and Community Development (HCD) – Agency that provides housing and planning information and guidance, state bond funds, low-interest loans and grants for housing development and rehabilitation. Oversees the annual Housing Element review process to ensure that Housing Elements are in compliance with state law.

California Environmental Quality Act (CEQA) – A state law under which the potential impacts of “projects” on the physical environment must be evaluated prior to project approval. “Project” includes both buildings and alterations of the natural land form as well as adoption or amendment to regulations governing such projects, including zoning laws and General Plans. See also Negative Declaration and Environmental Impact Report.

California Tax Credit Allocation Committee (CTCAC or TCAC) – Staffed by the State Treasurer’s Office, this committee makes allocations of the authorization to use the limited, statewide pool of federal and state Low-Income Housing Tax Credits authorized by federal and State law.

CDBG – See Community Development Block Grant.

CEQA – See California Environment Quality Act.

Common Interest Development – A common interest development (CID) combines a separate interest in the ownership of a unit with a combined interest in the ownership of the common area. The owners of the separate interests are members of an association

created for the purpose of managing the CID. The board of directors of the association is responsible for the day-to-day management and operation of the CID.

Community Development Block Grant (CDBG) – Under Title I of the U.S. Housing and Community Development Act of 1974, eight former categorical grant and loan programs were replaced by a system of unified block grants under which communities over 50,000 people are entitled to receive funding while other communities may apply for discretionary funding. Administered by HUD, the purpose of the CDBG program is to encourage more broadly conceived community development projects and expand housing opportunities for low- and moderate-income persons.

Community Land Trust – A nonprofit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces, or other community assets on behalf of a community. “CLTs” balance the needs of individuals to access land and maintain security of tenure with a community’s need to maintain affordability, economic diversity, and local access to essential services.

Construction Costs – Broadly, all costs incurred in bringing a building to completion (primarily labor and materials costs), not including land acquisition, financing, sales costs or other soft costs.

CTCAC – See California Tax Credit Allocation Committee.

Chronically Homeless – Defined by HUD as someone who has experienced homelessness for a year or longer, or who has experienced at least four episodes of homelessness in the last three years, and also has a condition that prevents them from maintaining work or housing. This definition applies to individuals as well as heads of household who meet the definition.

Deed Restriction – A limitation placed in a deed limiting or restricting the use of the real property.

Density, residential – The ratio between dwelling units and land, expressed as the number of dwelling units per acre, or as square feet of land required per dwelling unit.

Disabled Household – Households in which at least one of the residents is an adult with a disability. A person is considered to have a disability if they have a physical, mental, or emotional impairment that (1) is expected to be of indefinite duration; (2) substantially impedes their ability to live independently; and (3) is of such nature that the ability could be improved by more suitable housing conditions (federal definition).

Discretionary Approval – The approval of a land use proposal that involves the decision-maker’s judgement in the freedom to decide what should be done in a particular circumstance. Decision-makers are, for example, a city council in the case of a general plan amendment or a rezoning, or an architectural review board.

Dwelling Units per Acre (DUA) – a measure of residential density

EIR – See Environmental Impact Report.

ELI – See Extremely Low-Income.

Entitlement – See Land Use Entitlement.

Environmental Impact Report (EIR)– A document prepared pursuant to the California Environmental Quality Act (CEQA) which evaluates potentially significant impacts on the environment resulting from the physical development of land.

Equity – The interest or value which an owner has in real estate over and above the current indebtedness; usually referred to as the owner’s interest. Proceeds from tax credits invested in an affordable housing project are a form of equity.

Extremely Low-Income – Households earning 30% or less of AMI, by household size.

Family – From the California Department of Housing and Community Development (HCD) December 2022 Group Home Technical Assistance Advisory, one or more persons occupying a home and living as a single housekeeping unit irrespective of blood relationship, as distinguished from a group occupying a hotel, club, fraternity, or sorority house.

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.

Grant – An outright gift of cash with no conditions or stipulations.

Grant Deed – The instrument that transfers ownership of real property from one party to another.

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 – U.S. Census definition: A facility which houses groups of unrelated persons not living in households). 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.

Housing Accountability Act California (HAA) – The California Housing Accountability Act (HAA) is a crucial state law that does many things, including restricting local governments from denying or reducing the density of housing projects that comply with objective zoning and design standards. Find the full HAA text [here](#).

HCD – See California Department Housing and Community Development.

HOME – The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act. Grants of these funds are made to local jurisdictions either directly from HUD or indirectly through states and/or county governments.

Homeless – Individuals and families who are: (1) living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements; or (2) with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Household – All persons, whether related or unrelated, living in a housing unit.

Housing Element – The part of a city’s or a county’s general plan that details how the jurisdiction will meet the projected demand for new housing development.

Housing First – A homeless assistance approach that prioritizes providing people experiencing homelessness with permanent housing as quickly as possible, and then providing supportive services as needed.

HTA – See Humboldt Transition Authority

HUD – See U.S. Department of Housing and Urban Development.

Humboldt Transit Authority – HTA was established in 1975 as a joint powers authority (JPA) signed by Humboldt County and the cities of Arcata, Eureka, Fortuna, Rio Dell and Trinidad. HTA is funded primarily through fares and Transportation Development Act (TDA) funds

from the JPA members. HTA operates and maintains the Redwood Transit System (RTS), the Willow Creek Transit Service, and the Southern Humboldt Transit Systems.

Impact Fees – Fees imposed on new development that are used to pay for the infrastructure or affordable housing needs generated by that development.

Inclusionary Zoning – A requirement that a certain percentage of units in new housing developments be made affordable to lower- and/or moderate-income households.

In-Lieu Fee – A monetary payment made instead of meeting a regulatory requirement. Commonly used to refer to a fee paid by a developer who does not provide an otherwise required affordable housing unit under an inclusionary housing program.

Junior ADU – An Accessory Dwelling Unit that is typically attached to the primary residence and does not include complete facilities (e.g., less than a complete kitchen).

Land Use Designation (LUD) – A broad, long-term category assigned to a property under a city or county's General Plan.

Land Use Entitlement – Discretionary permits governed by a locality's zoning, subdivision, or other local code necessary for development of real property.

LI – See Low-Income.

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.

Income Category – Five categories are used to classify a household according to income based on the median income for the county and the size of the household. Under state housing statutes, these categories are defined as follows: Acutely Low (0-15%), Very Low (15-50% of AMI); Low (50-80% of AMI); Moderate (80-120% of AMI); and Upper (over 120% of AMI).

LIHTC – See Low-Income Housing Tax Credits.

Low-Income (LI) – Households earning between 50% and 80% of AMI, by household size.

Low-Income Housing Tax Credits (LIHTC or Tax Credits) – A reduction in an entity's federal and/or state tax obligation granted in exchange for investing equity in lower-income housing developments (the federal government and some states also provide tax credits for investments in projects involving the preservation of historic properties).

LUD – See Land Use Designation.

Ministerial Approval – The mandatory approval of a land use proposal if it meets objective, written criteria without any ability of the decision-maker to apply independent judgement. Historically, this applied only to Building Permits, though with the passage of SB 35, it can now apply to zoning permits that were previously considered to be discretionary. Decision-makers are, for example, a planning commission in the case of a conditional use permit, or a planning director in the case of a site development permit.

Missing Middle – This term has two meanings: (1) housing that is naturally more affordable because of its density, yet blends in well with traditional single-family neighborhoods, including duplexes, fourplexes, courtyard apartments, live-work spaces, townhomes, ADUS, and “mansion homes” where single-family homes are re-envisioned to include multiple units; and (2) those whose incomes are too high to qualify for subsidized rental housing that is restricted to households earning very low- and low-income wages, but whose incomes are too low to afford market-rate housing without exceeding 30% of their incomes.

Mod – See Moderate-Income.

Moderate-Income (Mod) – Households earning between 80% and 120% of AMI, by household size.

Naturally Occurring Affordable Housing (NOAH)– Rental housing that is not subject to an affordability restriction but is nonetheless relatively affordable because of age, location, size, or type of construction. A recent example of a NOAH alternative is ADUs, which, due to their smaller size are more naturally affordable. Other examples include older, garden-style apartments and smaller properties – such as four- or six-plexes or even older single-family homes for rent. Some people mistakenly call poorly maintained market-rate housing naturally affordable, however this is simply housing that has suffered from a lack of adequate investment by the landlord and as a result there is nothing natural about it.

NOFA – See Notice of Funding Availability.

Notice of Funding Available (NOFA) – An announcement by a public agency that a specified amount of funding is available for certain kinds of projects to be loaned or granted to affordable housing developers. The process for awarding funding can be first-come, first-served or a competitive one based on points achieved in various rating categories.

Offsite Improvements – Improvements outside the boundaries of a property (including improvements within adjacent street rights of way as well as more distant streets, sewers, or other infrastructure) which enhance its value and are often required as a condition of property development to offset that project’s impacts.

Objective Standards – Objective standards are defined in the Housing Accountability Act, GC Section 65589.5(f), and are those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

Onsite Improvements – Any construction of buildings or other improvements within the boundaries of a property which increases its value.

Overcrowded – Households or occupied housing units with 1.01 or more persons per room.

Permanent Supportive Housing – Housing that combines non-time-limited affordable housing assistance with wrap-around health care and other supportive services for people who have experienced homelessness or are otherwise unstably housed, as well as other people with disabilities.

PIT Count – See point in time count

Point in Time Count – From the Department of Housing and Urban Development (HUD), is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that CoCs conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. CoCs also must conduct a count of unsheltered people experiencing homelessness every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.

Private Sector – Non-governmental, private, for-profit businesses and non-profit organizations.

Project-Based Section 8 – See Section 8.

Rapid-Rehousing – Rapid-Rehousing and prevention services are effective intervention methods for individuals and families who have recently become homeless or who are at risk of homelessness.

Regional Housing Need Allocation (RHNA) – The State-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element.

Rehabilitation – The process of returning a property to a state of utility, through repair or alteration.

Replacement Housing – Housing that a public agency must cause to be produced to replace housing destroyed by public action.

RHNA – See Regional Housing Need Allocation.

Second Unit – See Accessory Dwelling Unit.

Section 8 – Federal rent subsidies for lower income households administered by a local housing authority, which take one of two forms. A portable voucher is one awarded to a household that it can take with it if it moves from one property to another. In Santa Clara County, as elsewhere, there is a long waiting list of applicants for such vouchers. Project-based Section 8 is assigned to a particular housing unit that benefits whoever occupies that unit for the length of their tenure. The amount of subsidy is the difference between 30% of the tenant's income and an annually adjusted "fair market rent" adjusted for unit size.

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(s) 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.

SDBL – See State Density Bonus Law.

Single-Room Occupancy – A form of housing that is typically aimed at residents with low or minimal incomes. In some cases, SRO units may be configured to share kitchen and bath facilities with others in the building. In other cases, an SRO unit is complete unit with its own bath and cooking facilities, so that its occupant can living independently.

Soft Money – Any form of affordable housing development financing that is not an amortizing loan or private-activity bond, such as a grant, a conditional loan, or a residual receipts loan.

SRO – See Single-Room Occupancy

State Density Bonus Law (SDBL) –

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 – In general, any unit that suffers from some type of physical defect, such as electrical wiring that is not up to code or lack of plumbing. There is no common definition of “substandard” housing among the federal, state, or local levels.

Tax Credits – A feature of federal tax law (and some State tax laws, including California’s) that gives tax breaks for investment in developments that meet some public policy objective. Examples include: Energy, for solar and wind power projects; Historic, for the preservation of historic buildings; New Market, for investment in low-income communities; and Low-Income Housing, for the development of units affordable to lower-income households. The proceeds from tax credits are in the form of equity, not loans. The tax credit investor becomes a limited partner in the deal owning 99+% of the project during the “compliance period” (which varies between the various programs), at the end of which, 100% ownership reverts to the managing general partner. Federal law limits, on a state-by-state basis, how many tax credits can be awarded every year. The Tax Credit Allocation Commission determines which projects will be award credits in California.

Tax Increment – That portion of property taxes collected on assessed valuation over and above the valuation in a baseline year.

TCAC – See California Tax Credit Allocation Committee.

U.S. Department of Housing and Urban Development (HUD) – Established by the Housing and Urban Development Act of 1965 to supersede the Housing and Home Finance Agency. Responsible for the implementation and administration of government housing and urban development programs including community planning and development, housing production and mortgage credit (FHA), equal opportunity in housing, research, and technology.

Very Low-Income (VLI) – Households earning between 30% and 50% of AMI, by household size. In some contexts, also includes ELI.

VLI – See Very Low-Income.

Zoning – A body of regulations adopted by a city or a county that governs land use, dividing up the jurisdiction’s territory into residential, commercial, industrial, and other districts, in which various uses are allowed by right or with the issuance of a use permit, and in which standards for such physical aspects as setbacks from property lines, building heights, and parking ratios are set forth.

Appendix C:

Public Comment Letters

To: Blue Lake City Staff and Council Members

RE: Comments to the Blue Lake Housing element 7th Cycle for the Public Workshop—City Council Study Session, August 1, 2026

From: Lisa Hoover

Date: July 31, 2026

Thank you for having another community meeting relative to the 7th Cycle of the Housing Element. I appreciate the community engagement and information provided. I realize the City needs to get the Housing Element updated and submitted to the California Department of Housing and Community Development. I am glad the 7th Cycle draft has been developed for review by the community and others.

The 7th Cycle Housing Element draft covered much territory and included salient details. For someone not associated with the requirements and the data sets used, there were sections that I did not focus on and others that did not always translate well for me. My comments as you will see below, are oriented toward environmental considerations and communicating those consistently, upzoning applications and acknowledging the role, the applications of government involvement.

While my comments/questions are just now being sent to you, I would like the information shared with those engaged in the Housing Element and perhaps addressed at future community meetings (if not tomorrow). If applicable, please share with the City Council Members as well.

Again, thank you.

Lisa D. Hoover

Pg 1-4/3.0 General Plan Consistency and Section 2.2. Circulation Element Constraints

From the document it states: State law requires that *“the general plan, its elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies... The Housing Element is an integral component of the Blue Lake General Plan and must be internally consistent with the goals, policies, and land-use framework established by the other General Plan elements.”* This section said that the *“City reviewed the existing General Plan to identify any inconsistencies and to determine if amendments were necessary”* but didn’t elaborate on where this applies (at least I did not see this clearly displayed in the document). One area that I have

raised over the years has to do with the current General Plan's Circulation Element and its inconsistency with what is proposed under the Housing Element (6th and 7th).

In Section 2.2 of the draft 7th Cycle Housing Element it identifies constraints related to circulation infrastructure. It states that the *"majority of vacant or underutilized land would need installation of access roads"*. With that said, the Circulation Element of the current General Plan does not address access issues related to vacant or underutilized lands. PDR-zoned parcels along South Railroad Avenue, a one-way road, is specifically mentioned *"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"*.

Comment: The General Plan's Circulation Element has not been updated to address the proposed developments for vacant or underutilized (and perhaps other areas) where access/circulation is an issue, a concern. Please address the General Plan update for this element.

Program HI-10 Upzoning Properties

This section states that the City can offset the costs associated with upzoning *"eligible properties to either the R-2 or R-3 zones"* in order to *"encourage the development of a variety of housing types and tenures for all income levels"* As written, this sounds like any vacant lands in the City can be upzoned without addressing effects to the past and current land-use and potential environmental issues.

Question: Could this facilitation of upzoning apply to lands currently zoned as "agriculturally exclusive", "open space/recreation" or that are associated/connected to wetland and riparian/riverine and forested landscape settings? One example of parcels with wetland and riparian/creek environmental settings that were zoned to PDR (Planned Development Residential) are along South Railroad Avenue. Was environmental analysis undertaken to address wetland and riparian/creek settings before applying the PDR zoning?

Comment: I am not in support of upzoning open space or agriculturally exclusive parcels or parcels with wetlands, riparian/creek and forested settings or where there is a potential for run-off related to development. If such settings (e.g. agriculturally exclusive) are NOT included in the parcels potentially subject to upzoning to encourage development, then please articulate that in the 7th Cycle Housing Element.

Program HI-17

Related to the item above is the following statement in the 7th Cycle Draft: *"rezoning sites in the City that have non-residential zoning to zones allowing residential development"*. Please see my

comment above in association with HI-10 relative to lands such as “open space” or “agriculturally exclusive” and rezoning.

HI-19 and Goal HG-2

HI-19 states that facilitating affordable home opportunities is encouraged AND it also states that this could occur under the premise of “*protecting sensitive resources and avoiding hazards*”. Assuming this includes environmental issues and associated laws/government regulations, I found statements in other sections of the document that are somewhat counter to the applicable role of government oversight. For example in **Goal HG-2** (and other sections of the document) removing of “government constraints” is stated to facilitate or hasten developments.

Comment: Removing “government constraints” needs to be more clearly defined or re-phrased including examples of this application. As the 7th Cycle Element now reads, it tends to dismiss or under-rate the role of government oversight including consistency with laws and regulations (e.g. Environmental Constraints 2.1). While the document is intended to present what is applicable to facilitate affordable housing opportunities, the generic use of “government constraints” doesn’t communicate how and where this applies for example.

Environmental Constraints: 2.1 and CEQA

While this section of the document did include mention of “Streams and Water Bodies” other environmental elements were not raised in the 7th Cycle Housing Element that were included in the previous Housing Element. Example is below from page 57 of the 6th Cycle document :

Special Status species (e.g. migratory bird species), etc.

“future residential development may have the potential to result in significant impacts to ...special status species (e.g. migratory bird species), sensitive natural communities such as riparian habitat and federally protected wetlands.”

Another topic I have raised at previous meetings related to the Housing Element, is the need to address cumulative effects of developments. While the Housing Element is not the place to address specifics of cumulative effects, the 7th Cycle revision needs to acknowledge that this will need to be done. While I am aware that categorical exemptions exist within CEQA relative to meeting housing needs, there are exceptions to the use of categorical exemptions per public resources code (21159.24):

- *Cumulative impacts of developments*
- *Potentially hazardous waste sites*
- *The project and other prior approved projects can be adequately served by existing utilities*
- *Consistency with the General Plan.*

Comment: While specifics may not be available at this time, I would ask that the 7th Cycle Housing Element address this item to provide clarification and how/when cumulative effects are going to be assessed.

Fw: Eliason subdivision housing element proposal

From Michelle Nielsen <MichelleN@planwestpartners.com>

Date Wed 9/2/2026 1:13 PM

To Vanessa Blodgett <vanessab@planwestpartners.com>

 2 attachments (190 KB)

Eliason subdivision proposal.pdf; Blue Lake APNs (4).JPG;

Michelle Nielsen, AICP
Senior Planner
Planwest Partners Inc.
670 9th Street, Suite 201
Arcata, CA 95521
Office: (707) 825-8260, ext. 105

NOTE: I'll be out of the office all day on Fri. 9/4, and the Planwest office will be closed Mon. 9/7.

From: Jennie Short <citymanager@bluelake.ca.gov>

Sent: Tuesday, September 1, 2026 4:11 PM

To: Michelle Nielsen <MichelleN@planwestpartners.com>; Garry Rees <grees@shn-engr.com>

Subject: Fwd: Eliason subdivision housing element proposal

FYI.

Thanks,

Jennie

Forwarded message

From: Casey Eliason [REDACTED]

Date: Thu, Aug 27, 2026 at 12:43 PM

Subject: Eliason subdivision housing element proposal

To: comments@bluelake.ca.gov <comments@bluelake.ca.gov>

To whom it may concern,

I would like to propose changes to the Eliason subdivision in Blue Lake. We are asking to get on the State Housing Element list to help meet the cities needs to the State. After a long process getting this subdivision where it is today, We understand the unique needs and desires of the City of Blue Lake. We are committed to building to a aesthetically high standard regardless of the income level of the potential tenants. We would like to see equitable opportunity for all income levels across these four lots. Hopefully this will be seen as a benefit to the city and its population. Thank you for your consideration.

Casey and Stacia Eliason

Eliason subdivision housing element proposal				
Parcel	Acreage (from map)	Square Feet	Proposed development	Proposed dev. footprint
025-101-024 (Greenwood)	0.41 Ac±	≈ 17,860 sq ft	6-8 units	4500-9500 sq ft
025-101-025	0.40 Ac±	≈ 17,424 sq ft	6-8 units	4500-9500 sq ft
025-101-026	0.74 Ac±	≈ 32,234 sq ft	two 4 plexes	6000-8000 sq ft
025-101-027 (Railroad)	1.51 Ac±	≈ 65,776 sq ft	two 8 plex or four 4plex	19000 sq ft

Public Comment: Blue Lake Housing Element 7th Cycle

From: Lisa Hoover

Date: September 22, 2026

The following draws upon previous comments provided to the City and Council dated July 31, 2026 prior to the Public Workshop that I did not find addressed in the latest document:

Pg 1-4/3.0 General Plan Consistency and Section 2.2. Circulation Element Constraints

This section said that the “City reviewed the existing General Plan to identify any inconsistencies and to determine if amendments were necessary”. Per my input in July, I could not clearly locate the complete results of this review, likewise for this latest draft.

I would ask that the review results be summarized as a part of the document as well as what steps will be taken to rectify any inconsistencies. One specific General Plan inconsistency I mentioned was the Circulation Element. While there are some references to improvements in road sections that would be needed e.g. South Railroad Avenue which is a one-way road, this updated Housing Element document did not address the General Plan update that is needed and which was raised in my last comment.

Related is section 2.1.1 General Plan pg. 6-1 of the Public Review Draft *“The General Plan establishes goals and policies that guide all new development, including residential land uses.”* In light of the General Plan Consistency comment above, what is the status of the “goals and policies” related to the Housing Element update? Are these possibly addressed on pg. 6-4 Section 2.1.2 Residential Zoning Districts and Standards?

Program H1-10 Upzoning Properties

This section that I commented on in July, was updated to include the following:

“It is anticipated that the City will establish eligibility requirements that nominated parcels must meet in order to advance in the upzoning process, which will require amendments to the zoning map. Eligibility requirements may include proximity to City services and public infrastructure, and that natural hazards and/or resources are not present.”

My previous comment/question had to do with the application of upzoning to open space, agriculturally exclusive parcels or parcels with wetlands, riparian/creek and forested settings or where there is potential for run-off related to development—all of which, I am not in support of for any upzoning. Question: does the text of this update, specifically “Eligibility requirements (for upzoning) may include... that “natural hazards and/or resources are not present”? Does this

addition incorporate the agriculture and environmental settings I mentioned in my previous comments?

Program HI-17 General Plan Element Review

The document includes the following statement “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”. Please clarify what is meant by or included in “Conservation Elements”. Also please elaborate on what is meant by “stand-alone” Conservation Elements?

2.0 Analysis of Blue Lake’s Environmental and Infrastructure Constraints (pg. 7.5, Chapter 6)

To be clear, does this analysis in Chapter 6 link to or guide most of what is covered in the previous chapters related to environmental and circulation issues?

If possible, I would appreciate hearing back about my questions so I can better understand the Housing Element development process and that my input about clarifications needed, might guide some updates.

Sincerely,

/s/ Lisa D. Hoover

Fwd: Second Draft Housing Element

From Jennie Short <citymanager@bluelake.ca.gov>

Date Thu 9/24/2026 2:40 PM

To Michelle Nielsen <MichelleN@planwestpartners.com>

FYI

----- Forwarded message -----

From: **dennis whitcomb** <[REDACTED]>

Date: Fri, Sep 18, 2026 at 8:52 AM

Subject: Second Draft Housing Element

To: <comments@bluelake.ca.gov>

Good job. I only have a couple of minor questions.

Section 2, page 3-1/2

The project was proposed on an approximately 3-acre portion of City-owned land known as APNs 312-161-018 and 312-161-015.

Should 312-161-018 be 25-201-023? Or I am confused because I couldn't find 018 on the inventory map figure 7-2

Section 3.1, page 7-11/12

(Housing Element law, however, does require the jurisdiction to build the housing, as that decision remains with the private property owner.)

Shouldn't that say "however, does not require the jurisdiction ..." ?

I'm looking forward to the HCD decision on the Danco 40 unit project that may meet all of the low income requirements far into the future (55 years) so we don't have to depend on homeowners, or landlords annual rent decisions. I note that this is what the residents need and want according to the survey.

Den

Appendix D:

Regional Housing Needs Assessment Prepared by HCD

Incomplete Assessment as it is still being processed by HCD

Humboldt County Housing Needs and Affirmatively Furthering Fair Housing Technical Assistance

Technical Assistance for 7th Cycle Housing Element
Update



August 2026

Table of Contents

Regional Housing Needs Report

These are sample tables that cover pretty much all of the minimum required quantification (small gaps for local estimate of housing conditions). In the next week or so and if there is interest, HCD will fill out all of the tables and prepare a cursory analysis (see the yellow highlighted areas). At that point, the only thing that needs to be done is a local community profile. Using this approach, you all just simply need to add the housing needs report in your element as an appendix and your housing needs assessment is done. But, there is a variety of other ways to use it. HCD will prepare a user guide and we can talk through it too.

Population and Employment

Households

Overpayment

Extremely Low-Income Households

Acutely Low-Income Households

Age of the Housing Stock

Overcrowded Households

Housing Costs

Housing Units by Type

Vacancy

Special Housing Needs

Persons with Disabilities

Persons with Developmental Disabilities

Elderly

Large Households

Farmworkers

Female Headed Households

Persons Experiencing Homelessness

Assisted Housing Developments At-Risk of Conversion to Market Rate Uses

Regional Housing Need Allocation

Regional Housing Needs Report

This section provides a comprehensive assessment of housing needs as the basis for preparing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for Humboldt County and the jurisdictions in Humboldt County. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The preapproved data package uses several data sources, including the 2020 U.S. Census, 2021 American Community Survey, 2019 Comprehensive Housing Affordability Strategy (CHAS), and the California Department of Finance (DOF). Other sources of information in this section include the following: the California Employment Development Department (EDD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities.

Population

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents' age and income, employment trends, and other factors influence the type of housing needed and the community's ability to afford housing. The following section analyzes population characteristics and trends in the Humboldt County region.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Population Change

Jurisdiction	Total Population				2000-2026	
	2000	2010	2020	2026	Total Change	Annual Average Growth
Arcata						
Blue Lake						
Eureka						
Ferndale						
Fortuna						
Rio Dell						
Trinidad						
Unincorporated County						
Total County						

Source:

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Population Projections - Countywide

Year	Population
2025	
2030	
2035	
2040	
2045	
2050	
Source:	

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

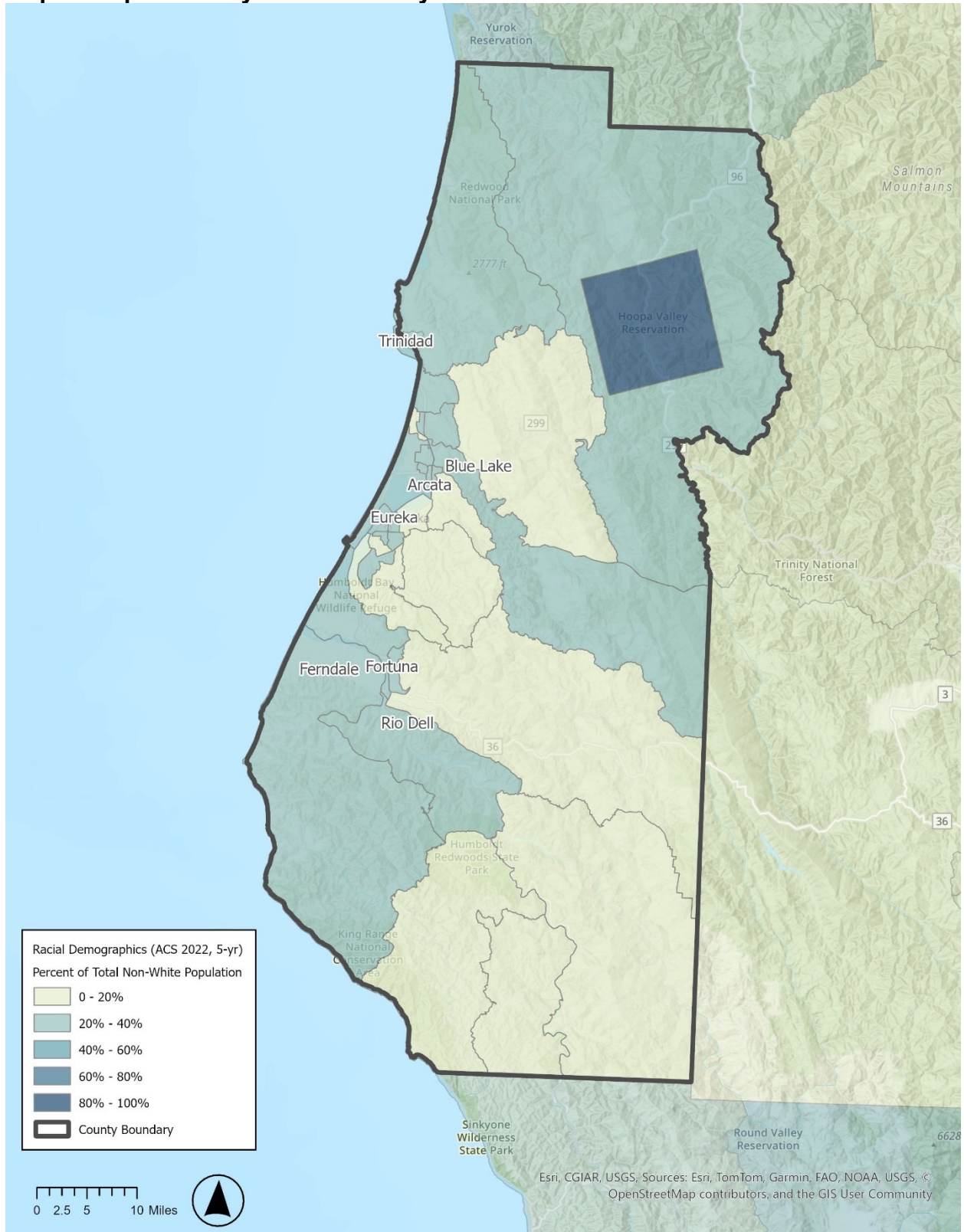
XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Population by Age (XXYEARXXXX)

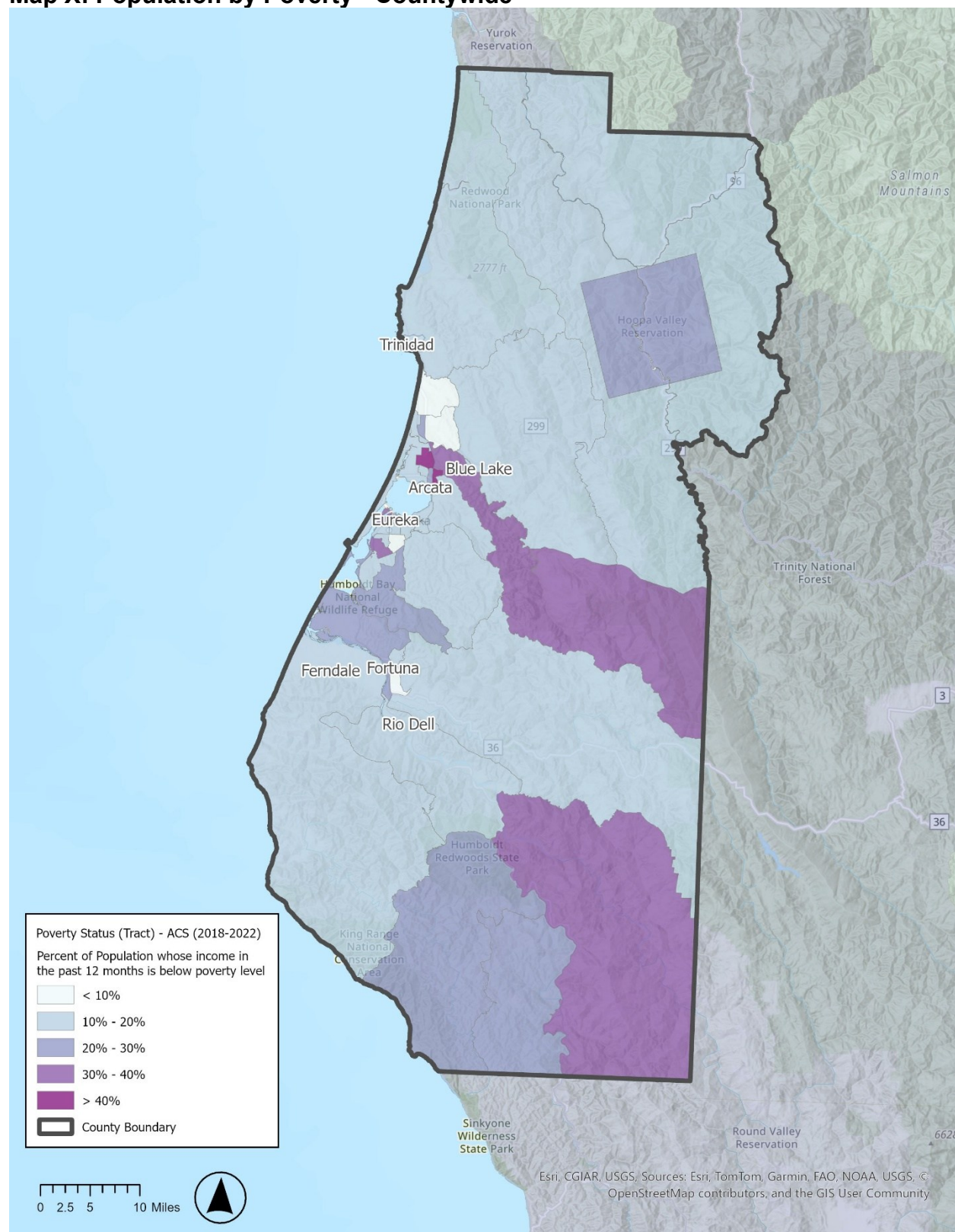
Jurisdiction	5 to 17 Years	18 to 24 Years	25 to 44 Years	45 to 64 Years	65 Years and Over	Total Population	Median Age
Arcata							
Blue Lake							
Eureka							
Ferndale							
Fortuna							
Rio Dell							
Trinidad							
Unincorporated County							
Total County							
Source:							

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Map X: Population by Race – Countywide



Map X: Population by Poverty - Countywide



Employment

Humboldt County's economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Humboldt County and how these patterns influence housing needs.

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

Table X: Employment by Industry (XXYEAR) - Countywide

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting and Mining		
Construction		
Manufacturing		
Wholesale Trade		
Retail Trade		
Transportation, Warehousing and Utilities		
Information		
Financing, Insurance and Real Estate		
Professional, Scientific, Management and Administration and Waste Management Services		
Educational Service, Health Care and Social Services		
Arts, Entertainment, Recreation and Food Services		
Other Services		
Public Administration		
TOTAL		
Source:		

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

Table X: Unemployment

Jurisdiction	Unemployment Rate
Arcata	

Blue Lake	
Eureka	
Ferndale	
Fortuna	
Rio Dell	
Trinidad	
Unincorporated County	
Total County	
Source:	

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Major Employers in Humboldt County (XXYEAR)

Employer	Number of Employees	Location	Industry

Household Characteristics

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This definition does not include people living in

group homes. Families with children often prefer larger homes, while single people often occupy smaller housing units with fewer bedrooms. Single-person households often include seniors living alone or young adults.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Change in Households (2010-2020)

Jurisdiction	2010	2020	Number Change	Percentage Change	Average Annual Growth (2010-2020)
Arcata					
Blue Lake					
Eureka					
Ferndale					
Fortuna					
Rio Dell					
Trinidad					
Unincorporated County					
Total County					
Source:					

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Persons per Household (2020)

Jurisdiction	Average Persons per Household
Arcata	
Blue Lake	
Eureka	
Ferndale	
Fortuna	
Rio Dell	
Trinidad	
Unincorporated County	
Total County	
Source:	

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing typically turning over at a much lower rate than rental housing.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Households by Tenure (XXYEARXX)

Jurisdiction	Total Households	Renter Occupied		Owner Occupied	
		Number	Percent	Number	Percent
Arcata					
Blue Lake					
Eureka					
Ferndale					
Fortuna					
Rio Dell					
Trinidad					
Unincorporated County					
Total County					
Source:					

Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based on employment, occupation, educational attainment, tenure, household type, location of residence, and race/ethnicity, among other factors.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Households by Median Income

Jurisdiction	Median Income
Arcata	
Blue Lake	
Eureka	
Ferndale	
Fortuna	
Rio Dell	
Trinidad	
Unincorporated County	
Total County	

Source:

The state and federal governments classify household income into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The HUD estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Acutely Low Income, which earn up to 15 percent of AMI
- Extremely low-income households, which earn between 16 and 30 percent of the AMI;
- Very low-income households, which earn between 31 and 50 percent of the AMI;
- Low-income households, which earn between 51 and 80 percent of the AMI;
- Moderate-income households, which earn between 81 and 120 percent of the AMI; and
- Above Moderate Income households, which earn more than 120 percent of the AMI

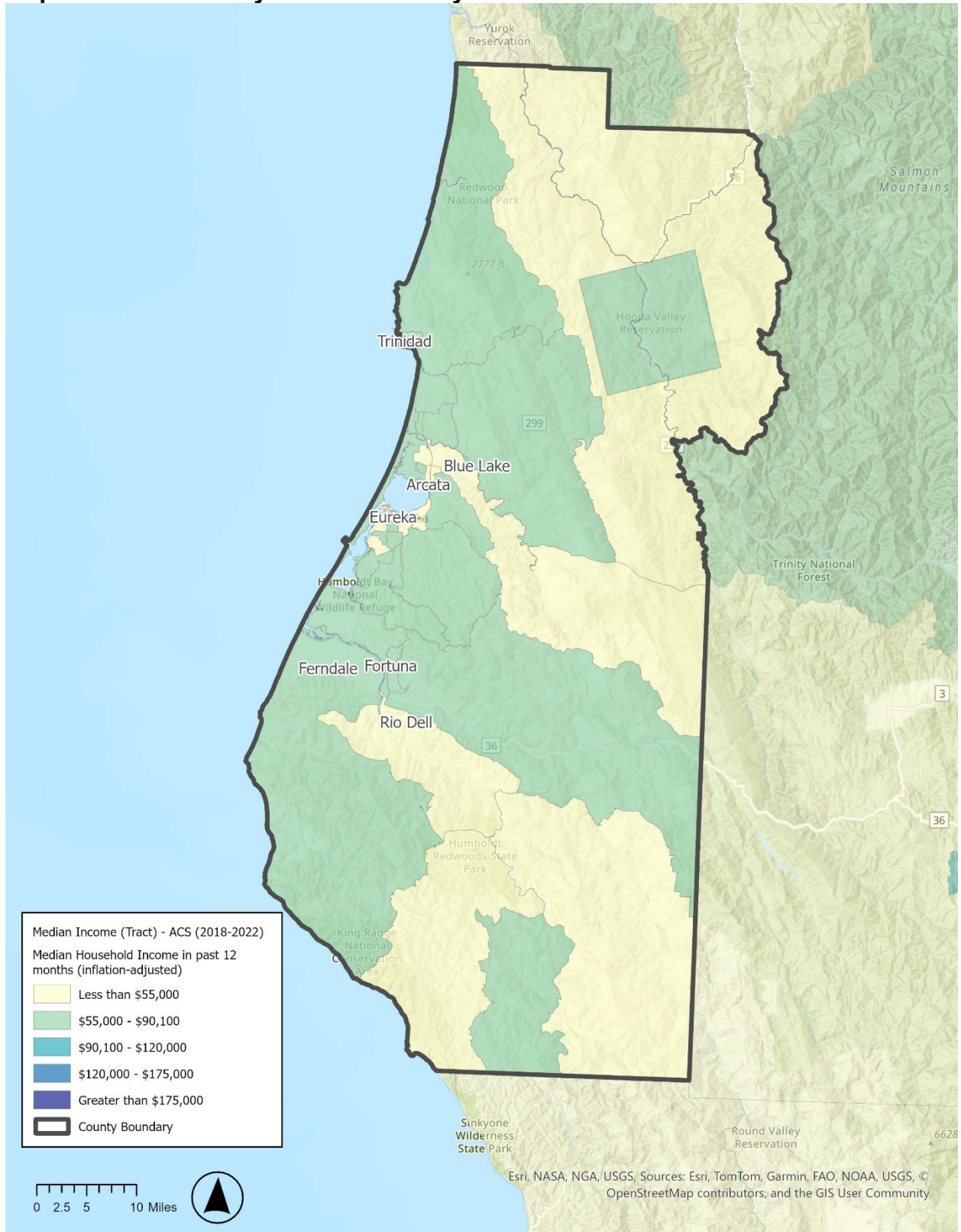
For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point.

XXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXX

Table X: State Income Limits

Income Category	Median Income	Persons per Household				
Acutely Low Income (0-15% of AMI)		1	2	3	4	5
Extremely Low Income (15-30% of AMI)						
Very Low Income (30-50% of AMI)						
Low Income (50-80% of AMI)						
Moderate Income (80-120% of AMI)						
Above Moderate Income (120% AMI or greater)						
Source:						

Map X: Households by Income - Countywide

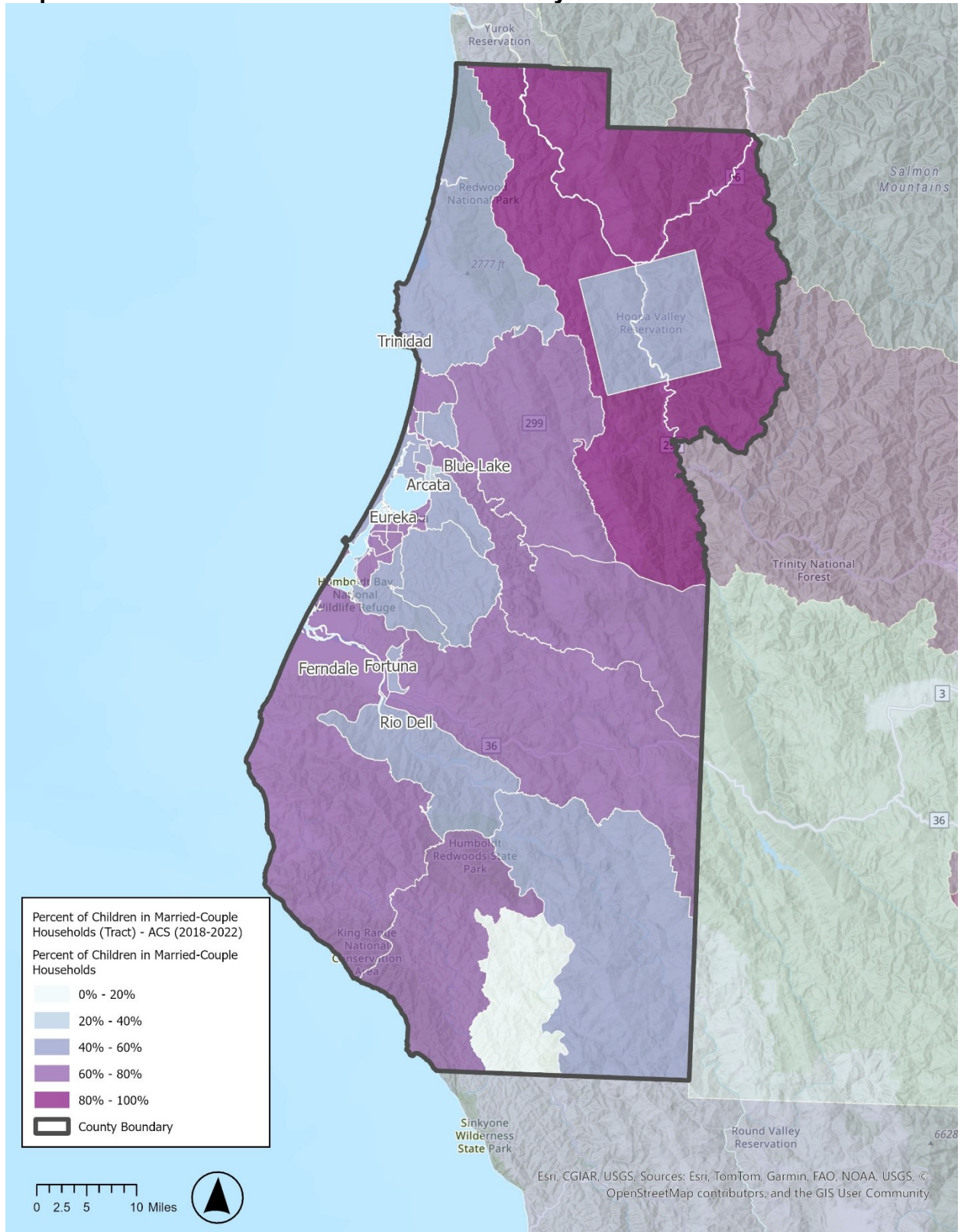


XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Households by Type

Jurisdiction	Total Households	Children		No Children	
		Number	Percentage	Number	Percentage
Arcata					
Blue Lake					
Eureka					
Ferndale					
Fortuna					
Rio Dell					
Trinidad					
Unincorporated County					
Total County					
Source:					

Map X: Children in Married Households - Countywide

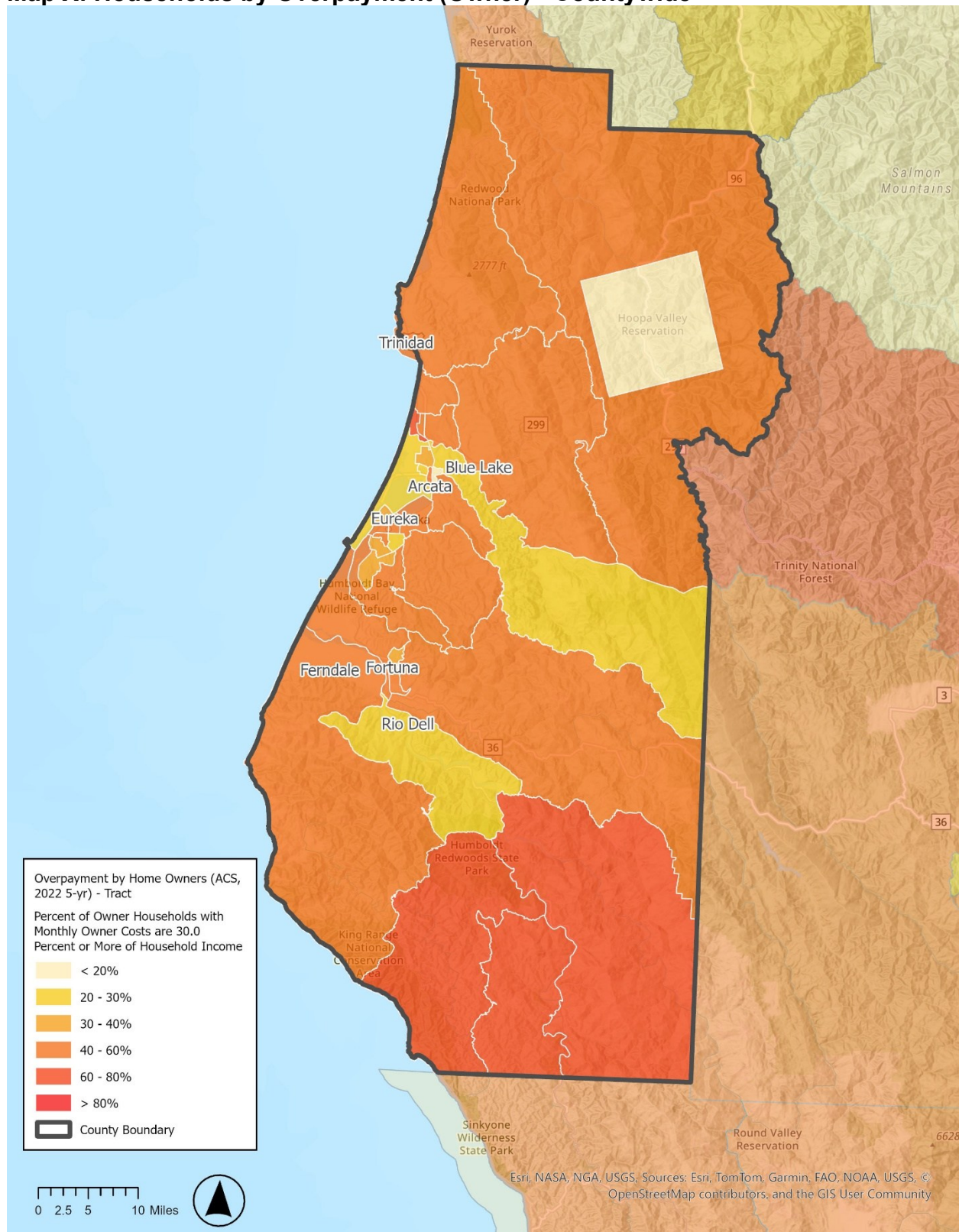


Overpayment

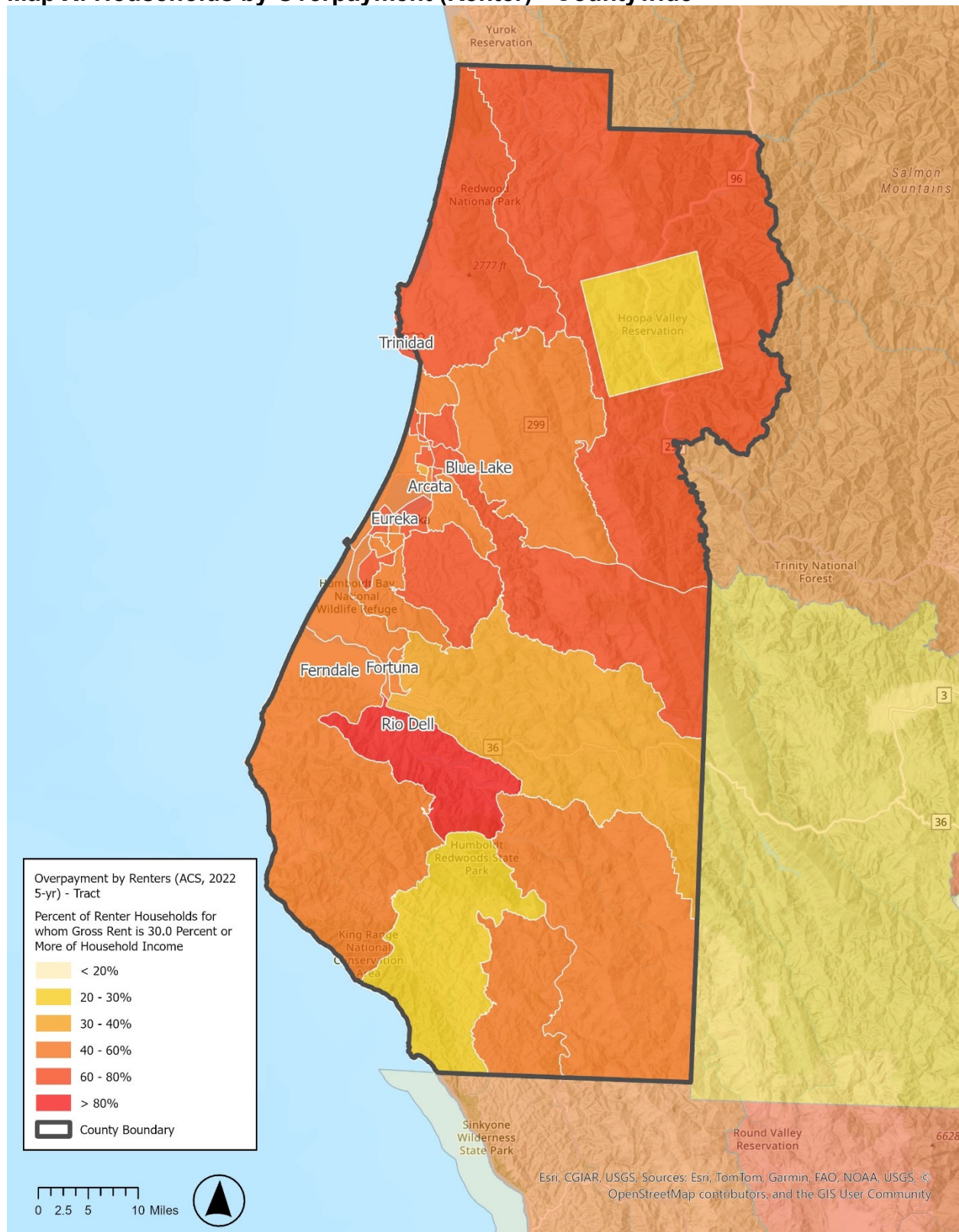
State and federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses and severe overpayment as a household paying more than 50 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. Higher rates of overpayment indicate that these households are generally not able to find adequate and affordable housing opportunities within their income range and may be subject to substandard housing conditions and at-risk of experiencing homelessness.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Map X: Households by Overpayment (Owner) - Countywide



Map X: Households by Overpayment (Renter) - Countywide



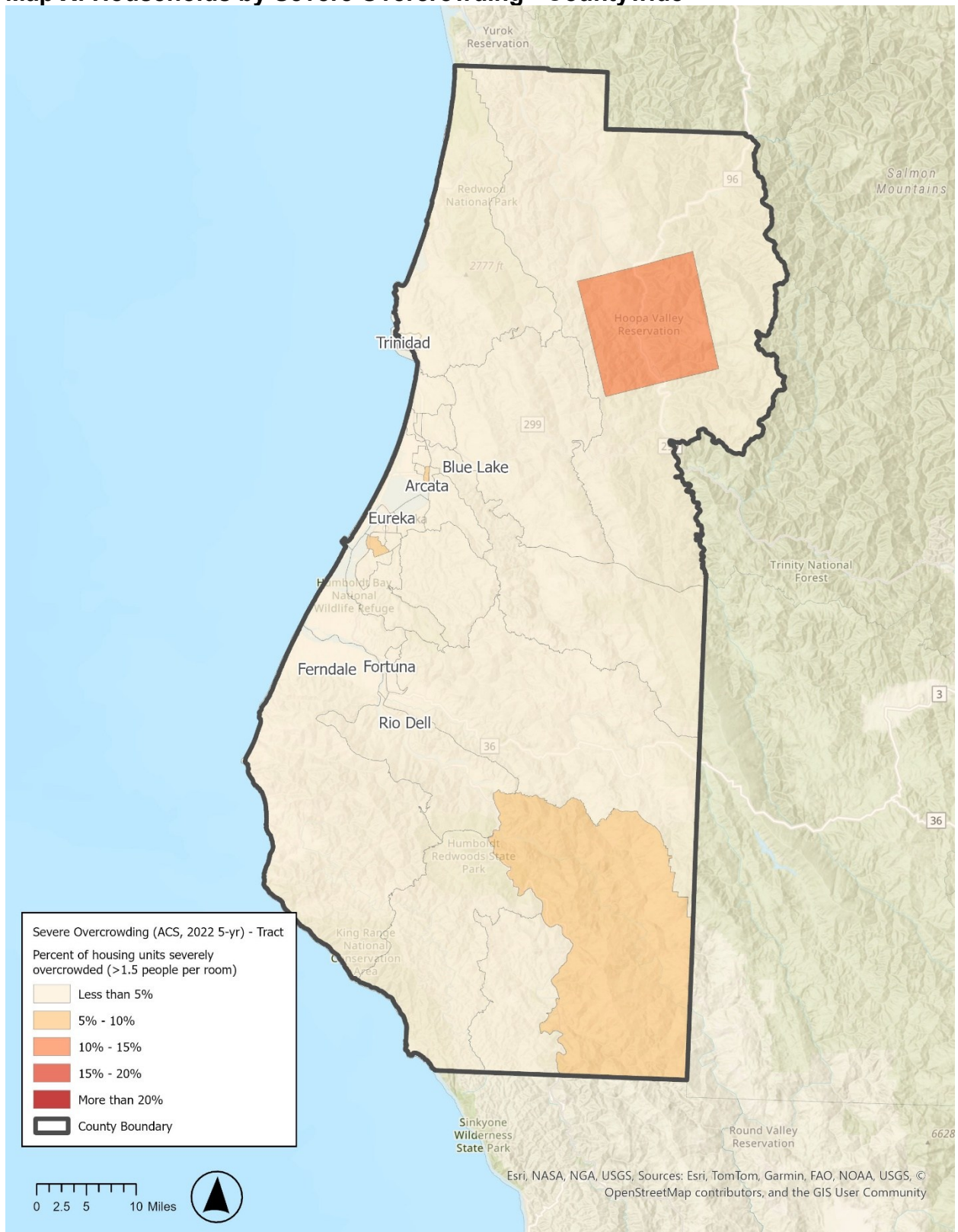
Overcrowded Households

HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably-sized housing. Overcrowding in households typically results from either a lack of affordable housing (which may force more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

Map X: Households by Severe Overcrowding - Countywide



Extremely Low-Income Households

Extremely low-income (ELI) households are defined as households with income under 30 percent of the county's median household income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. Households in this income group are more likely than at other income levels to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit requirements imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Extremely Low Income Households by Tenure

Jurisdiction	Income Less than 30% of AMI			Total Households
	Owner Occupied	Renter Occupied	Total	
Arcata				
Percentage				
Blue Lake				
Percentage				
Eureka				
Percentage				
Ferndale				
Percentage				
Fortuna				
Percentage				
Rio Dell				
Percentage				
Trinidad				
-Percentage				
Unincorporated County				
Percentage				
Total County				
Percentage				

Source:

XXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXX

Table X: Extremely Low Income Households Overpaying by Tenure

Jurisdiction	Owner Occupied		Renter Occupied		Total ELI Households
	Overpaying	Severe Overpayment	Overpaying	Severe Overpayment	
Arcata					
Percentage					
Blue Lake					
Percentage					
Eureka					
Percentage					
Ferndale					
Percentage					
Fortuna					
Percentage					
Rio Dell					
Percentage					
Trinidad					
-Percentage					
Unincorporated County					
Percentage					
Total County					
Percentage					
Source:					

Acutely Low-Income Households

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Humboldt County to identify how well the current housing stock meets the needs of current and future residents.

Age of the Housing Stock

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1970). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical if they have not been maintained.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Housing Units by Age (XXYEARXX)

Jurisdiction	Total	After 2000	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or earlier
Arcata									
Percentage									
Blue Lake									
Percentage									
Eureka									
Percentage									
Ferndale									
Percentage									
Fortuna									
Percentage									
Rio Dell									
Percentage									
Trinidad									
-Percentage		r							
Unincorporated County									
Percentage									
Total County									
Percentage									
Source:									

Housing Costs

Housing Units by Type

General description

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Housing Units by Type (XXXYearXXX)

Jurisdiction	Single Family Detached	Single Family Attached	Duplex to Fourplex	Multifamily	Mobile Homes	Total
Arcata						
Blue Lake						
Eureka						
Ferndale						
Fortuna						
Rio Dell						
Trinidad						
Unincorporated County						
Source:						

Vacancy

The vacancy rate indicates the match between the demand for and supply of housing. A higher vacancy rate may indicate an excess supply of units, a softer market, and result

in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and reduced affordability.

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

Table X: Housing Stock by Vacancy Rate

Jurisdiction	2010			2026		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Arcata						
Blue Lake						
Eureka						
Ferndale						
Fortuna						
Rio Dell						
Trinidad						
Unincorporated County						
TOTAL						
Source:						

Special Housing Needs

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in state Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, single female-headed households, and families and persons experiencing homelessness.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs

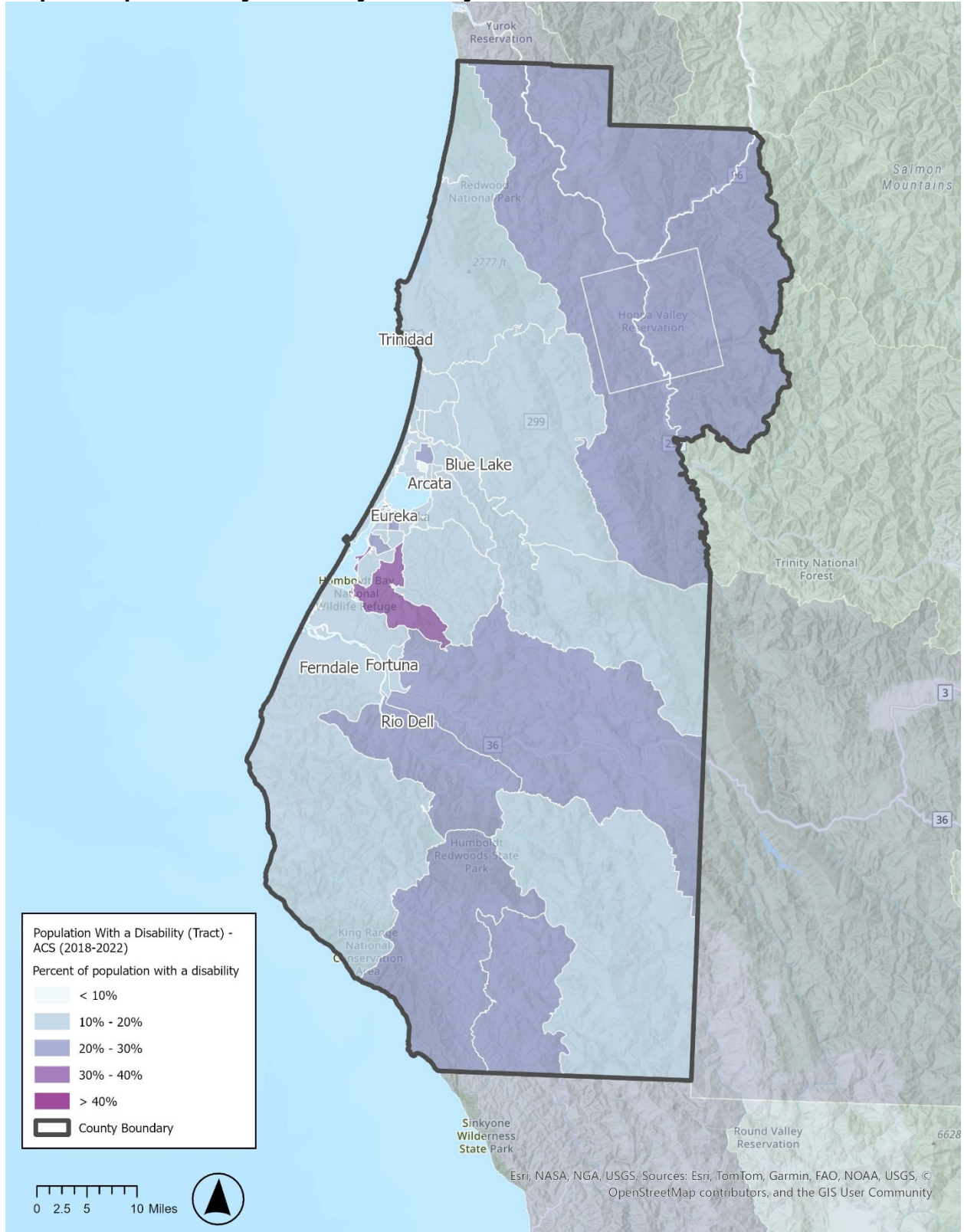
XXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXX

Jurisdiction	With a Disability	Percentage	Total Population
Arcata			
Blue Lake			
Eureka			
Ferndale			
Fortuna			
Rio Dell			
Trinidad			
Unincorporated County			
TOTAL			
Source:			

[illegible]

Jurisdiction	Hearing Difficulty	Vision	Cognitive	Ambulatory	Self-Care	Independent Living
Arcata						
Blue Lake						
Eureka						
Ferndale						
Fortuna						
Rio Dell						
Trinidad						
Unincorporated County						
TOTAL						
Source:						

Map X: Population by Disability - Countywide



Persons with Developmental Disabilities

The California Department of Developmental Services (DDS) defines developmental disabilities as a group of conditions due to an impairment in physical, learning, language, or behavior areas. These conditions begin during the developmental period, may impact day-to-day functioning, and usually last throughout a person's lifetime.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Clients with Developmental Disability by Age (XXYEAR)

Jurisdiction	0-17 Years	18 Plus Years	Total
Arcata			
Blue Lake			
Eureka			
Ferndale			
Fortuna			
Rio Dell			
Trinidad			
Unincorporated County			
TOTAL			
Source:			

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Clients with Developmental Disability by Characteristics (XXYEAR)

Jurisdiction	Total Residents	Residence Type					
		Home of Parent/Family Guardian	Independent/Supported Living	Community Care Facility	Intermediate Care Facility	Foster Family Home	Other
Arcata							
Blue Lake							
Eureka							
Ferndale							
Fortuna							
Rio Dell							
Trinidad							
Unincorporated County							
TOTAL							
Source:							

Countywide Resources for Persons with Disabilities

Many mentally disabled persons can live and work independently within a conventional living environment. However, more severely disabled individuals require a group living environment in which partial or constant supervision is provided by trained personnel. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment. There are several agencies serving Humboldt County residents with a disability, including:

- XXXXXXXXXXXXX

Elderly

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

Table X: Senior Households by Tenure (XXYEARXX)

Jurisdictions	Total All Households	Total Senior Households	Owner Occupied	Renter Occupied
Arcata				
Percentage				
Blue Lake				
Percentage				
Eureka				
Percentage				
Ferndale				
Percentage				
Fortuna				
Percentage				

Rio Dell				
Percentage				
Trinidad				
-Percentage				
Unincorporated County				
Percentage				
Total County				
Percentage				
Source:				

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Seniors with a Disability

Jurisdiction	Population 65 Years or Over		
	Total	With a Disability	Percentage with a Disability
Arcata			
Blue Lake			
Eureka			
Ferndale			
Fortuna			
Rio Dell			
Trinidad			
Unincorporated County			
Total County			
Source:			

Countywide Resources for Elderly

General description

List organizations

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock

constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result, large households may be overcrowded in smaller units.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Large Households by Tenure (XXYEARXX)

Jurisdiction	Total Households	Large Households		
Arcata		Owner	Rental	Total
Percentage				
Blue Lake				
Percentage				
Eureka				
Percentage				
Ferndale				
Percentage				
Fortuna				
Percentage				
Rio Dell				
Percentage				
Trinidad				
-Percentage				
Unincorporated County				
Percentage				
Total County				
Percentage				
Source:				

Table X: Larger Housing Units (XXXXYEARXXXXXX)

Jurisdictions	4 Bedroom Units		5 or More Bedroom Units		Total
	Number	Percent	Number	Percent	
Arcata					
Blue Lake					
Eureka					
Ferndale					
Fortuna					
Rio Dell					

Trinidad					
Unincorporated County					
Total County					
Source:					

Farmworkers

Due to a combination of various characteristics and very low household incomes, the ability of farmworkers to secure rental housing or obtain housing loans for home purchase is extremely limited. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, for seasonal employees.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities. According to California Employment Development Department, the median wage for farmworkers was \$14.77 per hour in 2020 or approximately \$34,561 per year for full-time work, which is considered extremely low-income in California. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face several housing challenges, but primarily substandard housing conditions.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table XX: Farmworkers by Days Worked (XXYEAR) - Countywide

150 Days or More (Year Round)		
Total Farms	Farms	
	Workers	

Large Farms (10 or More Workers per Farm)	Farms	
	Workers	
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	
	Workers	
Source:		

Female Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty level incomes. Female headed households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, female headed households are more likely to experience difficulties in finding affordable, decent, and safe housing.

XXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXX

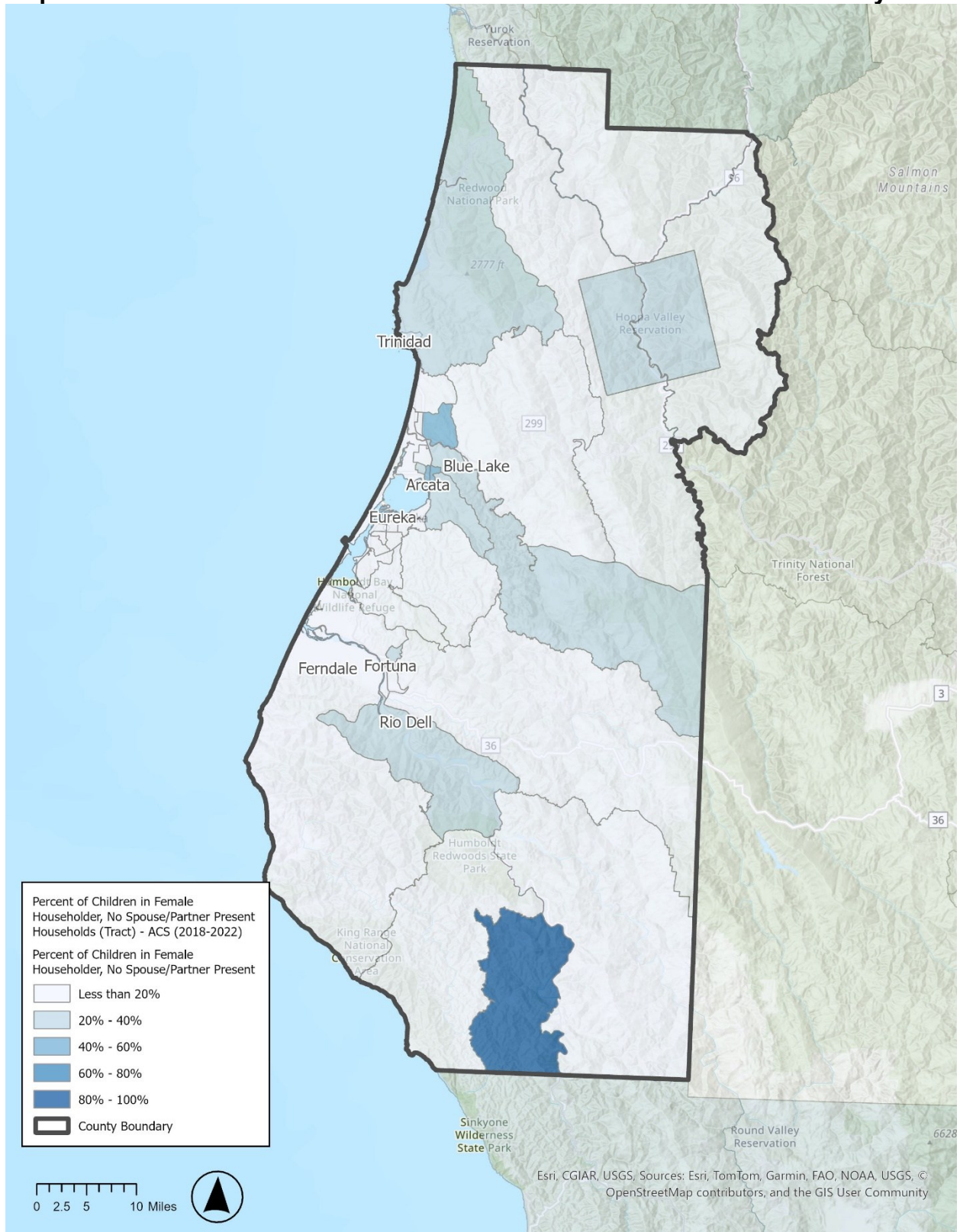
Table XX: Female Headed Households (XXYEARXX)

Jurisdiction	Total Households	Female Headed Households with Children	Percentage
Arcata			
Blue Lake			
Eureka			
Ferndale			
Fortuna			
Rio Dell			
Trinidad			
Unincorporated County			
Total County			
Source:			

Countywide Resources for Female Headed Households

Add introduction with bullets for agencies in the County

Map X: Households with Female Headed Households with Children - Countywide



XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table XX: Female Headed Households in Poverty (XXYEAR)

Jurisdiction	Total Households in Poverty		Female Headed Households in Poverty	
	Number	Percent	Number	Percent
Arcata				
Blue Lake				
Eureka				
Ferndale				
Fortuna				
Rio Dell				
Trinidad				
Unincorporated County				
Total County				
Source:				

Persons Experiencing Homelessness

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including youth whose parents will not allow them to live at home).

There are various reasons that contribute to a household experiencing homelessness. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, drug and alcohol addictions, or an inability to access support services and long-term care. Although each household has different needs, the most urgent need is for emergency shelter capacity and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are not limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in

retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with state programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, residents with mental health challenges, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services for up to two years or more. Supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

XXXXXXXXXXXXXXXXXXXXADD ANALYSISXXXXXXXXXXXXXXXXXXXX

Table X: Estimated Number of Persons Experiencing Homelessness (XXYEARXX)

Jurisdiction	Total Population	Estimated Homeless Population	Estimated Homeless Population (Unsheltered)	Percent of Population
XXYEARXX				
Arcata				
Blue Lake				
Eureka				
Ferndale				
Fortuna				
Rio Dell				
Trinidad				
Unincorporated County				
Total County				
XXYEARXX				
Arcata				
Blue Lake				
Eureka				
Ferndale				
Fortuna				
Rio Dell				

Trinidad				
Unincorporated County				
Total County				
Source:				

At-Risk Preservation

Inventory of At-Risk Units

State law requires that housing elements include an analysis of assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).

Humboldt County and its seven incorporated cities have XX projects providing over XXX affordable rental units subsidized through local, state, and federal programs. Deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these use restrictions expire and must be renewed or renegotiated to ensure continued affordability of housing. Table XX shows the assisted rental projects in Humboldt County for which affordability controls are currently in place. Of the XX housing projects, there are 14 projects (highlighted in the table) that have affordability covenants expiring in the year 2037 or earlier, and therefore, are at risk of conversion to market rate.

Estimate of Replacement versus Preservation Costs

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing affordability covenants, and/or providing rental assistance to tenants. In general acquisition and rehabilitation is the most cost-effective way to preserve at-risk units, as follows:

- *Acquisition and Rehabilitation:* One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership. Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market). A recently acquired XX-unit affordable housing development in XXXXXXXXXX (XXNAMEXX) cost a total of \$XXXXXXXXXX to acquire and rehabilitate or approximately \$XXXXXX per unit.
- *Replacement (New Construction):* Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option. A

recently built XX-unit multifamily development in XXX cost about \$XXX million, or \$XXXXXXXX per unit.

- *Rent Subsidy:* Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household.

Following are some general examples of expected subsidies: A lower-income family of four could afford up to \$XXXX per month, and the fair market rent for a three-bedroom unit is \$XXXXX. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$XXX per month, or \$XXXXXX per year. For 55 years, the subsidy would be about \$XXXXXXXX for one household.

Qualified Entities

A cornerstone of the state's policy is preferential treatment for entities that are interested in buying an at-risk property to keep it affordable. Owners of specified, multifamily housing developments with rental restrictions must provide a Notice of Opportunity to Submit an Offer to Purchase (NOSOP) to Qualified Entities (QE) prior to or concurrent with the 12-month notice or anytime the owner is contemplating selling an assisted property within five years of the affordability ending. The NOSOP gives QEs a 270-day period to submit an offer to purchase the assisted housing development to keep it affordable.

Qualified entities for Humboldt County include:

- **ADD QE list here – See preservation team**

Financial Resources

- **Add list of financial resources for at-risk preservation**

Complete analysis above – Reach out to DANCo for numbers

Humboldt County Assisted Housing Development At-Risk of Conversion to Market Rate Uses (2025)

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated End Year/Date	Risk Level (2025)
Humboldt Plaza	2575 Alliance Rd	Arcata	95521	135	135	HUD	6/30/2044	Low
River Community Homes	1061 Hallen Dr	Arcata	95521	40	40	HUD; CalHFA	5/1/2046	Low
Plaza Point	789 I Street	Arcata	95521	28	29	LIHTC; USDA; HCD; Local	3/15/2066	Low
Bayview Courtyard Apts.	550 Union Street	Arcata	95521	29	30	LIHTC; Local	12/31/2028	High
The Courtyards at Arcata	3101 Boyd Road	Arcata	95521	63	64	LIHTC; HCD; Local	12/31/2058	Low
The Courtyards at Arcata II	3110 Boyd Road	Arcata	95521	36	36	LIHTC; HCD; Local	6/28/2061	Low
Arcata Bay Crossing	280 E. Street	Arcata	95521	31	32	LIHTC; CalHFA; Local	2068	Low
Creamery Row Townhomes (Redwood Pond)	977 8th St	Arcata	95521	17	18	LIHTC; Local	12/31/2071	Low

Isackson's Multifamily Housing	601 I Street	Arcata	95521	43	44	LIHTC; HCD; Local	2073	Low
Yurok Homes #3	1400 30th Street	Arcata	95521	35	36	LIHTC	2074	Low
Meadowbrook Apartments	115 Samoa Blvd.	Arcata	95521	80	80	HCD	10/4/2045	Low
Windsong Duplexes	2121 Tina Court	Arcata	95521	4	4	HCD	10/11/2026	Low
Arcata Garden Apartments	2255 Alliance Road	Arcata	95521	36	37	HCD; Local	8/11/2050	Low
Juniper Apartments	4854 Valley East Blvd.	Arcata	95521	10	10	HCD; Local	1/5/2047	Low
West Village Studios	4975 Valley West Boulevard	Arcata	95521	79	79	HCD; Local	2077	Low
Valley West Studios/The Grove	4701 Valley West Blvd	Arcata	95521	60	60	HCD; Local	4/11/2077	Low
Eureka Central Residence	333 E. St	Eureka	95501	36	36	HUD	8/17/2034	Mod
Eureka Senior Housing	735 West Everding Street	Eureka	95503	22	22	LIHTC; HUD	6/10/2041	Low
Silvercrest Eureka	2141 Tydd St	Eureka	95501	150	152	HUD	5/31/2035	Mod
Eureka Family Housing (Site A)	615 W. Hawthorne Street	Eureka	95501	50	50	LIHTC; CalHFA	12/31/2062	Low

The Lodge at Eureka	428 8th Street	Eureka	95501	49	50	LIHTC; HCD	10/27/2070	Low
Eureka Homeless & Veterans Housing Project	108 4th Street	Eureka	95501	50	51	LIHTC; HCD	2072	Low
C Street Apartments	829 C Street	Eureka	95501	8	8	HCD	7/8/2036	Low
3rd Street Apartments	1528 Third Street	Eureka	95501	6	6	HCD	9/9/2027	High
Providence Eureka House	1140 4th Street	Eureka	95501	42	42	HCD	2075	Low
AHPYIHA Eureka Homeless Housing Project	1805 4th Street	Eureka	95501	18	18	HCD	2075	Low
Eureka 7th & Myrtle Affordable Housing	7Th Street & Myrtle Avenue Eureka, Ca 95501	Eureka	95501	35	36	LIHTC	2075	Low
Jaroujiji Youth Housing Project	1711 3rd Street	Eureka	95501	40	40	HCD	2077	Low
Eureka Scattered Site Project (Site 1)	1310 Myrtle Ave	Eureka	95501	87	90	LIHTC	2078	Low

Mountain View Village Apartments	2130 Smith Lane	Fortuna	95540	47	48	HUD; USDA	12/31/2031	Mod
Newburg Retirement Center	2321 Newberg Rd	Fortuna	95540	30	30	HUD	3/31/2033	Mod
WOODCREEK APTS	2296 Redwood Way	Fortuna	95540	38	38	USDA	5/30/2006	Very High
Redwood Court Apts.	2040 Jenny Lane	Fortuna	95540	50	50	USDA; HCD	9/15/2043	Low
Church Hill Townhomes (fka Rohner Village)	2601 School Street	Fortuna	95540	34	35	LIHTC; USDA	2067	Low
Fortuna Family Apartments	2040 Stockton Court	Fortuna	95540	24	24	LIHTC; HCD	12/31/2062	Low
Yarrow Village	2080 Stockton Court	Fortuna	95540	25	25	LIHTC	2068	Low
9th Street Apartments	320 9th Street	Fortuna	95540	16	16	HCD	6/10/2034	Mod
Loni Drive Apartments	1015 Loni Drive	Fortuna	95540	12	12	HCD	3/17/2035	Mod
Meadows Senior Village	2065 David Way	Fortuna	95540	40	40	HCD	3/17/2059	Low
Elders' Place		Hoopa	95546	25	25	LIHTC	2078	Low
Rio Dell Apartments	753 Rigby Avenue	Rio Dell	95562	48	49	LIHTC; USDA	12/31/2068	Low

RIO DELL TERRACE APARTMENTS	325 Center Street	Rio Dell	95562	24	24	USDA	12/14/2009	Very High
Rio Dell Rigby Affordable Housing Project	355 Center St	Rio Dell	95562	25	26	LIHTC	2072	Low
Cedar Street Senior Apartments	725 Cedar St	Unincorporated Humboldt	95542	10	10	HUD; HCD	3/31/2043	Low
703 Cedar Street	703 Cedar Street	Unincorporated Humboldt	95542	10	10	HUD; HCD	7/31/2045	Low
GOLDEN MANOR	1510 Railroad Drive	Unincorporated Humboldt	95519	30	30	USDA	10/8/2002	Very High
Murray Apartments	1423 Reasor Road	Unincorporated Humboldt	95519	49	50	LIHTC; USDA	12/31/2062	Low
Redwood Creek Apts.	1740 Sutter Road	Unincorporated Humboldt	95519	48	48	USDA	12/8/2039	Low
Summercreek Place	1636 Myrtle Avenue	Unincorporated Humboldt	95501	31	40	LIHTC; HCD	12/31/2056	Low

Misty Village Apartments	2313 McKinleyville Avenue	Unincorporated Humboldt	95519	23	24	LIHTC; HCD	12/31/2030	Mod
Willow Creek Apartments	51 Brannan Mountain Road	Unincorporated Humboldt	95573	24	24	LIHTC; HCD	12/31/2061	Low
Aster Place	2405 Aster Place	Unincorporated Humboldt	95501	39	40	LIHTC; HCD	12/15/2065	Low
Trinity River Elder's Village	20 Campbell Field Lane	Unincorporated Humboldt	95546	11	12	LIHTC	2068	Low
Samoa Coast Townhomes	26 Samoa Coast Lane	Unincorporated Humboldt	95564	79	80	LIHTC	2072	Low
Woo-Mehl LIHTC Homes		Unincorporated Humboldt	95546	16	17	LIHTC	2073	Low
Pine Hill Village	904 Alpha Street	Unincorporated Humboldt	95503	29	30	LIHTC	2074	Low

McKinleyville Duplexes	1457 Murray Road	Unincorporated Humboldt	95519	20	20	HCD	11/23/2033	Mod
Redwood Village	56 Orchard Lane	Unincorporated Humboldt	95560	20	20	HCD	3/15/2063	Low

Regional Housing Need Allocation

XXXXXXXXXXXXXXXXXXXXADD GENERAL DESCRIPTION AND
ANALYSISXXXXXXXXXXXXXXXXXXXX

Jurisdiction	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
City of Arcata	103	160	117	206	89	367	1,042
City of Blue Lake	3	7	4	8	4	15	41
City of Eureka	179	267	193	328	154	619	1,740
City of Ferndale	6	9	7	11	5	19	57
City of Fortuna	50	75	53	93	44	164	479
Unincorporated County	211	333	244	397	253	1,043	2,481
City of Rio Dell	7	11	6	16	10	45	95
City of Trinidad	3	4	3	5	6	6	27
TOTAL	562	866	627	1,064	565	2,278	5,962