

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400  
Sacramento, CA 95811  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 30, 2025

Jill Duffy, Interim City Manager  
City of Blue Lake  
111 Greenwood Avenue  
Blue Lake, CA 95525

Dear Jill Duffy:

**RE: Blue Lake's 6<sup>th</sup> Cycle (2019-2027) Adopted Housing Element and Rezone**

Thank you for submitting the City of Blue Lake's (City) Ordinance 546 (Ordinance) which was adopted December 23, 2025, and received on December 29, 2025. This Ordinance is intended to accommodate the unaccommodated regional housing need allocation (RHNA) from the prior planning period and implement Program HI-14 (Zoning to Permit Multifamily By-right). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On August 21, 2025, HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has adopted and completed necessary rezones and comply with various statutory requirements. HCD is pleased to find the City has completed actions to address the requirements that were described in HCD's August 21, 2025 review. As a result, the adopted housing element now substantially complies with State Housing Element Law as of the date of this letter.

As a reminder, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program HI-1 (Zoning Amendments)
- Program HI-2 (Low Barrier Navigation Centers)
- Program HI-4 (Apply for Funding)
- Program HI-5 (Housing for Lower-Income and Special Needs Households)
- Program HI-10 (Affirmatively Further Fair Housing)
- Program HI-14 (Zoning to Permit Multifamily By-right)
- Program HI-17 (Monitor Accessory Dwelling Unit Production)
- Program HI-18 (Wastewater Treatment Capacity)

- Program HI-19 (Address Governmental Constraints)
- Program HI-21 (Objective Standards)
- Program HI-22 (Design Guidelines)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and effort provided by the City throughout the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Alex Goelzer, of our staff, at [Alex.Goelzer@hcd.ca.gov](mailto:Alex.Goelzer@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager