

Filed: December 20, 2012
Staff: Trever Parker
Staff Report: January 16, 2013
Hearing Date: February 6, 2013
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2012-09

APPLICANT (S): Department of Transportation – CalTrans, Dist. 3

AGENT: NA

PROJECT LOCATION: Undercrossing on U.S. Highway 101. Located within State of CA and City of Trinidad Rights-of-Way at the Westhaven Drive-Hwy 101 undercrossing and adjacent areas.

PROJECT DESCRIPTION: Grading Permit, Design Review and Coastal Development Permit to complete a seismic retrofit of the Trinidad Road Undercrossing.

ASSESSOR'S PARCEL NUMBER: State of CA & City of Trinidad Rights-of-Way

ZONING: NA

GENERAL PLAN DESIGNATION: NA

ENVIRONMENTAL REVIEW: The project is categorically exempt from CEQA per §15301 of the CEQA Guidelines allowing maintenance and minor alteration of existing facilities, including highways and streets.

APPEAL STATUS:

Planning Commission action on a Coastal Development Permit, Design Review, Variance, Conditional Use Permit or Grading Permit application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project ~~is~~ **X** **is not** appealable to the Coastal Commission per the City's certified LCP, but may be appealable per the requirements of §30603 of the Coastal Act or.

SITE CHARACTERISTICS:

The project will occur along Westhaven Drive at the underpass between the US Highway 101 on- and off-ramps. The project will occur in both State and City rights-of-way. This is the main entrance to town. The area has variable slopes and is entirely paved. No sensitive biological resources are within or near the project location. No water resources are present. The project is not within or near a regulated waterway or floodplain.

STAFF COMMENTS:

The purpose of the project is to complete a seismic retrofit of the Westhaven Drive undercrossing. The retrofit is necessary based on the type of bridge construction and proximity to earthquake faults; a portion of the Trinidad fault runs adjacent to the area. The upgrades will make the bridge and undercrossing safer in the case of an earthquake. The retrofits have been designed based on geotechnical studies that occurred in 2011, which also received a grading and coastal development permit from the City. Caltrans has also been working with the Gateway committee on the aesthetic aspects of the project.

The work will consist of the following activities:

- Shear walls, catcher blocks, and timber blocking will be constructed.
- Architectural treatment will be added to the shear walls (aesthetic renderings attached).
- Concrete slope paving will be removed and replaced.
- Concrete barrier walls will be constructed. Concrete barrier rail anchor blocks will be constructed for attachment to metal beam guard railing westbound transitions. Metal beam guard railing will be removed, added, reconstructed, and adjusted. Terminal end systems will be replaced.
- Vegetation control (minor concrete) will be used at the metal beam guard railing.
- Sections of existing sidewalk will be removed and replaced.
- Temporary K-rail, temporary crash cushions, and drums will be used during construction and temporary traffic handling.
- Utilities will be relocated prior to construction.
- Minor drainage work will be completed.

In response to a referral, the City Engineer provided several comments that are provided as an attachment to this staff report. Though there are 12 comments, most require minor changes and notations to the plan sheets. The Engineer's main concern, as indicated in an email to me, was regarding the water line (comment 9). In speaking with Caltrans staff, they clarified that the City's water line will not be affected by the project, though the telephone line on the north side of Westhaven may need to be relocated if the sidewalk has to be replaced. I also spoke with Caltrans staff regarding most of the other comments, and they appear to be addressing all the issues. I expect to have additional document that addresses these comments prior to the hearing. Unfortunately, there is a time limitation for approving this project; Caltrans may lose

the funding for the project if it does not have approval, including any appeal period, prior to March 1, 2013. Therefore, I also spoke with Josh Wolf who prepared the comments on behalf of the City Engineer's office. He is comfortable at this point in having the Planning Commission approve the grading and coastal development permits if that approval is conditioned to require Caltrans to address his comments prior to work commencing. This will be enforceable through the Encroachment permit process, which the Engineer will have to sign-off on. This will ensure that funding is not at risk and that all the Engineer's comments are addressed to his satisfaction.

GRADING & ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The project is located in an un-zoned area and within State and City rights-of-way. The project will not permanently alter land contours. The City's Grading and Zoning ordinances require a permit if more than 1,000 sq. ft. in surface area or more than 50 cu. yds. of soil will be disturbed. In addition, the project is located within the fault hazard zone, based on the State of CA Alquist-Priolo Fault Hazard Maps. The purpose of the project is to make improvements to the undercrossing to increase seismic safety.

The information required to be submitted by the grading ordinance as part of an application has been received. The Grading Permits are issued by the Planning Commission, but it is up to the City Engineer to ensure that all the provisions have been met. The findings that are required to be made by the Engineer (§15.16.070) are that the proposed grading will not adversely affect the drainage or lateral support of other properties in the area, and will not be detrimental to the public health, safety or the general welfare and is not in conflict with City ordinances. The City Engineer has reviewed the project and has recommended approval on the condition, as described above, that an Encroachment Permit be obtained, to be approved by the City Engineer, that addresses traffic control during the project and repaving after its completion. This condition has been included.

The Trinidad General Plan and Zoning Ordinance protect importance public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. The project does not have the potential to block private views.

Utilities are shown on the plans and will not be disturbed by the project other than the possibility of the telephone line.

SLOPE STABILITY:

The project is not located in an area of known instability. The purpose of this project is to retrofit a public road based on the study's findings. Only minor grading is required and surface contours will not be altered.

ALQUIST PRIOLO ZONE:

The project falls within the Alquist-Priolo Fault Hazard Zone, but the project consists of a seismic retrofit to improve earthquake safety. The necessary geotechnical studies have already been completed, and proposed design is based on that information.

SEWAGE DISPOSAL:

There is no sewage disposal associated with this project.

LANDSCAPING AND FENCING:

No major vegetation removal will occur.

DESIGN REVIEW/VIEW PRESERVATION FINDINGS:

Because the project proposes to alter the profile of a structure and contains aesthetic design elements, this project is subject to the Design Review and View Preservation criteria set by Zoning Ordinance Section 17.60. Recommended Design Review / View Preservation Findings are written in a manner to allow approval without endorsing the project. However, if information received for the public hearing indicates that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly. The proposed design elements have been vetted and reviewed by the Gateway Committee, and therefore major opposition is not anticipated.

Design Criteria

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The project will not significantly alter ground contours; construction is limited to areas that are already developed rights-of-way.

- B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project is not located in or adjacent to any open space areas.

- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: The project consists of improvements to and replacements of existing structures. Aesthetic elements are included. Materials consist of concrete, consistent with the underpass construction, but the design includes coastal and cultural elements consistent with Trinidad's setting.

- D. *Plant materials should be used to integrate the manmade and natural environments to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used.* Response: The area is already developed, and vegetation within the underpass would be infeasible; design elements have been included to improve the aesthetics of the development.
- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No new on-premise signs are proposed as part of the project.
- F. *New development should include underground utility service connections. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.* Response: No new utilities are required for the project; however, some existing utilities, including a telephone line, will be relocated.
- G. *Off-premise signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations. Sign clusters should be a single design theme.* Response: No off-premise signs are proposed as part of the project.
- H. *When reviewing the design of commercial or residential buildings, the committee shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual open character of the community. In particular:* Response: No buildings are associated with this project.

View Protection

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: It is unlikely that the site is visible from any beaches, trails or open space areas, and the project proposed no new structures.
- B. *Structures, including fences over three feet high and signs, and landscaping of new development, shall not be allowed to significantly block views of the harbor, Little Trinidad Head, Trinidad Head or the ocean from public roads, trails, and vista points, except as provided in subdivision 3 of this subsection.* Response: The project will not significantly alter the profile of the existing underpass. Due to the nature of the project and its location, views will not be affected.
- C. *The committee shall recognize that owners of vacant lots...* Response: No building is associated with this project, and coastal views from residences will not be impacted by the project.

- D. *If a residence is removed or destroyed by fire or other means... Response: No previous residence was destroyed.*
- E. *The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Study Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.*
Response: The project is not located within 100' of the Tsurai Study Area, Memorial Lighthouse, Holy Trinity Church or the Trinidad Cemetery.

STAFF RECOMENDATION

Based on the above analysis, the proposed project can be found to meet the requirements of the Trinidad Grading Ordinance. Provisions of the Zoning Ordinance and General Plan have been met. If the Planning Commission agrees with staff's analysis the project could be approved with the following motion:

Based on the information submitted in the application included in the staff report and public testimony, I move to adopt the information and findings in this staff report and approve the project as conditions below:

CONDITIONS

1. Caltrans will submit documentation that addresses the City Engineer's comments as outlined in his letter dated January 21, 2013, to the City Engineer's satisfaction, prior to application for an encroachment permit or work commencing.
Responsibility: City Engineer to verify prior to approving encroachment permit.
2. Caltrans shall submit an application for an encroachment permit prior to work commencing that addresses traffic control during construction and repaving after project completion. The City Engineer shall be given an opportunity to review and approve the encroachment permit. *Responsibility: City Engineer to verify prior to approving encroachment permit.*
3. If any unpaved areas are disturbed, they will be replanted or reseeded with native plants to provide erosion control. *Responsibility: City Engineer to verify prior to approving encroachment permit.*



Memorandum

January 21, 2013

To: Trever Parker, Trinidad City Planner

Cc: Steve McHaney, Trinidad City Engineer

From: Josh Wolf, PE  Tel: 707-443-8326

Subject: Engineering Review for Seismic Retrofit of US 101 Under Crossing in Trinidad by Caltrans (Project 0100020153) Job no.: 0106307001-11060

We have completed our initial review of the plans provided to support the application for the Grading and Coastal Development Permit for the above referenced project in Trinidad. Comments provided within this memo are not considered to be complete and additional or updated comments may be generated as additional information and plans are developed. Our review comments are as follows:

1. City right-of-way lines should be shown on all plan sheets. Right-of-way lines should be continuous across Main Street/Westhaven Drive. Any work that is to occur in City right-of-way will require a City encroachment permit.
2. Prior to construction, provide the City a copy of the final construction documents, stamped and signed by a California Registered Engineer.
3. Following the completion of construction, provide the city one set of as-built drawings for all work that affects City facilities.
4. The road labeled "Trinidad Drive" on the plans should be labeled "Main Street."
5. The stations for the improvements shown in the typical sections on sheet X-3 do not match the location of improvements shown on sheet L-3. For example, the sections indicate that the curb and sidewalk will be replaced from station 101+19 to 101+45.3, but the plan view show sidewalk replacement starting at 101+55±. Neither plan matches the stationing shown on the table for minor concrete (curb and sidewalk) on sheet Q-1.
6. The sections on sheet X-3 should show the locations of all proposed underground utilities (those shown on sheet U-3). In accordance with the City's Plot Plan/Tentative Subdivision Map Checklist, all existing facilities should be labeled "existing" and all proposed facilities should be labeled "proposed." The plans do not clearly identify which utilities are existing, proposed, to remain, to be removed, or to be relocated.
7. Detail A on sheet X-3 shows a new 4" plastic pipe under the sidewalk. It is unclear whether this is the 4" water pipe shown on sheet L-3, or the underdrain listed in the table on sheet Q-1. Sheet L-3 shows a 4" plastic water pipe being relocated between stations 100+30± and 103+10±. Please confirm and clarify all underground utility relocations.



8. Detail A on sheet X-3 shows an existing 24" storm drain pipe under the existing sidewalk. Please note that the storm drain pipe is extremely shallow in some areas (less than 6" of cover).
9. Sheet U-3 states that the existing utilities shown on the sheet (water, telephone and electrical) are to be relocated by others prior to construction. The water lines shown on the sheet are owned by the City, and until now, the City's Public Works Department was unaware of any plans to relocate them. Please confirm that the utilities shown on the sheet need to be relocated and coordinate all work with Trinidad's Public Works Department.
10. Prior to installation, the exact locations of the stationary mounted construction area signs (sheet CS-1) in City right-of-way shall be reviewed and approved by the Public Works Department.
11. Construction activities will likely damage the existing pavement on Main Street under the undercrossing. Please confirm that the contractor will be required to repair all damage to the road or whether the road will be repaved and restriped as part of the project.
12. Crosswalk closures and pedestrian detours should be in accordance with TA-28 or TA-29 of the California MUTCD. Consider adding temporary crosswalk markings across Main Street to better delineate the temporary pedestrian crossings indicated on sheet SC-1. Temporary lighting may also be necessary.

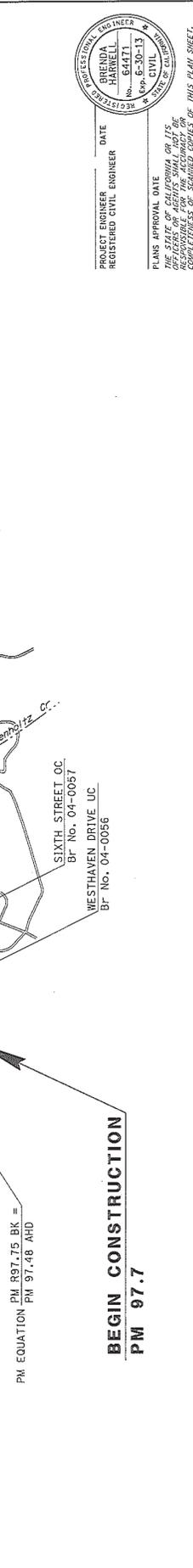
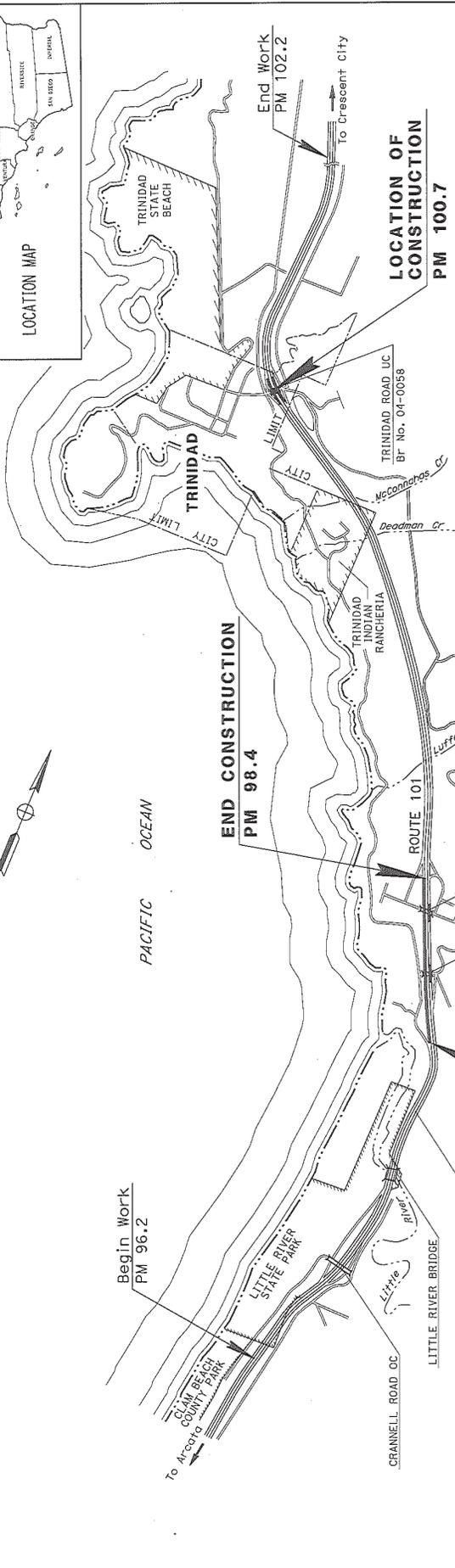
Please contact us if you have any questions regarding these comments

Dist	County	Route	Post Miles Total Project	Sheet No.	Total Sheets
01	Hum	101	R96.9/100.7		



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
PROJECT PLANS FOR CONSTRUCTION ON
STATE HIGHWAY
IN HUMBOLDT COUNTY
IN AND NEAR TRINIDAD
FROM 0.3 MILE NORTH OF LITTLE RIVER BRIDGE
TO 0.2 MILE NORTH OF SIXTH STREET OC
AND AT TRINIDAD ROAD UC
 TO BE SUPPLEMENTED BY STANDARD PLANS DATED 2010

THE STANDARD PLANS LIST APPLICABLE TO THIS CONTRACT IS INCLUDED IN THE NOTICE TO BIDDERS AND SPECIAL PROVISIONS BOOK.



PROJECT ENGINEER: **ARONIA HARNELL**, No. 64471, Exp. 6-30-13
 REGISTERED CIVIL ENGINEER
 DATE: _____

PLANS APPROVAL DATE: _____
 THE STATE OF CALIFORNIA OR ITS OFFICERS OF AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

CONTRACT No.	01-459704
PROJECT ID	0100020153

PROJECT NUMBER & PHASE: 0100020153
 UNIT: 0313

NO SCALE
 RELATIVE BORDER SCALE: 0 1 2 3
 15 IN INCHES

USERNAME: 8120115
 DON FILE: 0100020153a001.dgn

THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE TO BIDDERS."

BORDER LAST REVISED 7/22/2010 CALTRANS WEB SITE IS: [HTTP://WWW.DOT.CA.GOV/](http://www.dot.ca.gov/)

DESIGN ENGINEER: **L. R. ASHLEY**
 PROJECT MANAGER: **KIM FLOYD**

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CITY OF TRINIDAD LOCAL COASTAL PERMIT APPLICATION
Seismic Retrofit Project (EA: 01-45970/EFIS: 0100020153)
U. S. Highway 101 at Trinidad Road Undercrossing
September 2012

Project Description

Caltrans is proposing a seismic retrofit project for three structures along U.S. 101 in Humboldt County at the following locations:

- Westhaven Drive Undercrossing – postmile (PM) 96.1
- Sixth Street Overcrossing – PM 98.4
- Trinidad Road Undercrossing – PM 100.7

These structures have been identified in the seismic retrofit screening program as needing retrofits based on the type of bridge construction and the proximity to two active faults.

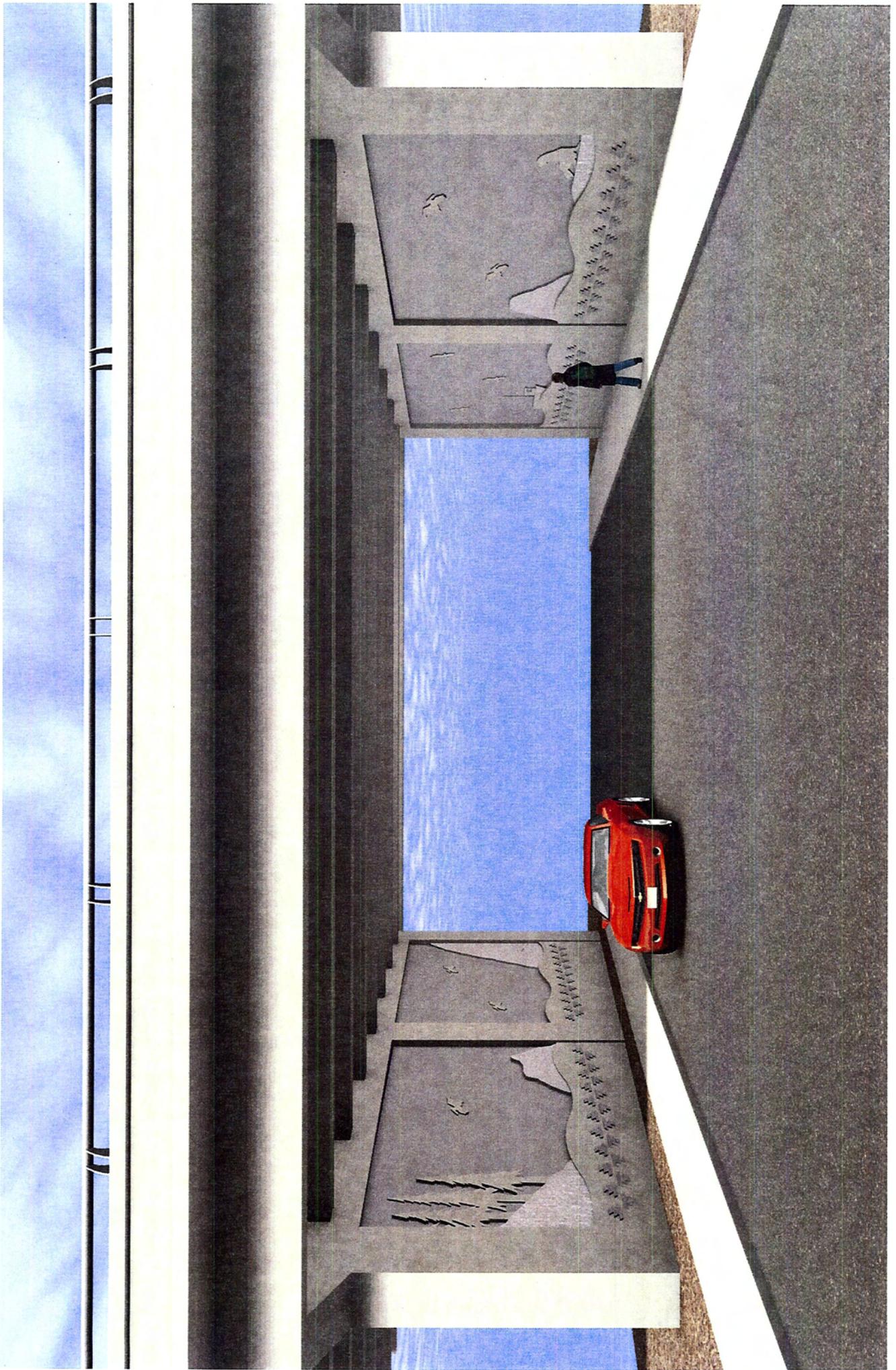
Two of the structures, located at Westhaven Drive and Sixth Street, are within the jurisdiction of the State coastal zone and subject to the Humboldt County Local Coastal Plan. The remaining structure is located at Trinidad Road and is within the jurisdiction of the City of Trinidad's coastal plan.

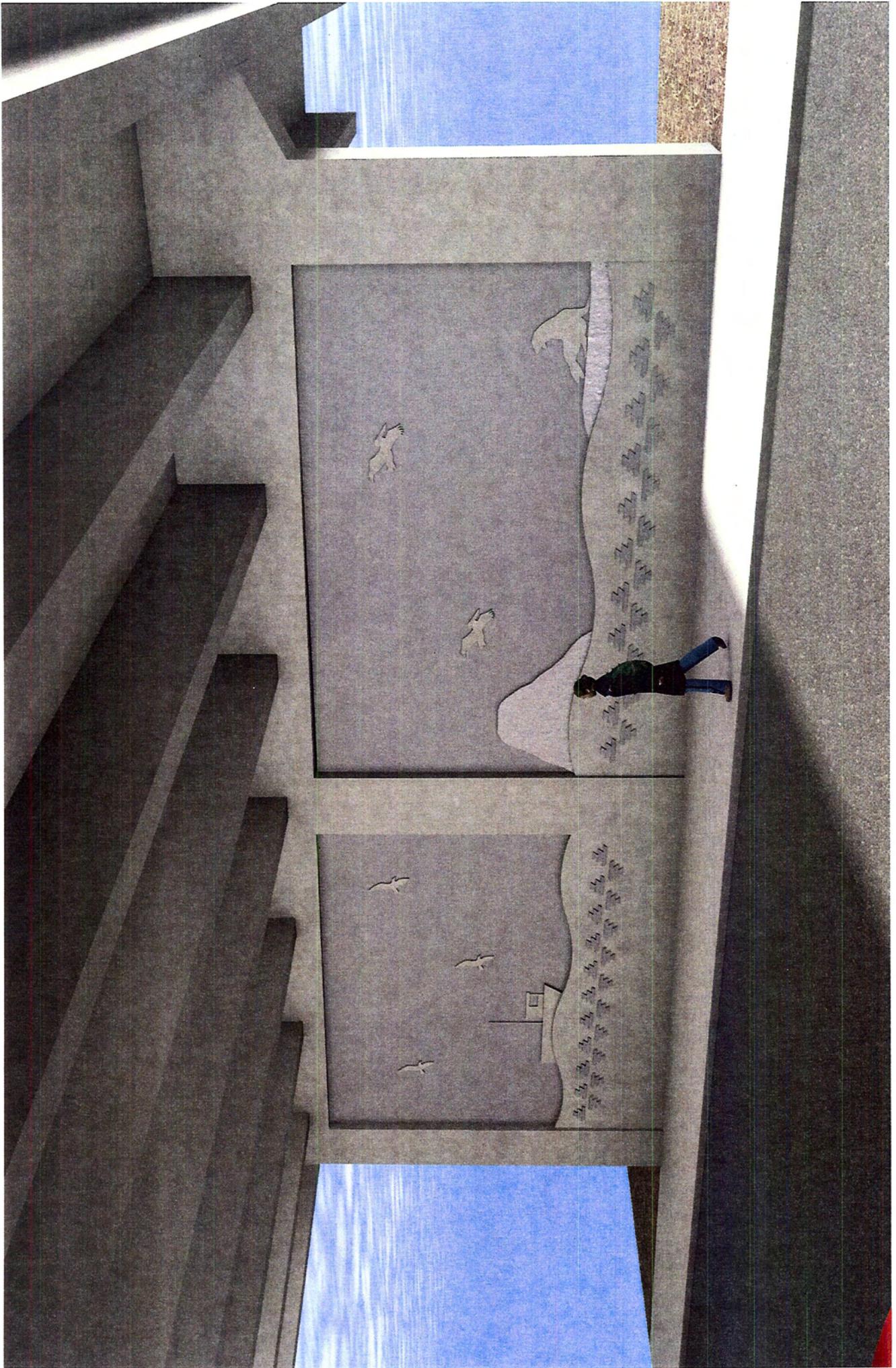
Work will consist of the following activities at the Trinidad Road undercrossing:

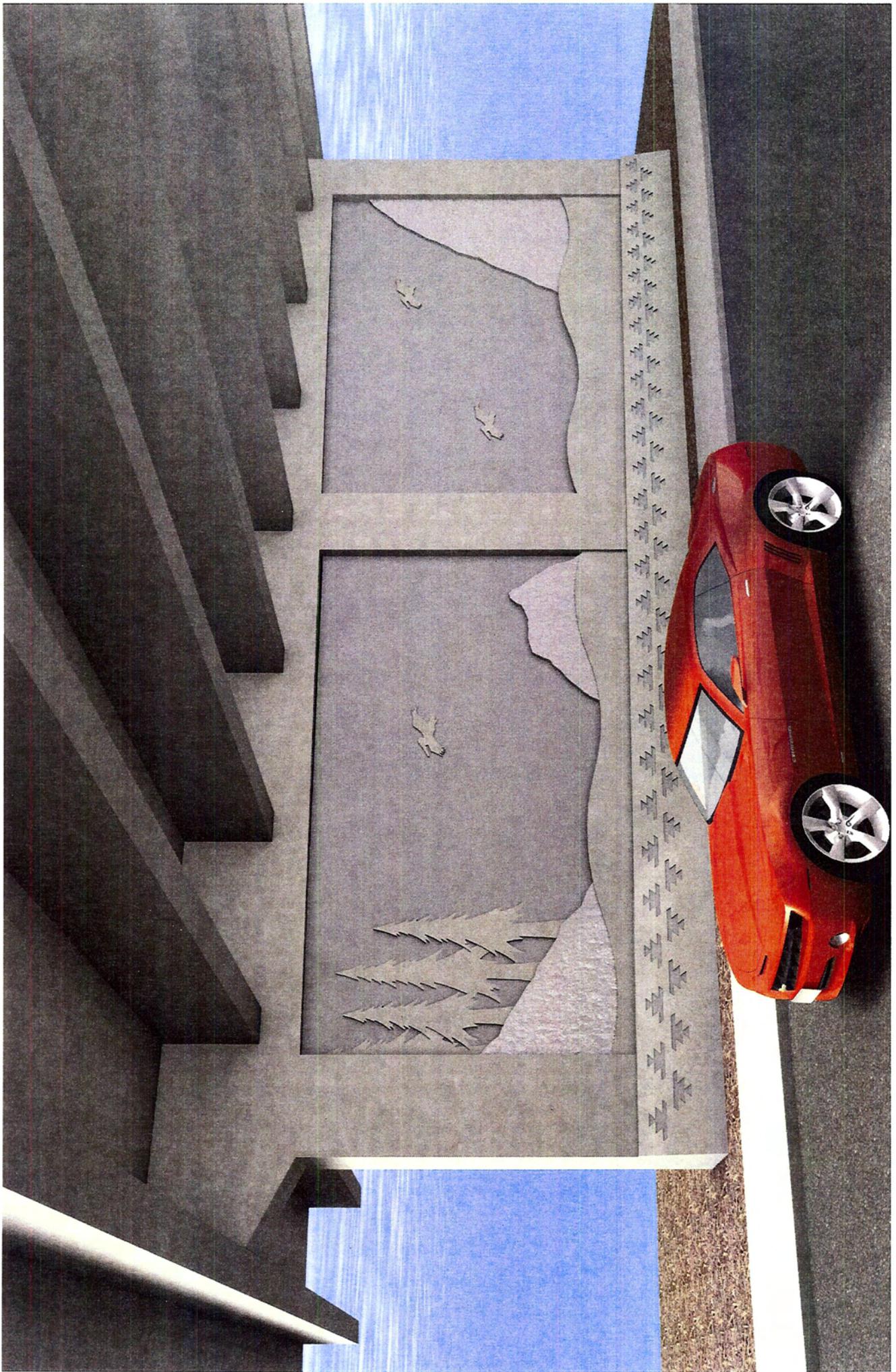
- Shear walls, catcher blocks, and timber blocking will be constructed.
- Architectural treatment will be added to the shear walls (aesthetic renderings attached).
- Concrete slope paving will be removed and replaced.
- Concrete barrier rails will be constructed. Concrete barrier rail anchor blocks will be constructed for attachment to metal beam guard railing westbound transitions. Metal beam guard railing will be removed, added, reconstructed, and adjusted. Terminal end systems will be replaced.
- Vegetation control (minor concrete) will be used at the metal beam guard railing.
- Sections of existing sidewalk will be removed and replaced.
- Temporary K-rail, temporary crash cushions, and drums will be used during construction and temporary traffic handling.
- Utilities will be relocated prior to construction.
- Minor drainage work will be completed.

No sensitive biological resources are within or near the project location. No water resources are present. The project is not within or near a regulated waterway or floodplain.

Archaeological resources are not likely to be encountered. However, a Native American monitor will be utilized during ground disturbing activities to watch for buried cultural resources.







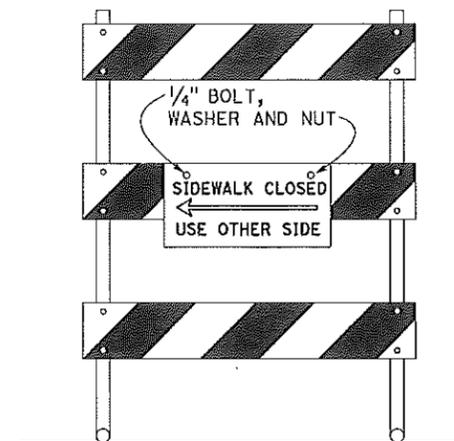
STATIONARY MOUNTED CONSTRUCTION AREA SIGNS

SIGN	SIGN CODE	SIGN MESSAGE	PANEL SIZE	NUMBER AND SIZE OF POSTS	NUMBER OF SIGNS	REMARKS
			INCHES	INCHES	EA	
A	C40 (CA)	TRAFFIC FINES DOUBLED IN CONSTRUCTION ZONES	144 X 60	2 - 6 x 8	2	
B	G20-1	ROAD CONSTRUCTION NEXT 4 MILES	90 X 48	2 - 6 x 6	2	
	C23B (CA)	SEISMIC RETROFIT	36 X 24		2	
C	W11-1	BICYCLE SYMBOL	36 X 36	1 - 4 x 6	2	
	W16-1	SHARE THE ROAD	24 X 30		2	
D	G20-2	END ROAD WORK	48 X 24	1 - 4 x 6	2	
E	W20-1	ROAD WORK AHEAD	36 X 36	1 - 4 x 6	10	
F	W9-1	RIGHT LANE ENDS	48 X 48	1 - 6 x 6	2	SEE SHEET TH-2
G	W4-2	LANE ENDS SYMBOL	48 X 48	1 - 6 x 6	2	SEE SHEET TH-2
H	R4-1	DO NOT PASS	36 X 48	1 - 4 x 6	2	SEE SHEET TH-2
I	W11-2	PEDESTRIAN SYMBOL	30 X 30	1 - 4 x 6	4	SEE SHEET SC-1
	W16-7	DOWNWARD DIAGONAL ARROW	24 X 12		4	SEE SHEET SC-1

NOTE: EXACT SIGN LOCATION TO BE DETERMINED BY THE ENGINEER.

BARRICADE MOUNTED CONSTRUCTION AREA SIGNS

SIGN	SIGN CODE	SIGN MESSAGE	PANEL SIZE	NUMBER OF SIGNS	REMARKS
			INCHES	EA	
J	R9-10 (R+)	SIDEWALK CLOSED USE OTHER SIDE	24 X 12	1	MOUNT ON TYPE III BARRICADE (SEE SHEET SC-1&2)
K	R9-10 (L+)	SIDEWALK CLOSED USE OTHER SIDE	24 X 12	1	MOUNT ON TYPE III BARRICADE (SEE SHEET SC-1&2)



BARRICADE MOUNTED CONSTRUCTION AREA SIGN

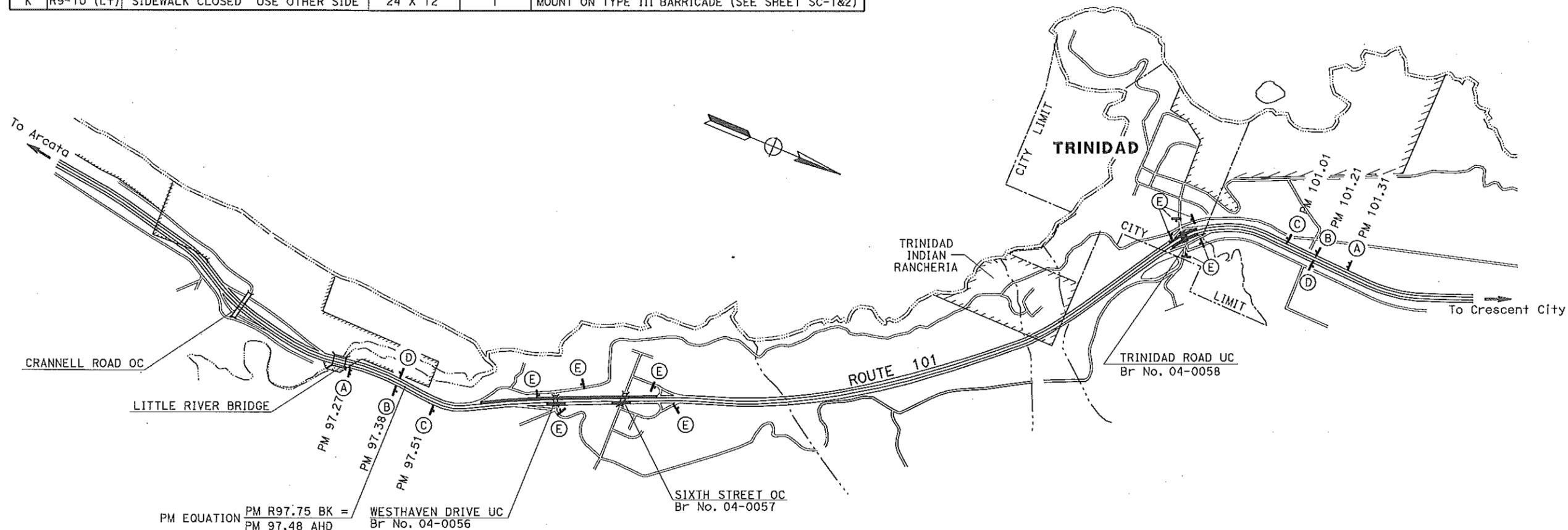
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Hum	101	R96.9/100.7		

REGISTERED CIVIL ENGINEER DATE _____
FOR DESIGN STUDY ONLY
 PLANS APPROVAL DATE _____
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36" X 24"
6" CAPS
BLACK/ORANGE

SEISMIC RETROFIT

C23B (CA)



NO SCALE

CONSTRUCTION AREA SIGNS CS-1

REVISIONS: REVISED BY SHERI RODRIGUEZ, CALCULATED/DESIGNED BY TROR. ARGHEANU, CHECKED BY TROR. ARGHEANU, FUNCTIONAL SUPERVISOR TROR. ARGHEANU, DESIGN DEPARTMENT OF TRANSPORTATION, STATE OF CALIFORNIA, 02-21-12 TIME PLOTTED => 07:26

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STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
CDTRANS DESIGN

FUNCTIONAL SUPERVISOR
 TROR. ARSENEAU

CALCULATED-DESIGNED BY
 CHECKED BY

SHERI RODRIGUEZ

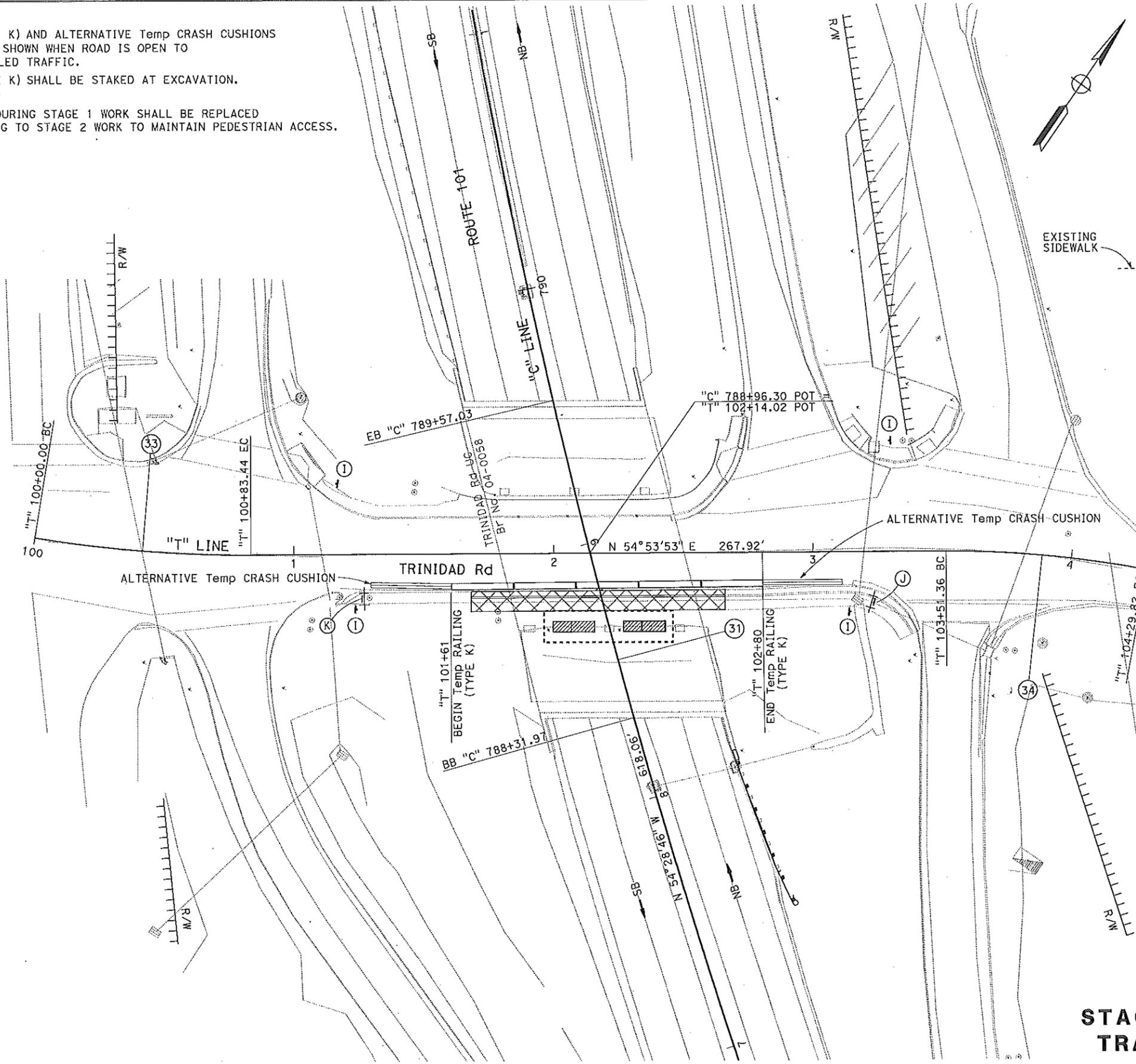
REVISED BY
 DATE REVISED

NOTES:

- Temp RAILING (TYPE K) AND ALTERNATIVE Temp CRASH CUSHIONS TO BE IN PLACE AS SHOWN WHEN ROAD IS OPEN TO TWO-WAY UNCONTROLLED TRAFFIC.
- Temp RAILING (TYPE K) SHALL BE STAKED AT EXCAVATION. (SEE Std PLAN T3B)
- SIDEWALK REMOVED DURING STAGE 1 WORK SHALL BE REPLACED PRIOR TO PROCEEDING TO STAGE 2 WORK TO MAINTAIN PEDESTRIAN ACCESS.

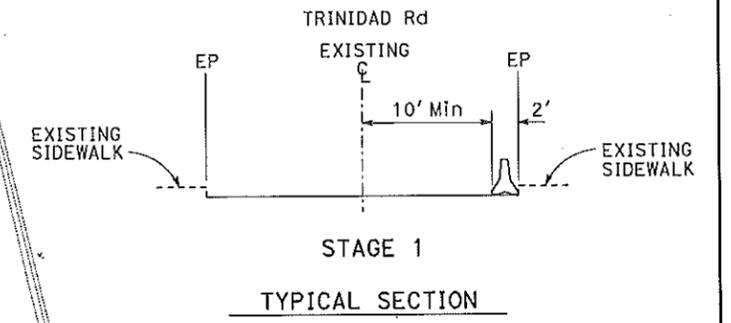
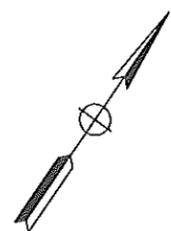
LEGEND

- SIGN CODE
- + TYPE III BARRICADE



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01	Hum	101	R96.9/100.7		

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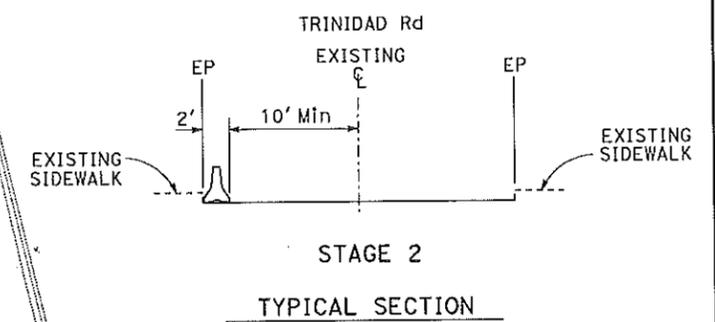
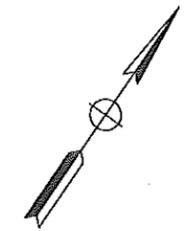
THIS PLAN ACCURATE FOR STAGE CONSTRUCTION AND TRAFFIC HANDLING ONLY

TRINIDAD ROAD UC
STAGE 1
STAGE CONSTRUCTION AND TRAFFIC HANDLING PLAN
SC-1

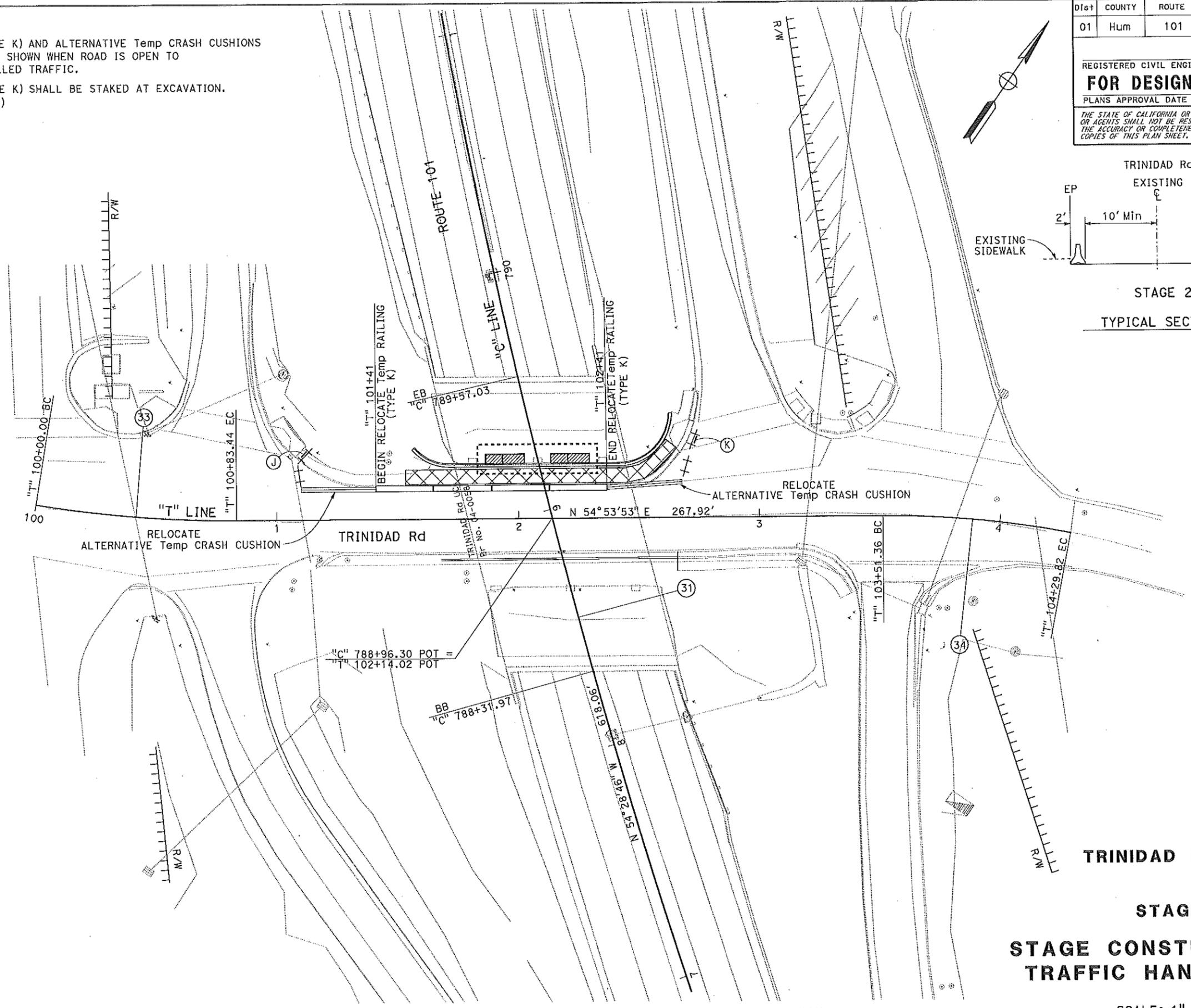
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DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Hum	101	R96.9/100.7		

REGISTERED CIVIL ENGINEER DATE
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 PLANS APPROVAL DATE
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 STATE OF CALIFORNIA CIVIL



- NOTES:
- Temp RAILING (TYPE K) AND ALTERNATIVE Temp CRASH CUSHIONS TO BE IN PLACE AS SHOWN WHEN ROAD IS OPEN TO TWO-WAY UNCONTROLLED TRAFFIC.
 - Temp RAILING (TYPE K) SHALL BE STAKED AT EXCAVATION. (SEE Std PLAN T3B)



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	CALCULATED-DESIGNED BY	CHECKED BY
REVISOR	REVISOR	REVISOR
DATE	DATE	DATE
REVISION	REVISION	REVISION
DATE	DATE	DATE
TIME	TIME	TIME

THIS PLAN ACCURATE FOR STAGE CONSTRUCTION AND TRAFFIC HANDLING ONLY

TRINIDAD ROAD UC
 STAGE 2
 STAGE CONSTRUCTION AND TRAFFIC HANDLING PLAN
 SC-2

SCALE: 1" = 20'

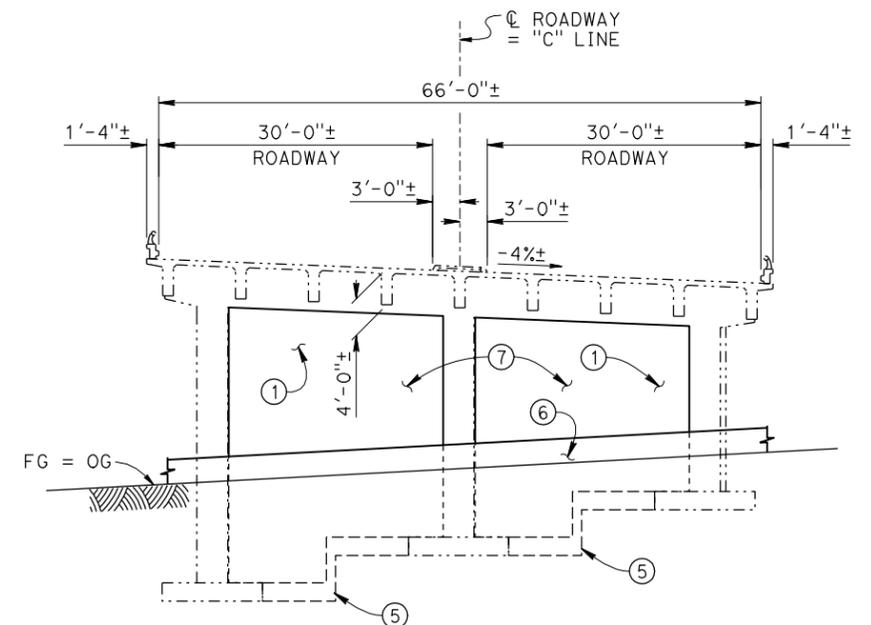
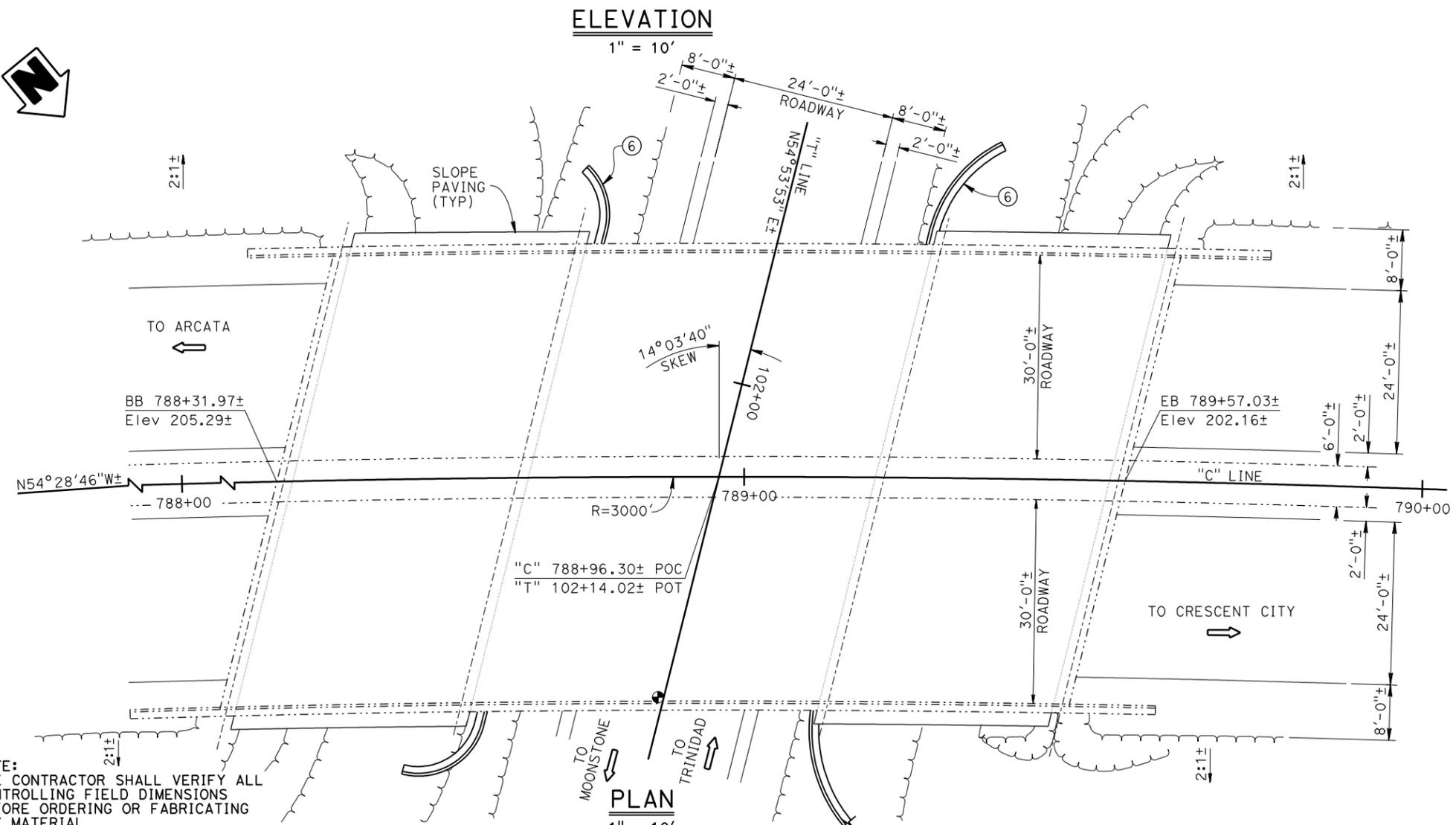
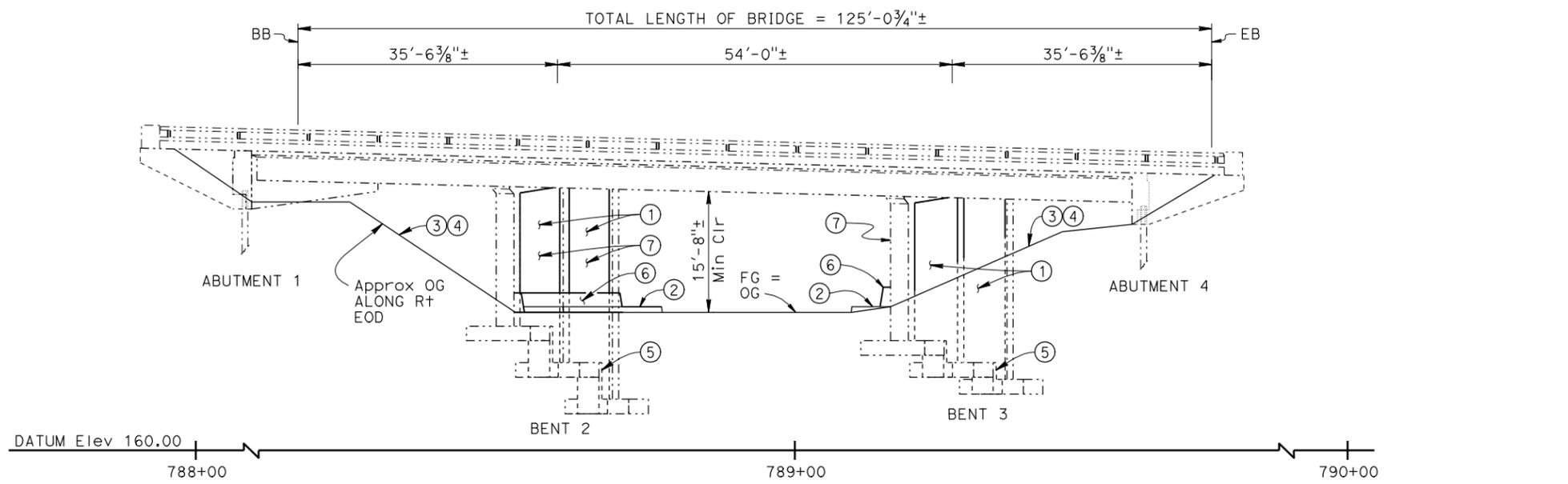


LAST REVISION DATE PLOTTED => 05-SEP-2012 02-21-12 TIME PLOTTED => 07:23

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Hum	101			

REGISTERED CIVIL ENGINEER	X	DATE
REGISTERED PROFESSIONAL ENGINEER M. Kodsuntie No. C56671 Exp. 06-30-13 CIVIL STATE OF CALIFORNIA		
PLANS APPROVAL DATE		

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



TYPICAL SECTION
1" = 10'

- NOTES:
- ① Construct infill walls between columns
 - ② Construct sidewalk, see "Road Plans"
 - ③ Partial removal of concrete slope paving
 - ④ Construct concrete slope paving
 - ⑤ Infill wall footing
 - ⑥ Concrete Barrier Type 732B (Mod)
 - ⑦ Architectural treatment on traffic side of infill walls
- For General Notes, Index To Plans, Standard Plans List and Quantities, see "INDEX TO PLANS" sheet

- LEGEND:
- Indicates existing structure
 - ⊕ Minimum vertical clearance

NOTE:
THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

X DESIGN ENGINEER	DESIGN	BY G. Schuster	CHECKED P. Hong	LOAD & RESISTANCE FACTOR DESIGN	STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	BRIDGE NO.	04-0058	TRINIDAD ROAD UNDERCROSSING (SEISMIC RETROFIT) GENERAL PLAN	
	DETAILS	BY G. M. Souza/T. Cotton	CHECKED P. Hong	LAYOUT		BY G. Schuster	POST MILE		100.71
	QUANTITIES	BY M. Kodsuntie	CHECKED G. Dickerson	SPECIFICATIONS		BY X	PLANS AND SPECS COMPARED		X

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Hum	101			

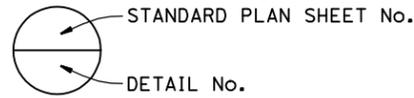
REGISTERED CIVIL ENGINEER	X	DATE

PLANS APPROVAL DATE	
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The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

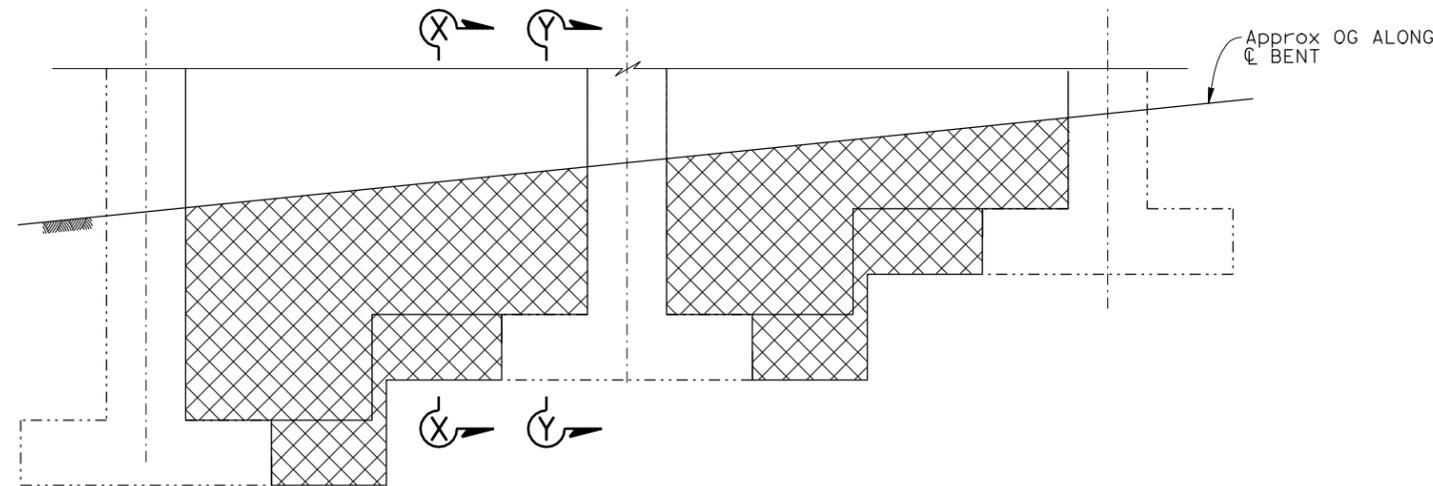
STANDARD PLANS DATED 2010

- A10A ABBREVIATIONS (SHEET 1 OF 2)
- A10B ABBREVIATIONS (SHEET 2 OF 2)
- A10C LINES AND SYMBOLS (SHEET 1 OF 3)
- A10D LINES AND SYMBOLS (SHEET 2 OF 3)
- A10E LINES AND SYMBOLS (SHEET 3 OF 3)
- B11-55 CONCRETE BARRIER TYPE 732
- B7-8 DECK DRAINAGE DETAILS

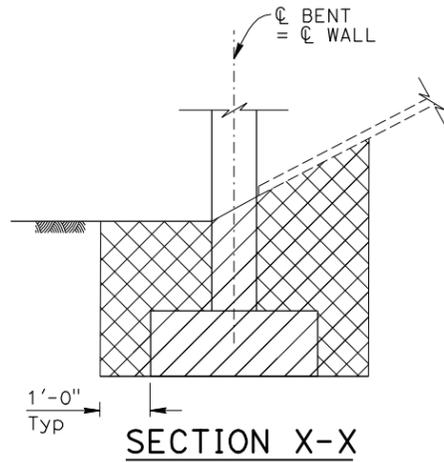


INDEX TO PLANS

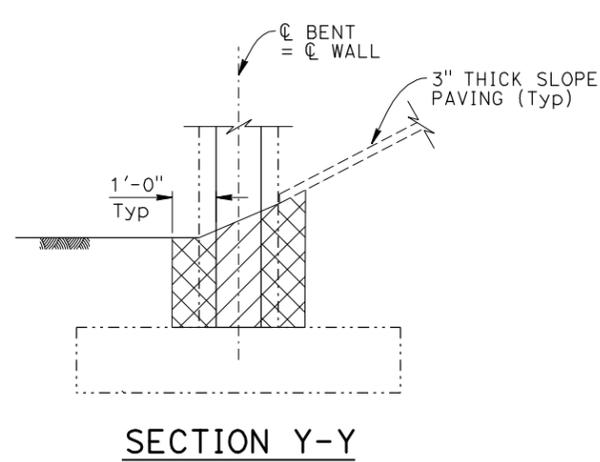
SHEET NO.	TITLE
1	GENERAL PLAN
2	INDEX TO PLANS
3	FOUNDATION PLAN
4	BENT DETAILS NO. 1
5	BENT DETAILS NO. 2
6	SLOPE PAVING DETAILS NO. 1
7	SLOPE PAVING DETAILS NO. 2
8	ARCHITECTURAL TEXTURE
9	INFILL WALL 1 ARCHITECTURAL DETAILS NO. 1
10	INFILL WALL 1 ARCHITECTURAL DETAILS NO. 2
11	INFILL WALL 1 ARCHITECTURAL DETAILS NO. 3
12	INFILL WALL 2 ARCHITECTURAL DETAILS NO. 1
13	INFILL WALL 2 ARCHITECTURAL DETAILS NO. 2
14	INFILL WALL 2 ARCHITECTURAL DETAILS NO. 3
15	INFILL WALL 3 ARCHITECTURAL DETAILS NO. 1
16	INFILL WALL 3 ARCHITECTURAL DETAILS NO. 2
17	INFILL WALL 3 ARCHITECTURAL DETAILS NO. 3
18	INFILL WALL 4 ARCHITECTURAL DETAILS NO. 1
19	INFILL WALL 4 ARCHITECTURAL DETAILS NO. 2
20	INFILL WALL 4 ARCHITECTURAL DETAILS NO. 3
21	BARRIER DETAILS NO. 1
22	BARRIER DETAILS NO. 2
23	LOG OF TEST BORINGS 1 OF 2
24	LOG OF TEST BORINGS 2 OF 2



BENT ELEVATION



SECTION X-X



SECTION Y-Y

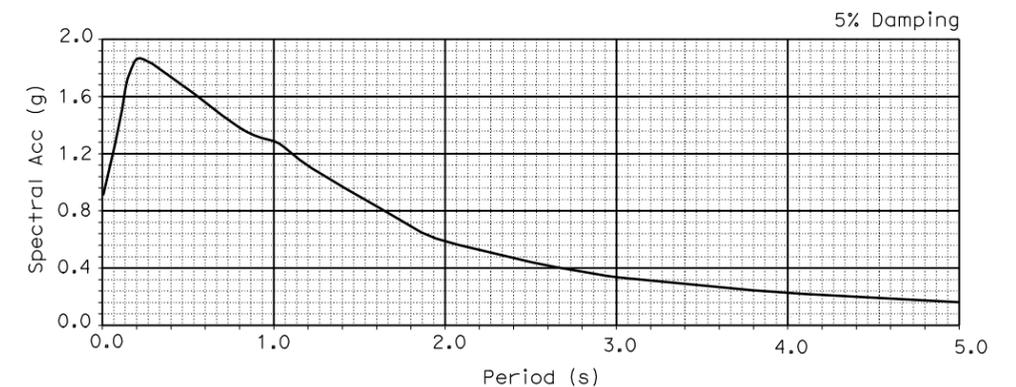
LIMITS OF PAYMENT FOR EXCAVATION AND BACKFILL

NO SCALE

- LEGEND:
- Structure Excavation, Bridge
 - Structure Backfill, Bridge

GENERAL NOTES
LOAD AND RESISTANCE FACTOR DESIGN

- DESIGN:**
AASHTO LRFD Bridge Design Specifications, 4th edition and the Caltrans Amendments preface dated December 2008.
- SEISMIC DESIGN:**
Caltrans Seismic Design Criteria (SDC), Version 1.6 dated November 2010.
- SEISMIC LOADING:**
Peak Ground Acceleration 0.7 g
Site specific ARS Curve (See "ARS Curve")
- CONCRETE:**
- | | |
|----------------------------|---|
| (New Construction): | Existing (Assumed for retrofit): |
| $f_y = 60$ ksi | $f_y = 44$ ksi |
| $f'_c = 3.6$ ksi | $f'_c = 5$ ksi |
| $n = 8$ | $n = 7$ |



ARS Curve

DESIGN BY G. Schuster	CHECKED P. Hong	STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	BRIDGE NO. 04-0058	TRINIDAD ROAD UNDERCROSSING (SEISMIC RETROFIT) INDEX TO PLANS
DETAILS BY T. Cotton / G. Dickerson	CHECKED P. Hong		POST MILE 100.71	
QUANTITIES BY M. Kodsuntie	CHECKED G. Dickerson			

UNIT: 3592	PROJECT NO. & PHASE: 0100020153 1	CONTRACT NO.: 01-459701	REVISION DATES	SHEET 2	OF 24
FILE => 004-0058-b-bitp.dgn			07-18-12	09-27-12	07-09-12

USERNAME => s136481 DATE PLOTTED => 27-SEP-2012 TIME PLOTTED => 13:09



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: February 1, 2013

RE: General Plan Update – Housing Element

The Housing Element is the last of the seven State required General Plan elements. I have included the background information from a memo for the December 2012 meeting as a reminder of what the Housing Element entails. The introduction section of the Housing Element also provides some background. It is the longest of the elements thus far, and includes a lot of information to digest. The data is what it is, and not all of it is wholly reliable. However, how the data is presented will make a difference in its clarity, so keep that in mind as you read through it. Some of the sections have highlights where more data is needed, data needs to be verified, or it is otherwise in draft form. This element was drafted by someone else in our office with experience in housing elements, so I have not actually had a chance to review the entire document, though he has been working closely with me in drafting it. The ‘meat’ of this document, or the most important sections will be the analysis, recommendations and policies contained in sections V, VI and VII of the document. Please don’t be overwhelmed, we will just get as far as we can this meeting and continue to the next meeting. Do keep in mind the questions at the end of this memo when you are reviewing the document as a way to frame your consideration.

Housing Element

The City Council concurred with the Planning Commission’s recommendation from the October meeting to complete a ‘middle-ground’ Housing Element. This will be the last of the seven State required general plan elements. The State Housing Dept. has strict requirements for housing elements that go way beyond what is necessary for a small, rural community like Trinidad. To comply with the State requirements, the housing element would have to be longer than the entire rest of the general plan and address issues that are not applicable, such as transient housing. Further, I have recently found out that the Census Bureau will not be updating all the information required for a complete housing element for 2010. Instead they will be providing estimated statistics that are not as accurate. Their website notes that for jurisdictions with less than 10,000 people, the data are unreliable. Therefore, staff will work on a Housing Element that makes a good faith effort towards meeting the State requirements, but focusing on the needs of Trinidad.

The following are the statutory requirements for a housing element based on the State of California General Plan Guidelines (2003).

- Quantify projected housing needs (this is done through the Regional Housing Needs Assessment process by the local COG and HCD)

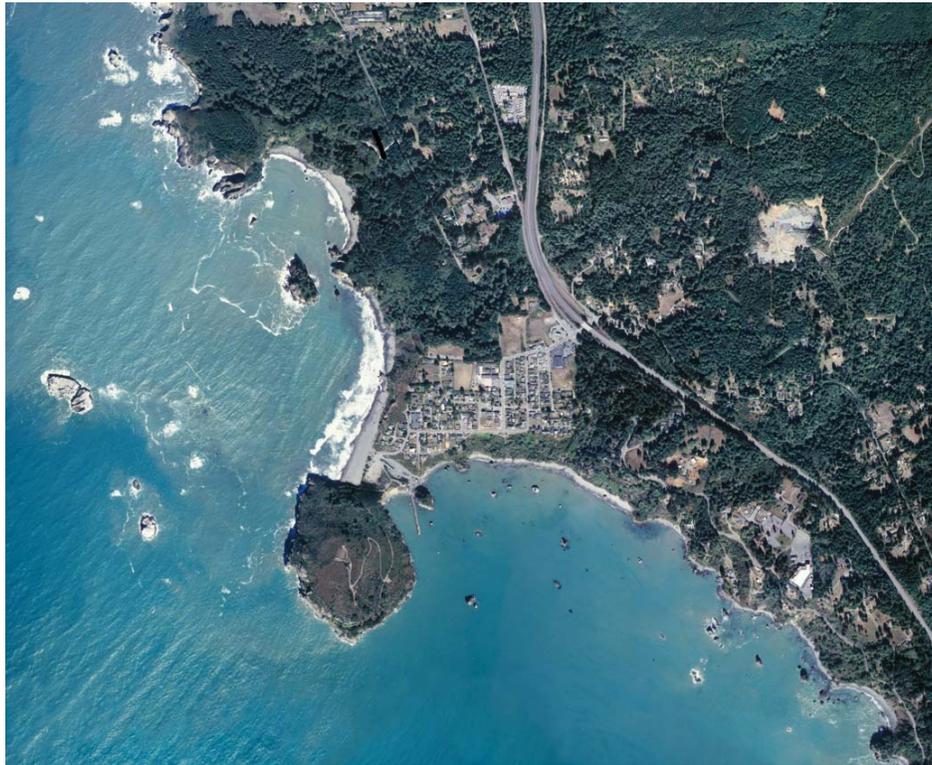
- Review and revise housing element at least every 5 years (Trinidad's was approved in 1998); the review should include an assessment of the following:
 - Effectiveness of the element
 - Progress in implementation
 - Appropriateness of goals, objectives and policies
- Public participation from all segments of the community
- Analyze an inventory of resources and constraints, including: population, household characteristics and needs, land inventory, government and non-governmental constraints, special housing needs, energy conservation opportunities, market forces, etc.
- Assess funding to Redevelopment Agency
- 5-year implementation program (through administration of land use and development controls, provision of regulatory concessions and incentives, utilization of state and federal financing), which must:
 - Identify adequate sites with appropriate zoning, development standards and public services that encourage and facilitate a variety of housing types to accommodate all income levels, including multifamily, factory-built, mobile homes, farmworker housing, emergency shelters and transitional housing
 - Assist in development to meet needs of low and moderate income households
 - Address and remove governmental constraints on development
 - Conserve and improve existing affordable housing stock
 - Promote equal housing opportunity
 - Preserve assisted housing developments at risk of conversion to market rates
- Quantify objectives by income level for the construction, rehabilitation and conservation of housing
- Demonstrate consistency with other general plan elements
- Circulate element with local water and sewer providers

The General Plan Guidelines also provide additional information and tips on how to address each of the above issues. As you can see though, many of the issues are not applicable to Trinidad and/or are difficult to address when considering septic system limitations. What staff has started doing is looking at trends from the 1990 data to 2000 and 2010 in order to help characterize the population and housing needs. As an example, for a couple of decades leading up to 2000, Trinidad's population and household size was decreasing. But that has changed in the last 10 years, and it appears there are now more families living in town again. However, there is also a growing vacant housing stock with all of the vacation rentals. Staff will be presenting you with a more detailed assessment in the next month or two. In the meantime, for this meeting, I would like for the Planning Commission to brainstorm on the issues listed above. For example, what are the primary housing issues and needs, opportunities and constraints, etc. based on your knowledge of the community? What trends do you see? What will be future challenges? How do we maximize public participation (are there underrepresented groups that require special outreach)? This will give staff some guidance as to what to focus on in the development of an appropriate housing element that will meet the State requirements to the degree feasible, while focusing on and addressing the needs of Trinidad residents.

CITY OF TRINIDAD

Housing Element Update DRAFT

January 2013



As Adopted [REDACTED], 201[REDACTED] by the City Council

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I. INTRODUCTION

A. OVERVIEW

All Cities and Counties in California are required to adopt and periodically update a Housing Element, one of several General Plan Elements mandated under State law. Although State standards dictate much of the Housing Element's form and structure, local governments are primarily responsible for Element preparation and implementation.

The Trinidad Housing Element is designed to meet State requirements by discussing the City's current housing situation and predicting future housing trends and needs. This document is intended to supplement the Trinidad Residential Land Use Policies (Land Use Element) to provide adequate housing for all segments of the population while maintaining a quality living environment in Trinidad and its environs. The Housing Element also addresses Trinidad's share of the Regional Housing Need, as determined by the State Department of Housing and Community Development.

The City of Trinidad last adopted a Housing Element Update in 1997. State legislation requires the City to review its Housing Element approximately every five years. The review must evaluate all of the following:

1. The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State Housing Goal.
2. The effectiveness of the Housing Element in the attainment of the City's housing goals and objectives.
3. The progress of the City in the implementation of the Housing Element.

B. DOCUMENT CONTENTS

This Trinidad Housing Element is composed of the following eight sections:

Section I., INTRODUCTION, introduces the document, describes the sections, describes public participation and cites statutory authority for the Housing Element.

Section II., DEMOGRAPHIC INFORMATION, describes the population trends and household characteristics of Trinidad.

Section III., HOUSING MARKET INFORMATION, discusses the City's housing stock and characteristics of the housing market that affect the affordability and availability of land and housing.

Section IV., CONSTRAINTS, describes factors limiting construction, rehabilitation and housing provision in general.

Section V., ANALYSIS OF PREVIOUS HOUSING ELEMENT, examines the effectiveness, appropriateness, and progress in implementation of the policies and goals of the previous Housing Element.

Section VI., HOUSING NEEDS SUMMARY, summarizes Trinidad’s housing needs as indicated by the previous sections.

Section VII., GOALS, POLICIES, OBJECTIVES, presents the City’s proposed program for meeting housing needs.

Section VIII., ENERGY CONSERVATION, describes the need for energy consumption in Trinidad and discusses measures & incentives for promoting energy conservation.

C. STATUTORY AUTHORITY FOR THE HOUSING ELEMENT

Section 65580 of the Government Code declares that, “The Housing Element is written in response to the form and standards established in Government Code Section 65883(a), as amended, and in conformance with the Guidelines prescribed by the Department of Housing and Community Development.

D. CONSISTENCY WITH THE GENERAL PLAN

This document serves as an extension to the Residential section of the Land Use Element of the Trinidad General Plan (pages 28-32). It has been prepared in accordance with the goals, policies, and implementation measures established throughout the General Plan, and every attempt has been made to assure consistency between the documents. This is further discussed in Section VII.

E. PUBLIC PARTICIPATION

During the review period for this document the Planning Commission held public hearings on February 6, 2013, [REDACTED], 2013, and the City Council held a public hearing on [REDACTED], 2013. Notices were posted indicating the time and place of the hearings, and the draft document was made available at City Hall and on the City’s website. The final document will be made available at City Hall and the County public library in Trinidad.

II. DEMOGRAPHIC INFORMATION

A. DEMOGRAPHIC DATA SUMMARY

The following is a brief outline of relevant information pertaining to the City of Trinidad as provided by the **2010** Census, 2007-2011 American Community Survey (ACS) 5-Year Estimates, and the California Department of Finance (DOF).

POPULATION (CENSUS)

Total Persons – 311 persons in 2000

Total persons – 367 persons in 2010

Total households – 187

Average household size – 1.96 (2010) & 1.85 (2000)

Family households – 88 (2010) & 73 (2000)

Average family size – 2.64 (2010) & 2.51 (2000)

Non-family households – 99 (2010) & 95 (2000)

Persons living alone – 73, 65 years & older - 28

AGE DISTRIBUTION (CENSUS 2010)

Persons less than 18 years old – 60

Persons 18-64 – 235

Persons 65 years and older – 71

HOUSING UNITS (CENSUS)

Total number of housing units – 225 units in 2000

Total number of housing units – 252 units in 2010

Owner-occupied – 113 (44.8% of total housing units)

Renter-occupied – 74 (29.4% of total housing units)

Vacant – 65 (25.8% of total housing units)

For seasonal, recreational, or occasional use – 38 (15.1 % of total housing units)

Type of Units (CA DOF 1/1/2012):

Single detached - 186

Single attached - 2

Two to four units - 32

Five plus units - 7

Mobile home units - 25

Number of bedrooms per housing unit by occupancy (2007-2011 ACS):

1 or less - 74, 39 rented

2-3 - 139, 32 rented

4+ - 7, 1 rented

Number of houses built (Census):

Prior to 1960 – 91

1960-1979 – 89

1980-1989 – 23

1990-1999 – 22

2000-2010 – 27 (Note that this does not match the City's file records)

2000-2012 - ****Data obtained from City files**

Housing Valuation (2007-2011 ACS):

Value of Housing – 9 less than \$100,000

Median Value (2000 CENSUS) - \$321,200**Median Value (2007-2011 ACS) - \$647,300**

Median mortgage with monthly costs - \$2,650

Median rental price - \$817

House heating fuel (2007-2011 ACS):

Natural Gas – 12*

Propane – 42

Electricity – 41

Fuel oil, kerosene, etc. – 3

Wood - 36

Solar Energy – 2

Other fuel - 13

No natural gas utilities exist in the City*INCOME****Median annual income (2000 CENSUS)****Families - \$50,357****Households - \$40,000****Median annual income (2007-2011 ACS)****Families - \$75,000****Households - \$63,438**

Number of very low income (\$12,113 - \$20,118) & low income (\$20,118 - \$32,300):

Families (2007-2011 ACS)

\$10,000 - \$14,999 – 1

\$15,000 - \$24,999 – 5

\$25,000 - \$34,999 – 2

Households (2007-2011 ACS)

\$10,000 - \$14,999 – 11

\$15,000 - \$24,999 – 15

\$25,000 - \$34,999 – 11

Households by income group (2007-2011 ACS):

Less than \$10,000 – 0

\$10,000 - \$14,999 – 11
 \$15,000 - \$24,999 – 15
 \$25,000 - \$34,999 – 11
 \$35,000 - \$49,999 – 25
 \$50,000 - \$74,999 – 31
 \$75,000 - \$99,999 – 29
 \$100,000 - \$149,999 – 27
 \$150,000 - \$199,999 – 0

Persons below poverty level (2007-2011 ACS - In Past 12 Months) - 25

Between 0-18 years - 0

18-64 - 25

64+ - 0

Families below poverty level (2007-2011 ACS - In Past 12 Months):

With children under 18 - 0

Female headed households with children under 18 - 0

Owner occupied housing units paying (2007-2011 ACS - In Past 12 Months):

Less than 20% of income to housing – 44.2%

More than 30% of income to housing – 44.2%

Renter occupied housing units paying (2007-2011 ACS):

Less than 20% of income to housing – 39.4%

More than 30% of income to housing – 22.5%

EMPLOYMENT (2007-2011 ACS)

Total workers (age 16+) – 266 (72.5%)

Total not in labor force – 60 (22.2%)

Households with earnings of some sort – 91.3%

Households with no earnings – 8.7%

Households with supplemental security income – 1.3%

Households with social security – 25.5%

Households with public assistance – 1.3%

Households with retirement income – 23.5%

Number that work at home – 18.6%

Self-employment – 25.8%

Work disability status (2000 CENSUS – No current data available):

Under 64 years of age

Males - 13

Females - 7

Female-headed households (2010 CENSUS):

Total – 51 (27.3% of households)

Over 65 years old – 12 (4.8% of households)
 With children – 14 (5.6% of households)

Average travel time to work – 17.5 minutes (2007-2011 ACS 5-Year Estimates)

Number of workers traveling:

Less than 10 minutes – 28.1%
 More than 30 minutes – 12.4%

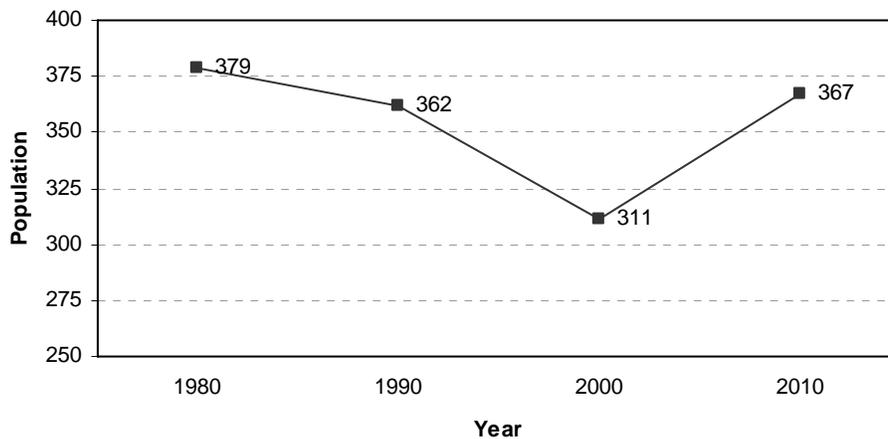
B. POPULATION CHARACTERISTICS

1. Growth Trends

a. Population Trends

The City of Trinidad has declined in population from 379 in 1980 to 362 in 1990 (4.5% decrease) and then to 311 in 2000 (14% decrease). However, according the 2010 US Census, the population has increased to 367 (15.3% increase) over the last decade. Graph 1 illustrates the change in population from 1980 to 2010.

Graph 1. Population Growth - City of Trinidad



The City of Trinidad historically supported a commercial fishing industry. As the fishing industry has declined over the years the City has become more of a retirement community, tourist/recreation area, and bedroom community. As this transition has occurred the population has been in decline with smaller household sizes. However, as discussed above, the City has seen an increase in population over the last decade which has reversed the decline in population that occurred over the two previous decades.

Table 1 below compares the population composition in 1990, 2000, and 2010, according to US Census information.

Table 1 – Population Characteristics

	1990	% of Pop.	2000	% of Pop.	2010	% of Pop.
Total Population	362	100%	311	100%	367	100%
Male	190	52.5%	154	49.5%	182	49.6%
Female	172	47.5%	157	50.5%	185	50.4%
Children (<16 years)	58	16%	25	8%	56	15.3%
Working Age (16-64)*	219	60.5%	214	68.8%	240	65.4%
Retirees (>65)**	85	23.5%	72	23.2%	71	19.3%

*These figures refer to the actual number of residents between 16 and 64 years and do not reflect the size of Trinidad's work force (see c. Employment Trends).

**This category includes all residents 65 years and over, regardless of employment status.

According to the 2000 and 2010 census, there has been a minor decrease (.014%) in the number of people aged 65 and over, but a 124% increase in children (under 16 years) and a 11.2% increase in people of working age (16-64).

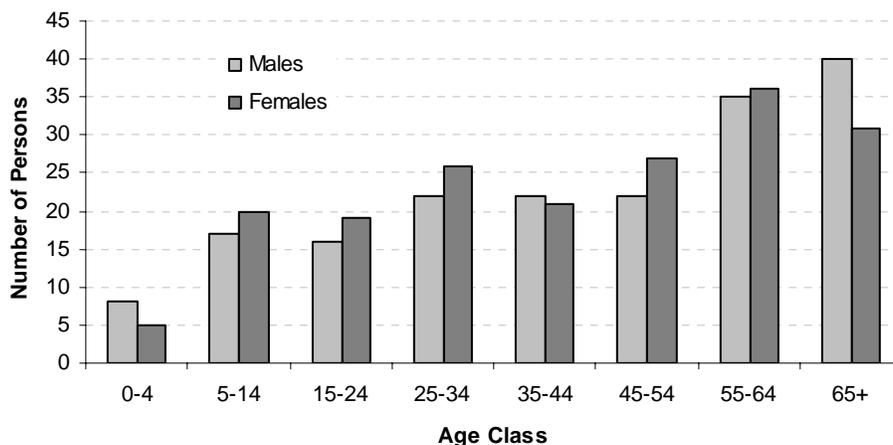
The recent increase in population seems to be due to the fact that many younger families with children have moved into the City. This is evident by the fact that the number of people aged 65 and over has remained relatively constant, but the number of children (under 16 years) and working age (16-64) individuals has increased.

b. Age of Population

Based on the 2010 Census, Trinidad's largest two age classes are 55-64 and 65+. Both of these age classes contain 71 people (142 total) and make up 38.7% of the total population. The 55-64 class has slightly more females, but the 65+ class has 12.6% more males than females. This information is displayed in Graph 2 below.

Elderly housing will be a growing concern in Trinidad as the population continues to age over the next decade. Housing units appropriate for elderly persons, especially single elderly persons, should be encouraged in Trinidad (e.g., smaller units and possibly group quarters with special design needs). Comparison of household type information indicates a lack of sufficient numbers of this type of unit, especially group quarters. Local services such as a pharmacy are also needed in the City for this age group.

Graph 2. Age Structure 2010 - City of Trinidad



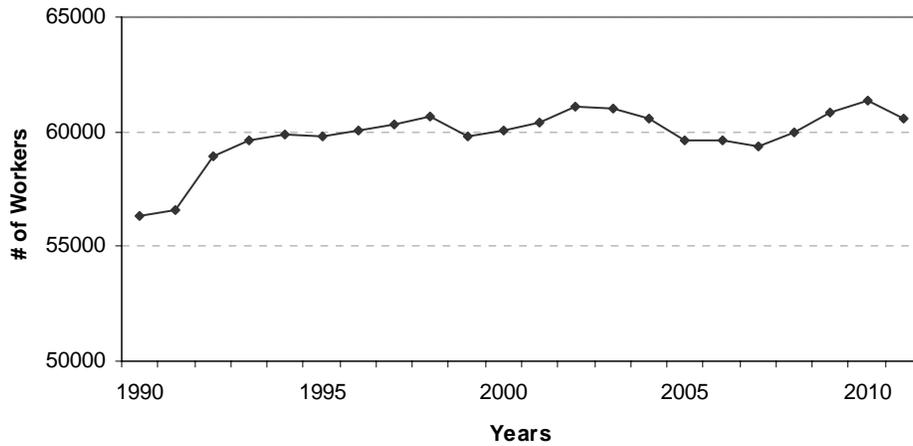
Another age group of significance is the number of individuals of parenting age between 20-54 (156 total). This group makes up 42.5% of the total population and is one of the main reasons for population growth in the City over the last decade. As discussed above, census data shows that several families with children have moved into the City and caused a transition from a mostly retirement community to a more mixed community with young families.

c. Employment Trends

Trinidad's local economy is largely dependent on three key industries: tourism, recreation, and commercial fishing. However, most of the employable population in Trinidad is affected by the County-wide job market. According to the 2007-2011 American Community Survey (ACS) 5-Year Estimates, the mean travel time to work for Trinidad residents was 17.5 minutes. This implies that many Trinidad workers are employed in the nearby cities of McKinleyville and Arcata. The 2007-2011 ACS also indicates that 28.1% of workers traveled less than 10 minutes to reach their work places and were therefore employed locally (within 5 miles of their homes). According to the State Employment Development Department (EDD), from 2000-2011 the Humboldt County labor force grew by only 0.83 percent (60,100 - 60,600). Graph 3 below illustrates the size of the Humboldt County labor force from 1990-2011.

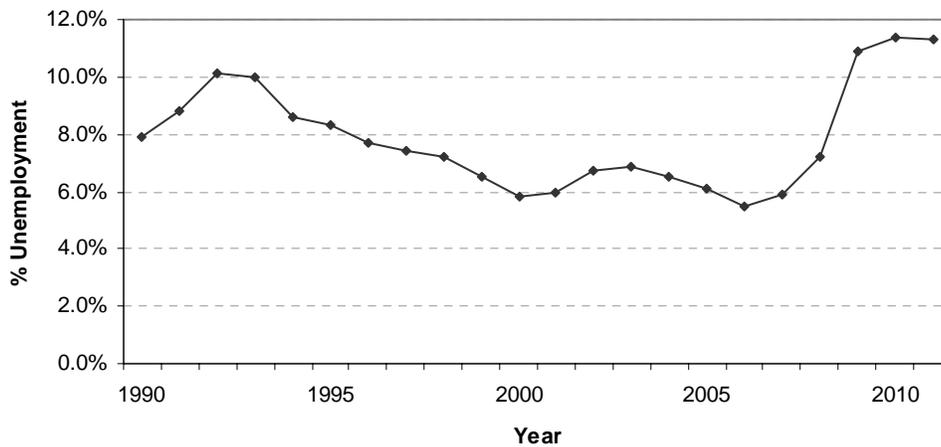
According to the 2000 Census and the 2007-2011 ACS, from 2000-2011 the labor force in the City of Trinidad grew by 14.4% (181 – 207). During this time Trinidad residents were employed in two main industry categories which included: 1) educational, health, & social services and arts; and 2) entertainment, recreation, accommodation, & food services.

Graph 3. Humboldt County - Civilian Labor Force 1990-2011



The unemployment rate in Humboldt County remained relatively steady in the early 2000's but began increasing sharply in 2007 due to the economic crisis. According to the State Employment Development Department (EDD), Humboldt County's unemployment rate peaked in 2010 at 11.4% and decreased slightly in 2011. Graph 4 below illustrates the changes in the County unemployment rate from 1990-2011.

Graph 4. Humboldt County - Unemployment Rate 1990-2011



2. Ethnic Population

The total ethnic population in Trinidad is 36 persons from the 2010 Census and equals 9.8% of the total population (See Table 2 below). At 4.1%, Trinidad's largest ethnic group is Native American, which is reflective of the relatively large Native American population in Humboldt County. The second largest ethnic group is Hispanic or Latino at 3.0% of the total population. The ethnic population in Trinidad has increased by 55.5% since the 2000 Census with Native American and Hispanic or Latino ethnicities showing the largest increases. At that time the ethnic population made up 5.1% of the total population.

Table 2 – Ethnic Population Characteristics

	2000 Census		2010 Census			
	Trinidad		Trinidad	County	State	
RACE	No.	%	No.	%	%	%
White	295	94.9	331	90.2	81.7	57.6
Black or African American	5	1.6	2	0.5	1.1	6.2
American Indian & Alaska Native	1	0.3	15	4.1	5.7	1.0
Asian	2	0.6	2	0.5	2.2	13.0
Native Hawaiian & Other Pacific Islander	1	0.3	1	0.3	0.3	0.4
Hispanic or Latino	7	2.3	11	3.0	9.8	4.9
Two or More Races	6	1.9	15	4.1	5.3	37.6

3. Group Quarters / Shared Housing

Group quarters refer to living arrangements where rooms are rented individually and a kitchen or meals are shared. The 2000 Census reported that no Trinidad residents were living in group quarters at that time. However, the 2000 Census also indicated the existence of 17 non-family households containing two residents each, and one non-family household containing three persons. These households may have represented units occupied by some of the college students residing in the City at that time (See Students (D).(7.) below). These shared households are not classified as group quarters in the Census.

The 2007-2011 American Community Survey (ACS) 5-Year Estimates also shows that Trinidad does not contain any residents living in group quarters. As discussed above, 38.7% of Trinidad's population is 55 years or older and as this group ages there will be a greater need for housing units appropriate for elderly persons (e.g., smaller units and possible group quarters with special design needs).

C. HOUSEHOLD CHARACTERISTICS/HOUSING NEEDS SUMMARY

1. Number and Size of Households

According to the U.S. Census, a “housing unit” is defined as a house, apartment, mobile home, group of rooms, or single room which is occupied (or vacant but intended for occupancy) as independent living quarters. “Household” is a term used to describe a group of persons who occupy one housing unit. Table 3 shows the number of housing units and the size and number of households in Trinidad according to the three most recent Censuses.

Table 3 – Total Households and Housing Units

	1990	2000	2010
No. of Households	170	168	187
Avg. No Persons per Household	2.13	1.85	1.96
No. of Housing Units	200	225	252
No. of Families	101	73	88

From 1990-2000, the City of Trinidad saw a 27.7% decrease in the number of family households which resulted in a 13.1% decrease in the average number of persons per household. However, this trend reversed from 2000-2010 as younger families with children moved into the City and the number of households increased along with the average number of persons per household. Throughout this time, Trinidad has seen an approximate 12-13% (Avg. 26 housing units added to housing stock per decade since 1990) increase in the number of housing units each decade since 1990.

Based on 2010 Census information, 187 households were occupied in Trinidad, and 65 were vacant during that year, which includes vacation rentals. Approximately 58.5% (38) of vacant housing units in the City were identified as being used for seasonal, recreational, or occasional use. That accounts for approximately 15% of the housing stock in Trinidad.

Table 4 – Household Size and Percentage of Households

	1990	2000	2010
1 person	51 (30%)	68 (40%)	73 (39%)
2-4 persons	115 (68%)	95 (57%)	109 (58.3%)
5 or more	4 (2%)	5 (4%)	5 (2.7%)

As noted in Table 4, the number of 2-4 person households showed the largest increase from 2000-2010. This corresponds with the data contained in Table 3 which shows an increase in the number of families and the average number of persons per household.

2. Income Characteristics

Household income characteristics are a vital element in analyzing affordability of housing. Housing prices in the City of Trinidad have historically been higher relative to the rest of Humboldt County due to its unique location, scenic beauty, and inherent recreational opportunities. The 2000 Census information indicated that 139 (81.8%) of households had earnings of some sort: 43.2% of households received retirement income; 27.3% received social security income; 4.3 received supplemental security income; and no one received public assistance. According to the 2007-2011 American Community Survey (ACS) 5-Year Estimates, 91.3% of households had earnings of some sort: 23.5% of households received retirement income; 25.5% received social security income; 1.3% received supplemental security income; 1.3% received cash public assistance income; and 2.7% received food stamp/SNAP benefits in the past 12 months.

3. Regional Housing Responsibility

The current Regional Housing Needs Allocation (RHNA) Plan for Humboldt County covers the planning period from January 1st, 2007 to June 30th, 2014, and allocates 11 new housing units to be provided by the City during that period. The regional housing need is determined by estimating the existing and projected need for housing. Existing need is the amount of housing needed to address existing overcrowding or low vacancy rates. Projected need relates to providing housing for the growing population.

Table 5 below shows a breakdown of Trinidad's housing allocation for 2007-2014 by income group.

Table 5 – RHNA Allocation by Income Group

Income Group	# of Units	% of total
Very Low	3	27.3
Other Low	2	18.2
Moderate	2	18.2
Above Moderate	4	36.3
Total	11	100

According to the RHNA allocation, the City has the greatest need for housing units in the above moderate and very low income categories.

D. HOUSEHOLDS NEEDS SUMMARY / SPECIAL HOUSEHOLDS

1. Low Income Households

Lower income households (“low”, “very low”, and “extremely low”), those with incomes below 80% of the County median income, have more difficulty locating housing than

those with moderate or high incomes. According to the U.S. Department of Housing and Urban Development (HUD), low income households have an income between 50-80% of the median household income for the County, very low income households have an income between 30-50%, and extremely low income households have an income not exceeding 30%.

The Humboldt County median household income has risen every decade from \$23,586 in 1990 (Census), to \$31,226 in 2000 (Census), and to an estimated \$40,376 based on the 2007-2011 American Community Survey 5-Year Estimates. Table 5 below shows the income ranges for the lower income households defined above.

Table 6 – Income Ranges for Lower Income Defined Households

	Income Range (Dollars)
Low Income (50-80%)	\$20,188-\$32,300
Very Low Income (30-50%)	\$12,113-\$20,188
Extremely Low Income (<30%)	Less than \$12,113

The City of Trinidad median household income also rose every decade from \$29,583 in 1990 (Census), to \$40,000 in 2000 (Census), and to an estimated \$63,438 based on the 2007-2011 American Community Survey 5-Year Estimates. According to the 2007-2011 ACS, 25% of households in the City make less than \$34,999 annually. Trinidad's median household income has historically been higher than the County median household income. Due to the unique location and scenic beauty of the City, housing and land prices are more expensive than most other parts of the County and it generally requires a higher income level to rent or own housing in Trinidad.

According to 2000 Census information, 29 persons in Trinidad (9% of the total population) were at or below the poverty level in 1999. (Note that the poverty designation does not have a direct correlation to the income level categories described above. The Census Bureau uses a detailed list of criteria such as age, gender, household size, etc. to determine poverty status). Of the 29 residents at or below the poverty level, all were white, 3 were younger than 5, and none were 65 years or older. None of these residents were married couples, but 5 were female, single-parent heads of household. According to the 2007-2011 ACS 5-Year Estimates, 25 persons (6.8% of the total population) in Trinidad between ages 18-64 were below the poverty level. Of these 25 residents, 23 (92%) were white and 2 (8%) were Hispanic or Latino. Approximately 56% were identified as male and 44% as female.

2. Elderly

The total number of residents over age 64 in 2000 (Census) was 62, or 20% of the total population. At that time there were 50 households (29.7%) in the City with at least one person over age 65. Of these 50 households, 20 (40%) were one-person households, and

46 (92%) reported a person 65 or over to be the head of household. Of the 46 households headed by seniors, 38 owned their homes and 8 rented.

According to the 2010 Census, the total number of residents over age 64 in the City is 71, or 19.3% of the total population. 30.5% of households (57) in the City were shown to have a person over age 65. 15% of households were headed by a householder living alone over the age of 65.

3. Female-Headed Households

In 2000 (Census), 27% of Trinidad households were headed by women. According to the 2010 Census, 27.3% of households were headed by women. Table 6 below compares various characteristics of female-headed households between the 2000 and 2010 Census.

Table 7 – Female-Headed Households

Female-Headed Households	2000 Census		2010 Census	
	No.	%	No.	%
Female householder living alone	31	18.5	30	16
Female householder with children under 18 years	5	3	14	7.5
Other female-headed households			7	3.7
TOTAL female-headed households			51	27.3
Female headed households below poverty level			?	?

4. Disabled

Disabled persons tend to encounter housing problems similar to those of other residents with special needs. Because their incomes are often limited, people with disabilities are more likely to pay a disproportionate share of their incomes to housing than other residents.

Disabled persons may also have unique needs not experienced by other groups. Although needs can vary widely, disabled persons may need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height.

Unfortunately, very few housing units have these features and consequently, they must be remodeled to serve the disabled. The City requires a building permit to be obtained for retrofitting homes for accessibility. The City has adopted and utilizes the 2007 version of the California Building Code. The City has not made any amendments to the UBC or CA building code that would diminish the ability to accommodate persons with disabilities (Discuss with Building Inspector). The City of Trinidad implements State requirements for the American Disabilities Act (ADA) and will continue to review new development for compliance.

The State Department of Rehabilitation provided information in 1986 on types of disabilities for the area consisting of Del Norte, Humboldt, Lake, and Mendocino Counties. The Department indicated that the relative disability types would also be typical of Humboldt County. The highest proportion of disabilities (39%), muscular/skeletal, are those that concern access to and in buildings, such as wheelchair access.

The City does not currently have a process for requesting “reasonable accommodation” changes with respect to zoning, permit processing, or building laws, and the enforcement of building codes and the issuance of building permits (Discuss with Building Inspector). In order to provide a process for requesting “reasonable accommodation” the City will develop a “reasonable accommodation” process during the effective period of this element. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public by mailing it out with the monthly water bills (This is how other jurisdictions proposed to address this state requirement).

According to the 2000 Census, 68 persons (21.9%) in the City were identified as disabled. Of the 68 persons, 31 were between the ages of 16-64 (working population) and 37 were 65 or older (elderly population). Of those identified as disabled, 40 were male (58.8%) and 28 were female (41.2%).

Several seniors who used to reside in Trinidad have relocated near Mad River Hospital to be close to needed services. It is possible that the creation of a special care facility would benefit some city residents. This could be especially true for those older residents who would like to remain in Trinidad when they are no longer capable of maintaining their homes.

Some assistance for disabled persons is provided by Mad River Community Hospital in the nearby town of Arcata (14 miles away). The Adult Day Care Program provides daytime care for disabled adults. Transportation for participants is generally provided through the program as long as two or more Trinidad residents are part of the program.

5. Large Families

According to the 2000 Census, there were only 5 households (3%) in the City that consisted of five or more persons. All were family households of whom four were home owners and one was a renter. The five units were occupied by a minimum total of 26 people or 8.4% of the total population. According to the 2010 Census, there were also 5 households (2.6%) in the City that consisted of five or more persons. All were family households of whom 2 were home owners and 3 were renters. The five units were occupied by a minimum total of 28 people or 7.6% of the total population.

The number of large family households in the City has remained the same over the last decade, and has become a smaller percentage of the total households as the City has grown. The number of households, families, and average number of persons per

household has increased since 2000, but the majority of family households in the City (78.4%) contain 2-3 persons.

6. Overcrowding

Overcrowded housing is defined by the Census as an average of more than one (1) person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

According to the 2000 Census, only 4 housing units (2.4% of total housing units) in the City had 1.01 to 1.50 occupants per room. Of these, 2 were owner occupied and 2 were renter occupied. According to the 2007-2011 ACS 5-Year Estimates, only 2 housing units (1.3% of total housing units) in the City had 1.01 to 1.50 occupants per room which were both owner occupied. The number of households with an average of more than one person per room has decreased over the last decade, and is not specific to renters as is common in other jurisdictions. This data indicates that the City of Trinidad has an available supply of adequately sized housing units. Table 8 below shows the size of rental units in the City compared to the persons per rental unit.

Table 8 – Rental Unit Size vs. Renter Household Size

Rental Unit Size vs Renter Household Size (2007-2011 ACS)			
# of Bedrooms	# of Units	Persons per Household	# Units Needed
0	2	1	45
1	37	2	25
2	22	3	1
3	10	4	1
4	1	5	0
5	0		
TOTAL	72		72

The data in Table 8 indicates that the City could use a few additional 0-2 bedroom rentals. However, some of the 1- and 2-person renter households may be living in larger housing units by choice, and may not necessarily have a need or desire for smaller housing units. Ultimately, the data illustrates that overcrowding is not a problem in the City of Trinidad.

7. Students

College students are typically income limited individuals in need of inexpensive rental housing. Students from nearby Humboldt State University (HSU) and College of the Redwoods make up a small portion of Trinidad's population. In 2000, 32 residents (10.3% of the total population) were enrolled in college. Of these, 12 (3.9% of the total population) were between the ages of 18-24. This would indicate that the majority (62.5%) of those enrolled in college were age 25 or older at that time. According the 2007-2011 ACS 5-Year Estimates only 8 residents (2.2% of the total population) in the

City were enrolled in college, all of which were female and 25 or older. This data indicates that since 2000 the City's student population has decreased substantially and become older in age.

Traditionally college students between the ages of 18-24 reside in the less expensive section of the City's housing stock (e.g. second units, mobile homes, trailers, studios, etc.) or share single-family dwelling units. Considering that many of the City's student population are over the age of 25, they may not necessarily be as income limited and in need of smaller inexpensive housing units. Some of these individuals may live in family households in larger single-family dwelling units. Due to the high cost of housing and distance from local colleges, the City of Trinidad has not traditionally been a highly desirable location for college students to live.

8. Farm Workers

According to the 2000 Census, no Trinidad residents are employed in the farming industry. According to the 2007-2011 ACS 5-Year Estimates, 25 persons in the City are employed in the agriculture, forestry, fishing, hunting, and mining industries. It is not anticipated that any of these individuals are farm workers since no labor intensive farming activities occur within or near the City of Trinidad due to the lack of land suitable for agricultural use. In addition, due to the high cost of housing, Trinidad would not be a desirable location for farm workers to reside.

9. Housing for Homeless Persons

The City is located adjacent to Highway 101, the primary corridor through Humboldt County. Due to this, homeless persons occasionally stop in the City along their way primarily during the summer months when travel is more frequent. However, the City of Trinidad is a less desirable and convenient location for homeless persons due to the harsh winter weather conditions, remote location, lack of social services, and the absence of a centralized downtown.

The City's Zoning Ordinance contains no language that would preclude development of housing or services for homeless persons. Contact with several Humboldt County social service agencies and review of City records indicate that housing for the homeless is not a significant problem in Trinidad. Like other smaller rural cities in Humboldt County, Trinidad would utilize the Eureka Rescue Mission and the local churches and service groups to provide for the needs of any homeless persons, on a temporary basis. In addition, Women for Shelter provide emergency shelter for women and children, particularly battered women.

In order to provide housing and/or shelter for homeless persons in the event they begin to reside in the City of Trinidad, the City will enter into a multi-jurisdictional agreement with the surrounding cities and unincorporated communities in the County (This is how other smaller jurisdictions proposed to address this need).

III. HOUSING MARKET INFORMATION

The Trinidad housing market is part of the North Humboldt County market area, which also includes the cities of Eureka, Arcata, Blue Lake, and the unincorporated community of McKinleyville. In general, the northern Humboldt County housing stock has a large proportion of older structures in a somewhat deteriorated condition, and while less expensive than most other areas of the State, housing is still beyond the means of many low-income persons. Trinidad exhibits a distinct housing market due to its physical size constraints and its unique, scenic location along the Pacific Coast. Demand for housing in the City is remarkably high, accounting for the rise in property values over the past several decades. According to the 2010 Census approximately 25.8% of housing units in the City were identified as vacant, many of which function as vacation rentals or second homes.

Trinidad has been known historically as a small community composed mainly of single-family dwellings. Its distinctive lack of manufactured homes, condominiums, townhouses, and apartments, as compared to other cities, is attributable to its rural location, early build-out, and reliance on septic systems. Density of development in the City of Trinidad is limited by the lack of a municipal sewer system and the ability of soils to accommodate on-site wastewater treatment systems (OWTS).

The 1976 Environmental Impact Report (EIR) to the City's General Plan concluded many alternative housing types were "not consistent with the character of the City" and that they "should not be permitted" within City boundaries. These statements provided historic insight into the nature of local attitude toward the City. However, a small number of apartments and mobile homes, a trailer park, and an RV park have been developed in Trinidad since the 1976 EIR. The use of such units has benefitted Trinidad's housing program in assuring affordable housing for all income levels and special needs groups.

The City of Trinidad Zoning Ordinance has a policy which limits housing units to a 2,000 sf maximum. As stated in Section 17.60.040(H)(1) states, "*Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive*". This limits the value of housing and helps to maintain the small town character of the City.

A. HOUSING STOCK

According to 2010 Census data, there are now a total of 252 housing units in the City of Trinidad. Approximately 27 units were added to the Trinidad housing stock between 2000 and 2010. This represents a 12% increase in the number of housing units over a 10 year period. Tables 9 & 10 below show housing unit size and housing unit type in the City according to the 2010 Census.

Table 9 – Housing Unit Type (CA DOF 1/1/2012)

Type of Unit	# of Units	% of Total
Single detached	186	73.8
Single attached	2	.80
Two to four units	32	12.7
Five plus units	7	2.8
Mobile home units	25	9.9
TOTAL	252	100

Approximately 74% of the existing housing stock in the City is made up of conventionally built, single-family homes. Multi-family housing accounts for about 15.5% and mobile homes account for about 10%.

Table 10 – Bedrooms per Housing Unit (2007-2011 ACS)*

# of Bedrooms	# of Units	% of Total
0	10	4.5
1	64	29.1
2	68	30.9
3	71	32.3
4	7	3.2
5 or more	0	0

*The 2007-2011 American Community Survey (ACS) 5-Year Estimates are not consistent with the 2010 Census data for housing in the City of Trinidad. The ACS data lists the total number of housing units in the City as 220 while the Census data lists it as 252. However, the ACS data in Table 10 is useful in showing a general distribution of bedrooms per unit in the City's housing stock.

Information from the 2010 Census indicates that of the 187 occupied housing units, 113 (60.4%) were owner occupied and 74 (39.6%) were renter occupied. There were also 65 (25.8% of total housing units) vacant housing units in 2010, 38 (15.1% of total housing units) of which were identified as being used for seasonal, recreational, or occasional use. According to the 2010 Census, the vacancy rate in the City (25.8%) is much higher than the County (9.0%) or State (8.1%). This is most likely due to the number of housing units in the City which function as vacation rentals or second homes. The 2000 Census identified 26 (11.5% of total housing units) vacant housing units which were used for seasonal, recreational, or occasional use. According to 2010 Census data, the number of vacant housing units used for seasonal, recreational, or occasional use has increased by 46.2% since 2000. Table 11 below shows the status of vacant units in the City.

Table 11 – Vacancy Status (2010 Census)

Vacancy Status	# of Units
For Rent	11

Rented, Not Occupied	0
For sale only	5
Sold, not occupied	1
For seasonal, recreational, or occasional use	38
For migrant workers	0
Other vacant	10
TOTAL	65

B. HOUSING CONDITION

The majority of the City's housing stock can generally be described as aging. Table 12 below lists the number of units constructed in corresponding time intervals.

Table 12 – Housing Age (2000 Census)

Year Built	Total Units	% of Total
2000-2010*	27	10.7
1995-1999	17	6.8
1990-1994	5	2.0
1980-1989	23	9.1
1970-1979	54	21.4
1960-1969	35	13.9
1940-1959	69	27.4
1939 or earlier	22	8.7
TOTAL	252	100

* The 2010 Census shows that 27 housing units were constructed in the City from 2000-2010. However, upon review of City files it was determined the actual number of houses built since 2000 was 30. This represents a 11% increase in housing units in the City since 2000.

This data indicates that the majority of housing in the City was constructed prior to 1980, with the largest increases in the number of units occurring from 1940-1959 and 1970-1979. Approximately 8.7% of housing units are very old, having been built prior to 1940.

The 1976 General Plan EIR states that the main sources of affordable housing in Trinidad at that time were numerous small, older homes. The EIR stressed the importance of preserving these units and reported that many of them were in need of repair.

A visual survey of the exterior condition of Trinidad-area dwellings was performed prior to the preparation of the Trinidad General Plan Project, Community Infrastructure (1976). The survey revealed that very few units in the City were in poor condition, although approximately 45 units just outside City limits were in need of major repairs, including 18 duplex units. In addition, many cabin units which were currently occupied by college students were in need of improvement. The surveyors concluded that these houses and

cabins represented clusters of deteriorating housing units surrounding Trinidad. (Any new info? – Mention of Sam’s report in the old draft)

Due to lack of funds and limited staffing, no recent survey of housing conditions has been performed. However, future housing assessment would benefit from the information provided through such a survey, and one should be completed by the end of the fourth housing element planning cycle which ends June 30, 2014 (RCAA, City Staff, etc. could conduct housing conditions survey?).

In lieu of surveying each individual property, discussions were conducted with local realtors, contractors, and the City Building Inspector to gain insight as to the condition of the Trinidad housing stock. The general conclusions reached through these interviews were (Based on previous interviews - Any other new conclusions that could be added?):

- Many of the “old” homes (over 35 years) need at least minor rehabilitation. “Ungrounded” electrical systems in old homes may need to be grounded or replaced.
- Many of the City’s homes, including some newer units, need roof repair. Leaky roofs seem to be a common problem, and in conjunction with other problems, could require major rehabilitation efforts.
- Many of the older homes have not been constructed to withstand shaking resulting from earthquakes as was experienced in nearby Ferndale and Rio Dell in spring 1992. Similar shaking in Trinidad could result in a loss of much of the older housing stock
- Many of the older homes have old septic systems that, although not necessarily indicating problems are below current standards. Some of these lots are small and offer few other alternatives should the system fail.

Some housing units in the City with ocean views have been remodeled since the 1997 Housing Element update. However, the high cost rehabilitation is a discouraging factor for households with limited incomes. Households eligible for low-interest rehabilitation loans are referred to as “targeted households” by the California Department of Finance (DOF). The agency defines targeted households using area median income statistics. Specifically, the definition quotes:

- The **Targeted Group** is persons/families whose income is 80% of the estimated/adjusted median family income for Humboldt County.
- The **Lowest Targeted Group** is persons/families whose income is 50% of the estimated/adjusted median family income for Humboldt County.

According to the 2007-2011 ACS 5-Year Estimates, the median family income in Humboldt County is \$52,317. Based on this, the Targeted Group would be

persons/families whose income is \$41,854 and the Lowest Targeted Group would be persons/families whose income is \$26,159. Based on the above definition and according to the 2007-2011 ACS 5-Year Estimates, approximately 30% of Trinidad households are at or below 80% of the median family income for Humboldt County and may be eligible for housing rehabilitation assistance from the State. (Review funding requirements for CDBG, housing rehab, etc)

An important housing improvement, aside from overall rehabilitation, is weatherization. Adequate weatherization of units minimizes household heating expenses. Many Trinidad residences have not yet been weatherized to meet energy conservation standards.

According to the 2007-2011 ACS 5-Year Estimates, 28.2% of Trinidad households use propane, 27.5% use electricity, and 24.2% use wood as a heat fuel source. The City recognizes that all residents should be made aware of energy conservation measures which pertain to their specific living situations.

C. AFFORDABILITY

The cost of purchasing or constructing a home in Trinidad has increased substantially over the last three decades. Table 13 below shows the increase in median value of housing units from 1980-2011. According to the data in Table 13, the median value of housing in Trinidad has more than doubled every decade since 1980.

Table 13 – Median Value of Housing Units

Data Source	Median Sales Price
1980 Census	\$73,500
1990 Census	\$150,000
2000 Census	\$321,000
2007-2011 ACS	\$647,300

In 1980, nearly half of existing housing units had values in the \$50,000-\$80,000 price range, and another third were in the \$80,000-\$150,000 range. The 1990 Census revealed a substantial increase in the value Trinidad homes: only 5% had values between \$50,000 and \$75,000, and no homes had values lower than \$50,000. About a third of homes were within the \$100,000-\$150,000 range, and over a third exceeded \$200,000 in value. The 2000 Census revealed another large increase in the value of Trinidad homes: only 3% had values between \$50,000 and \$75,000, and no homes had values lower than \$50,000. About 43% of homes were within the \$300,000-\$499,999 range, and over 12% exceeded \$500,000 in value. According to the 2007-2011 ACS 5-Year Estimates, another substantial increase in the value of homes in Trinidad occurred over the last decade. About 71% of homes were valued at over \$500,000, and over 28% exceeded \$1,000,000 in value. Only 11.7% of homes were valued at under \$100,000, with 9% valued at less than \$10,000. The number of units valued at less than \$10,000 would appear inconsistent with previous Census data, which showed that no housing units in the City have been

valued at less than \$50,000 since 1990. It is not known by City Staff which housing units in the City would be valued this low.

According to Census Data, median contract rent in the City increased substantially from 1980-2000. However, according to the 2007-2011 ACS 5-Year Estimates, median contract rent in the City has decreased by 2.4% since the 2000 Census. Table 14 & 15 below shows the change in contract rent in the City from 1980-2011.

Table 14 – Median Contract Rent

Data Source	Median Contract Rent (\$)
1980 Census	238
1990 Census	475
2000 Census	663
2007-2011 ACS	647

Table 15 – Contract Rents

Price Range	CENSUS			ACS
	% (1980)	% (1990)	% (2000)	% (2007-2011)
Less \$200	35.9	6.5	5.3	0
\$200-\$399	42.2	16.1	10.5	0
\$400-\$599	12.5	37.1	22.8	38.8
\$600+	0	37.1	61.4	59.9
No cash rent	9.4	3.2	0	1.3
TOTAL	100	100	100	100

The rental vacancy rate, according to Census information, increased substantially from 1.5% in 1980 to 14.5% in 1990. However, it went down to 12.5% in 2000 and increased slightly to 12.9% in 2010. According to 2010 Census information, the rental vacancy rate in the City is much higher than the County (3.6%) or State (6.3%). This high rate is reflective of the generally high vacancy rate in the City, which may be due to the number of vacation rentals in the City.

Overall, the most important element in assessing housing affordability for a City is the ability of its residents to pay for housing. According to the 2007-2011 ACS 5-Year Estimates, contract rents are generally less than monthly mortgage payments in Trinidad, with the median contract rent (\$647) substantially lower than the median mortgage payment (\$2,650).

According to Census information from 1980-2000, the City of Trinidad retained approximately 50% of its population as long-term residents during this period. All three sets of Census data indicated that about 50% of the total population was living in the same units they had occupied five years earlier. This information was not available for the 2007-2011 ACS 5-Year Estimates. However, the 2007-2011 ACS does have data for

“Residence 1 Year Ago”, which indicates that 88.5% of Trinidad residents lived in the same house last year.

According to the 2007-2011 ACS 5-Year Estimates, 22.5% of renter households were paying 30% or more of their respective incomes for rent. All of these households were classified as low or very-low income households. This figure represents a large decrease in the percentage of overpaying rental households from 2000 (42.1%). This data correlates with the fact that the median contract rent has decreased from \$663 to \$647 in the City since the 2000 Census.

According to the 2007-2011 ACS 5-Year Estimates, 44.2% of homeowner households paid in excess of 30% of their incomes to mortgage costs. Only 8.8% of these households were classified as low or very-low income households. More than 50% of these households were classified as above moderate income households. This figure represents a large increase in the percentage of overpaying homeowner households since 2000 (30%). This data correlates with the fact that the median mortgage payment has increased from \$1,000 to \$2,650 since the 2000 Census.

The above data illustrates that overpayment has become a greater problem for homeowners than renters over the last decade. Of renters, overpayment is primarily a problem for low and very-low income households. Of homeowners, overpayment is primarily a problem for moderate and above moderate income households.

State law requires each City and County to analyze the status of existing housing units which, through the availability of subsidies, are provided to moderate low or very-low income households at below market rates. The purpose of the analysis is to determine whether such units are at risk of being converted to market rates within the next ten years (Does Trinidad have any subsidized housing?). State law also mandates that local governments plan for the conservation of at-risk units. “Conservation” refers to actions taken to assure the future affordability of currently affordable units.

The California Department of Housing and Community Development (HCD) developed a document titled “Housing Element Analysis Preservation of Assisted Units, November 15, 1991.” This, along with information in the Department’s December 5, 1991 letter regarding “Preserving Subsidized Housing Projects,” was reviewed to determine whether the City had any at-risk units, those units that have been subsidized in the past but may not be subject to income restrictions in the near future. Furthermore, the City checked HUD and FmHA inventories through an HCD representative who identified no units at risk. (Still the case?) The City has no locally subsidized units at risk, as the City has not issued mortgage revenue bonds, has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds. Public subsidies for renting could benefit many of the renters in Trinidad. (Still the case?)

The City of Trinidad is situated in a unique and extremely scenic location on the Northern California coast, which keeps housing prices well above the average for

Humboldt County. Properties in the City with ocean views are highly valuable and housing units adjacent to these areas are also more valuable than similar housing in other local jurisdictions. Many of the housing units in the City will never be affordable for persons with less than above moderate income levels. Relatively affordable housing in the City includes apartments, mobile homes in the trailer park, second units, and studios. Efforts to increase affordable housing in the City should focus on the development of more of these types of units. City policies such as limiting single-family housing units to 2,000 square feet also help to keep the price of housing down.

D. LAND AVAILABILITY

This section discusses vacant and underutilized properties in Trinidad which have the potential for residential development. As shown by the Table 16 - Inventory of Land Available for Residential Development below, as of January 2013 there remained [redacted] potentially developable lots within City boundaries (Needs to be determined). Each of the [redacted] lots is subject to Trinidad's program of pre-development review (including sewage disposal capacity and design review) but is zoned to accommodate such lower-cost housing types as manufactured/pre-fabricated units and second units. Some of the areas in the City zoned Planned Development (PD) are large enough to allow clustering of multi-family units and improvements.

Trinidad's inherent land-use constraints severely limit the developability of all vacant land (see IV CONSTRAINTS). The developable lots described above are considered to be the build out for the City. These lots are zoned for single-family dwelling and carry a minimum lot size of 8,000 to 20,000 square feet and are dependent on lot constraints. Manufactured housing is permitted on all sites on a single-family use basis.

No redevelopment areas are currently defined within the City. Public facilities, such as the school and Town Hall, are available for use as temporary shelters in the event of a natural disaster. Emergency shelter or transitional housing is not designated in the City because of lack of expressed need and close proximity to similar services in Arcata and Eureka. Aside from the existence of four currently undeveloped Planned Development (PD) parcels, no non-residential property in the City is available for conversion to residential use. The City has no industrial or agricultural zones. Most surrounding undeveloped property is within State Park boundaries or is unsuitable for development due to geological instability or sensitive habitat constraints.

Largely as a result of septic-system capability and slope stability constraints, few previously developed parcels are available for subdivision for the purpose of creating more developable parcels. New housing development is presently restricted to the sites identified in Table 16.

Table 16 – Inventory of Land Available for Residential Development by Land Designation and Zoning District

Land Use Designation	Zoning Classification ¹	Type of Development/Density	Estimated Vacant Land by Zoning	Estimated New Unit Potential ²	Units Possibly Constrained by Constraint Type
URBAN RESIDENTIAL	UR	Single-family 1 unit/8,000 sf Accessory dwelling unit**	2 acres	11	(1)
SUBURBAN RESIDENTIAL	SR	Single-family 1 unit/20,000 sf Accessory dwelling unit**	6 acres	15	(1) & (2)
PLANNED DEVELOPMENT	PD	1-4 family* 1 unit/8,000 sf 5+ family* 1 unit/2,500 sf	5 acres	27	(1) & (3)
COMMERCIAL	C	Single-family* associated with commercial use ⁴ 1 unit/8,000 sf	2 acres	11	(1) & (3)

(Need current information)

* Use Permit required

** Administrative approval if certain requirements can be met; otherwise Use Permit required

¹ Refer to ZONING ORDINANCE: Zoning Classifications, Land Use Map, and Land Use & Zoning Matrix.

² Based on density of developed areas in Trinidad with the same zoning designation. Does NOT consider reduction in potential number of units due to site constraints.

³ PRIMARY CONSTRAINTS TO NEW RESIDENTIAL DEVELOPMENT
 (1) Septic Systems (2) Slope Stability (3) Fault Rupture Zone

⁴ Can be located in existing commercial structures.

IV. CONSTRAINTS

This section attempts to identify the factors that may contribute to difficulties in meeting housing needs. Generally, such factors are attributed to governmental and non-governmental limitations. Housing constraints in Trinidad can best be described as:

- **Developmental Constraints**, including economic factors such as inability to pay and physical factors limiting housing development opportunities such as septic system capability and slope stability.
- **Governmental Constraints**, such as permitting difficulties and land use controls.
- **Non-governmental Constraints**, such as construction costs and land costs.

A. DEVELOPMENTAL CONSTRAINTS

1. Market Constraints

Such market characteristics as availability of housing and housing costs combined with the ability to purchase or rent housing define market constraints affecting housing in Trinidad. The ability to pay for housing, as well as housing availability, is discussed under Section III. Housing Market Information, C. Affordability.

In addition to actual construction costs, housing costs include (or reflect, for rentals) those associated with financing, marketing, profit to developer or homeowner, infrastructure, utility hookups, property taxes, land division, and permit processing costs. Interest rates also impact the affordability of housing, as well as affecting housing costs.

Increasing land values and costs of constructing or purchasing a home are prevalent in Trinidad, as well as the in the rest of the County and State. However, concurrently-rising area incomes somewhat offset the seemingly drastic increases in housing costs over the past 30 years. It is important to note that property values in Trinidad tend to exceed those in many surrounding areas due to the City's unique location, scenic beauty, and inherent recreational opportunities.

Although market constraints are the least limiting of developmental constraints, lower income groups may continue to require assistance in order to obtain affordable housing opportunities.

The City does attempt to mitigate the factors described above by encouraging the creation and preservation of affordable units. For example, the City adheres to State regulations which allow manufactured home placement on all lots suitable for single family dwellings. Because manufactured housing generally incurs lower housing costs than do traditional, "stick built" homes, they serve as favorable sources of affordable housing.

The city also allows (when site conditions allow) the creation of second dwelling units as additional sources of affordable housing.

In addition to assuring availability of affordable housing within City limits, the City encourages Humboldt County to allow a variety of housing types in residential areas surrounding Trinidad. Currently, there are numerous mobile home parks, single mobile homes, trailer parks, and at least one multi-family development (consisting of 4 apartments) in these outlying areas. Housing opportunities like these assist lower-income households in securing housing within the scenic Trinidad area.

Both State and Federal agencies continue to offer financial support for lower income groups in California. Subsidized rent and low-interest loan programs from these agencies are made available to Trinidad residents who meet specified criteria.

2. Circulation Infrastructure

All of the vacant and developable lots in the City are accessible by existing roads and would not require substantial increases in road surfaces if developed. A possible exception to this is the Twoomey subdivision in the northeastern portion of town because not all of the parcels are accessible from Berry Road or Himalaya Drive. Proposed subdivision or development of these parcels may require the construction of additional access roads; however, the developer is responsible for such construction and such roads would be short in length with only minor traffic (less than 5 units).

3. Service Infrastructure

The primary constraints to development in Trinidad are limited septic capability and water availability.

Individual septic tanks are currently the only means of sewage disposal in the City. Soil conditions and lot sizes limit the number and distribution of septic tanks, and thereby restrict the feasibility of new development. The 1976 EIR to the General Plan concluded that the construction of a sewage disposal system would cost the City approximately \$1 million (in 1976 dollars). The potential expense today is estimated to be \$ [REDACTED] million today. At this time, funding sources for a sewage treatment plant are unavailable and the City must do what it can to prevent the possibility of overloading the capacity for septic treatment. The potential for septic tank failures could present a significant problem for the City in future land use decisions. To address this issue, City Staff obtained a Clean Beaches grant in 2008 which included funding for inspecting and repairing non-functioning septic systems and developing a septic system maintenance program. Through this program, 23 septic systems in the Trinidad-Westhaven area were repaired or replaced.

Trinidad withdraws its municipal water supply from Luffenholtz Creek, located 1.5 miles southeast of the City. All development within City boundaries, and some development within County jurisdiction, is connected to this system. Storage capacity, treatment,

pumping capacity and minimum creek discharge all limit the number of hookups available from this system. With existing system infrastructure, it is estimated that approximately 104 (Review final report) water hookups are available. Additional hookups could be available if substantial wet weather storage capacity and/or treatment facilities are developed. It is estimated that enough connections are still available for full build out of the City. There also remains the potential for Humboldt County to approve development within its jurisdiction which will use some of the remaining connections available from the system. Currently State law (Government Code Section 56133) does not allow the City to extend services outside of its jurisdictional boundaries without approval of the Humboldt County Local Agency Formation Commission (LAFCo) and in most cases annexation of the subject property.

4. Seismic/Slope Conditions

The City of Trinidad lies within a geographic region laden with numerous seismic faults and shear zones. The fault zones nearest the City are the Freshwater Fault zone to the southwest and the Falor-Korbel Fault zone to the east. However, a total of 8 active or potentially-active faults lie in the northwestern portion of the State and may affect Trinidad in the event of an earthquake. The City of Trinidad is also listed as having an active fault rupture zone per the Alquist-Priolo Mapping. This zone occurs within much of the listed Commercial or Planned Development designated areas. The maximum earthquake magnitude which may be experienced in the Trinidad area is estimated at 8.0 on the Richter scale. The estimated maximum bedrock acceleration (%g) is .48. These figures must be considered during the design and construction of all structures in the City.

Trinidad is also vulnerable to damage resulting from earthquake-induced sea waves known as “tsunamis.” In addition to occasional tsunamis, the City is susceptible to violent wave attacks during harsh winter storms. Development in the lower, more exposed portion of the near shore area must continue to be avoided to ensure its protection from waves.

Portions of the Trinidad are composed of moderately to highly unstable slopes. Such slopes are prone to accelerated erosion and mass movement during earthquakes, storms, and as a result of nearby construction. The City requires geologic reports for any parcel mapped as ‘unstable’ or of ‘questionable stability’ on Plate 3 (Slope Stability) of the City’s General Plan. It is also worth noting that development may be limited in areas near bluffs.

5. Construction

Financing opportunities have become more restricted due to the housing crisis in the United States which may potentially affect development County-wide; especially the development of vacant land. However, there is no indication that this has been a significant constraint to development in the City of Trinidad. Construction costs have remained relatively consistent throughout the County and are not considered to be a constraint on development in the City. However, land values in the City are continuing

to rise and some of the vacant or underutilized parcels have physical constraints which limit their development potential. FmHA (Farmers Home Administration) is available to assist homebuilders in financing the construction of new homes. Other Trinidad residents may qualify for FmHA or other subsidy programs. (Is FmHA still available and what are requirements?)

Most physical limitations can be translated into cost-related constraints. Many of these cannot be overcome in Trinidad due to the City's unique location and restricted size.

Zoning classifications, estimated amount of vacant land, and estimated amount of vacant land subject to specific constraints are outlined in the Inventory of Land Available for Residential Development (III. Housing Market Information, D. Land Inventory).

B. GOVERNMENTAL CONSTRAINTS

Many of Trinidad's governmental constraints to development are directly related to the physical limitations described above. The most notable of these constraints are the mandates set forth by the California Coastal Commission (CCC) pursuant to the California Coastal Act.

Almost the entire City of Trinidad falls within the California Coastal Zone, meaning that all proposals for new development are subject to the standards and regulatory procedures included in the City's Local Coastal Plan (LCP). At the heart of the LCP is the Trinidad Land Use Plan (LUP), which establishes numerous land use regulations relevant to the City's coastal location and characteristics.

In general, the purpose of an LCP is to allow for a partnership between the State and local governments in protecting the Coastal Zone from expansive, environmentally detrimental development. Several general Coastal Act policies may apply to development proposals in Trinidad. These should be considered when assessing governmental constraints to development within the City. They are as follows:

- Maximum public access and recreational use of the coast, with consideration of private rights and the environment, must be provided;
- Marine and land resources, including riparian areas, tide pools, wetlands, and rare and endangered habitat areas must be protected;
- The scenic integrity of the coastal landscape must be preserved

It is also important to note that, under the Coastal Act, coastal-dependent development proposals (such as those oriented toward recreation or tourism, or those involving the organized study of coastal/marine resources) receive higher approval priority by the State Coastal Commission than do non-coastal-dependent developments (such as residential dwellings) in certain designated areas such the Trinidad Harbor areas and the CCC encourages short-term/overnight accommodations.

1. Regulations Regarding Physical Limitations

a. Service Infrastructure

The current minimum lot size in Trinidad, as determined by limited septic capabilities, is 8,000 s.f. for the Urban Residential (UR) zone and 20,000 s.f. for the Suburban Residential (SR) zone. The minimum lot area allowed in the Planned Development (PD) zone is 2,500 s.f. per lot for planned developments with five or more dwelling or commercial units, and 8,000 s.f. per lot for planned developments with less than five dwelling or commercial units. Under the City's Land Use Plan (LUP), all new individual septic systems must meet the minimum standards set by the State and Regional Water Quality Control Board (RWQCB) and the County Division of Environmental Health (DEH) serves as the City's Health Department.

Existing vacant lots which are below minimum lot size, but are otherwise considered developable, may be considered for development where an acceptable on-site waste water treatment system (as determined by the County DEH) can be provided.

The Trinidad water system was brought into accordance with minimum state requirements in 1986. The improvement was conditionally approved by the Coastal Commission, which set a limit of 402 service connections for the upgraded system. Since then, the City continues to upgrade its water treatment plant as necessary to meet State standards, and as funding becomes available.

An evaluation of the water system used by the City was completed by LACO Associates in 2010. The study listed the number of water service connections in the City in 2008 as 315 metered connections and 5 un-metered connections. The 1997 Housing Element determined that up to 64 additional residential units could be constructed in the City based on existing undeveloped lots at that time. This would result in a total number of service connections of 384 at build-out (Doesn't consider other types of development such as commercial, public facility, etc.). The study concludes that the entire water system (inside and outside City limits) could accommodate 104-120 additional services. Additional hookups could be available if substantial wet weather storage capacity and/or treatment facilities are developed (Review Final Report).

b. Seismic/Slope Conditions

Much of the Trinidad area lies within a Special Study Zone, as designated by the State Division of Mines & Geology under the Alquist-Priolo Act. The purpose of the Zone is to ensure that local development patterns do not create seismic hazards.

According to the Alquist-Priolo Act, no buildings may be constructed within 50 feet of any active fault in the Zone. All buildings outside this buffer, and throughout the

rest of Trinidad, are subject to specific design guidelines established by the City including a Fault Study for subjected properties.

Trinidad's Building Code (Discuss with Building Inspector) contains a numerical formula that relates building weight to foundation design, anchoring, and wall reinforcement in the development of structures. By combining these factors in building plans, structures can be made to withstand potential earthquake damage. However, construction costs may be increased by these special design requirements.

The Trinidad Land Use Plan (LUP) states that no new development may occur on unstable lands. Such development may include the construction of buildings and driveways or the placement of individual septic systems. These specific development types may not occur on sites of questionable stability, or within 100 feet upslope of such sites, unless the proposed development is analyzed and found not to be detrimental by a registered geologist. In addition, no new structures may be located on the shoreline less than 20 feet above the Mean Lower Low Water line, with the exception of harbor and public access facilities.

Most development of unstable and shoreline site is restricted by the City's zoning regulations. The Open Space and Special Environment Zones prohibit most development in these locations.

2. Fiscal Restraints

Aside from the physical limitations listed above, development in Trinidad is subject to overall financial constraints. These are mainly related to the City's fiscal limitations which have been recently exacerbated by cutbacks at the State level. The City currently receives grants that help to defray the costs of public works, water systems, etc. including utility system improvements.

Planning permit costs (averaging \$1,000-\$2,000) are not unreasonably high in Trinidad relative to the rest of the County, although they may seem so to small-town property owners and developers. It is important to note also, that because of its small size and limited staffing capability, permit costs can be quite variable due to neighbor involvement in the Design Review process which often occurs due to concerns about the protection of private views and limiting the size of residential structures. Trinidad relies on private consultants and consulting firms to perform necessary project review activities. This can, at times, result in higher fees than those incurred by larger cities, although Trinidad fees generally remain lower than the County average and those of nearby cities like Arcata and Eureka.

There is evidence to suggest that the City's permit fees do not prevent development. In recent years, no proposed projects have been abandoned as a result of developers' inability to pay permitting fees. Considering the price of land in the City and construction costs, permit fees are a very small portion of the cost of residential development projects. Fees can be reduced only to the degree that the City subsidizes

actual permitting costs, which the City is unable to do with such a limited budget. Although it may slightly impact fees, the use of consultants does not increase permit processing time (normally 1-3 months). The processing time for planning permits varies depending on the complexity of the project, the date of application submittal, and the date of the once-a-month Planning Commission meeting. All project reviews are completed well within the maximum time allowed by the State Permit Streamlining Act.

The City adopts the most current Uniform Building Code. There are no local amendments to the Codes; hence, building codes are not excessive and do not present a constraint. Building permits are generally processed in less than 4 weeks.

Historic structures in the City have not been formally designated but special historic preservation codes are in effect. Whether this occurs or not will have only minor affect on housing affordability. New development near these structures is reviewed for its impact on historic structures.

The City's Local Coastal Plan (LCP) implements Coastal Act policies which include review of new development for compliance with design review and view protection findings. These tend to result in design restrictions in development. However, there are no known cases where development was precluded. All policies are applied equally regardless of the type of development proposed.

On- and off-site improvement requirements consist primarily of paving of off-street parking and construction of drainage facilities. These requirements are comparable with other surrounding jurisdictions and are not excessive. Some additional septic and storm water restrictions or requirements may be warranted because of the sensitive environments around Trinidad, including the waters around 'Trinidad Head' which is designated as an Area of Special Biological Significance (ASBS) by the State Water Resource Control Board (SWRCB). Setbacks and lot coverage restrictions are also comparable to surrounding jurisdictions and do not represent a constraint to development.

Off-street parking requirements may limit the number of potential new residential units added to existing commercial structures as promoted by policies to encourage mixed use. To some extent, parking requirements (1 additional space) may limit the development of second units on residential lots in other areas of Trinidad. This is not considered a significant constraint, however, due to the high level of build-out on these properties and the low number of inquiries desiring second units. The City's Zoning Ordinance currently has a parking-in-lieu alternative when there would otherwise be a shortage of off-street parking. However, this alternative has not been used for many projects since being incorporated into the Zoning Ordinance.

Table 17 – Development Standards from the City of Trinidad Zoning Ordinance

ZONE	Use Permit	Minimum Lot Area	Density Unit/s.f.	Setbacks F-R-S	Off-Street Parking # Spaces/Unit
SR (Suburban Residential)					
Single-Family	No	20,000 s.f.	1/20,000	30-20-10	2/unit
Two-Family	Yes	20,000 s.f.	1/20,000	30-20-10	2/unit
UR (Urban Residential)					
Single-Family	No	8,000 s.f.	1/8,000	20-15-5	2/unit
PD (Planning Development)					
Less than 5 Units	Yes	8,000 s.f.	1/8,000	20-15-5	2/unit
5 or More Units	Yes	2,500 s.f.	1/2,500	*	1.5/unit

***Where the two-thousand five hundred square foot minimum lot area applies (For Planned Developments with five or more dwelling or commercial units), no setbacks are required, except when adjacent to any other zone the yard shall be the same as that required in the adjacent zone.**

V. ANALYSIS OF PREVIOUS HOUSING PROGRAM RECOMMENDATIONS FOR REVISIONS

A. REVIEW OF EXISTING HOUSING RELATED POLICIES

1. State Objectives

Every City and County in California is required to develop a housing program which meets State standards for adequacy. These programs must be delineated in each locality's General Plan as its official Housing Element. The State mandates that Housing Elements include measures to accomplish the following objectives (summarized from CA General Plan Guidelines):

1. Create and identify adequate amounts of land with Zoning and Development Standards for a range of housing types, sizes and prices.
2. Encourage housing affordable to low- and moderate-income households.
3. Minimize governmental constraints on the maintenance, improvement and development of housing.
4. Conserve and improve existing housing stock.
5. Promote housing opportunities for all segments of Blue Lake's population.

This document represents an update of the City of Trinidad's 1997 Housing Element.

(Add more current State Objectives)

2. Existing City Housing Policies

Listed below are the existing City Housing Policies from the 1997 Housing Element. The 1997 Housing Element was the first one adopted by the City of Trinidad and replaced the Housing Section in the 1976 General Plan:

1. The City shall review all new residential development to be consistent with the rural, uncrowded, rustic, unsophisticated, small, casual, open character of the community and shall blend stylistically with existing development.
2. Due to existing physical constraints, the City of Trinidad retains the existing emphasis on single-family dwelling units in residential designated areas.
3. The City shall develop a program for notifying all residents of the availability of housing programs and funding.

4. The City, in its review of development proposals, shall consider exceptions or revisions to City ordinances relating to zoning, density, services or other incentives based on the merits of the project to provide or improve living conditions of its residents, as feasible.
5. The City shall pursue appropriate local, State, and Federal housing and economic development programs.
6. The City shall not permit discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors. Safeguards will be instituted to ensure fair housing opportunities.
7. The City shall give the housing needs of the elderly and the handicapped high priority of consideration in future land use decisions.
8. The City shall encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments.
9. The City shall continue to allow manufactured housing to be permitted on sites where single family dwellings would otherwise be allowed.
10. The City shall encourage the use of private initiated and/or public-funded programs to provide housing for low-and moderate-income families.
11. The City shall encourage the County to allow a variety of housing types in the residential areas surrounding the City during the development of the current General Plan Update.
12. The City of Trinidad encourages the use of multi-family developments in Planned Development designations provided designations provided that the density does not exceed the physical limitations of the land.
13. The City shall encourage the use of energy conservation measures and materials for all new residential development and rehabilitation.
14. The City shall promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include electrical wiring, foundation stability, potential for water damage, and septic tank failure.

B. EFFECTIVENESS

The goals, policies, and implementation in the 1997 Housing Element were more specific and addressed the inadequacies of the Housing policies from the 1976 General Plan. The Housing section of the 1976 General Plan made no mention of any effort to minimize

governmental constraints to maintenance, improvement, and development of housing. However, the 1976 General Plan background report, Community Infrastructure, addresses several related issues.

First, the report states that many existing housing units which fail to conform to current building codes are protected under the “grandfather clause”. This means that they were developed prior to the adoption of current codes and therefore do not need to be brought into conformance until a structure remodel or expansion is proposed. This protection of non-conforming housing units minimizes housing costs for many City residents. The report also stresses the importance of careful judgment on the part of the City and County when imposing expensive code requirements on older buildings. It is noted that these older buildings are the primary source of affordable housing for limited income households within the City.

The existing Housing Element (1997) provides an overview of Trinidad’s unique housing situation and the make up of its population as well as defining the City’s general plan policies regarding the assurance of affordable housing to all income groups and special needs populations. The existing 1997 Housing Element does not, however, specifically address all issues currently required for analysis by the Department of Housing & Community Development (HCD) or State Housing Law. It is important to note that due to several factors, the ability of the City of Trinidad to provide for the variety of housing types requested by the State is limited. These factors include:

- 1) The small size of the City of Trinidad (367 residents in 2010); one of the smallest City’s in the State of CA
- 2) The lack of a municipal sewer system
- 3) High property values in the City due to the unique location, scenic beauty, and inherent recreational opportunities

As stated in the Housing section of the 1976 General Plan:

“The role the city can play in providing for a variety of housing types in the regional housing market is limited. The city is essentially a small neighborhood of owner occupied single family dwellings that will probably be built out within the next ten years. Because it has no mobile homes, mobile home parks, condominiums, and only a few apartment units it has a singular residential identity that is greatly value by property owners. Older, small houses on septic tanks are a supply of moderate cost housing. This is the only low to moderate cost housing available in the City. High density low cost rental units require sewers. Eureka and Arcata have the main role in ensuring that adequate housing for all incomes and age groups is available in Humboldt County.”

As noted throughout the 1997 Housing Element, a major housing conservation measure taken by the City of Trinidad is the attempt to limit housing costs for residents of older,

moderate-cost dwellings. Preservation of the rural character of the City, allowance for existing non-conforming structures, and avoidance of expensive code requirements on older buildings (for new homeowners) all worked toward this end.

At the time of the adoption of the 1997 Housing Element, no concerted effort was put forth by the City to improve the condition of deteriorating housing units, as very few of these units were reported to exist at that time. With the absence of a current housing conditions survey, it is not known by the City how many units are in need of rehabilitation or demolition. Due to limited budget and staff, the City has not had the ability to spearhead such an effort since adoption of the previous Housing Element. However, City Staff does not anticipate there is a great need for the rehabilitation of deteriorating housing units.

Within the past 15 years there has been no evidence of any restrictions on housing choices to special needs groups in Trinidad, except in cases where property values exceed those affordable to limited-income households. No concentrations or groupings of minority or poor-quality housing exist within the City. Furthermore, no fair housing or housing discrimination complaints have been received by the City since the adoption of the General Plan (Discuss with City Clerk).

The U.S. Department of Housing and Urban Renewal (HUD) provide rent subsidy assistance to low-income households in certified existing housing units in Trinidad. Locally, this assistance is administered through the Humboldt County Housing Authority (Discuss with City Clerk).

Table 18 below shows the number of housing units allocated to the City for the two previous Housing Element planning cycles which were 1994-2001 and 2001-2008. A total of 21 units were allocated to the City of Trinidad from 1994-2008.

Table 18 – RHNA Allocation by Income Group 1994-2001 & 2001-2008

Income Group	# of Units	
	1994-2001	2001-2008
Very Low	1	-
Other Low	2	-
Moderate	2	-
Above Moderate	6	-
Total	11	-

According to the 1990, 2000, and 2010 Census approximately 52 units were added to the City from 1990-2010. This is approximately 31 more housing units than was allocated to the City during this time period. However, based on City building permit records a more accurate number is 21 housing units developed over this time period (Need # from building permit records). Many of these units were in the above moderate income group which is the majority of what was allocated to the City during the two previous planning cycles.

The above data indicates that existing City policies are relatively effective in limiting the barriers to the development of adequate housing. The greatest constraints on future housing development are a lack of adequate sites within City limits, the density limitations imposed by septic systems, and the capacity of the water system.

This Housing Element update is being done to update the demographic statistics in the document, discuss what changes have occurred with the City's housing stock over the last fifteen years, and plan for the housing needs of the City which have changed since the 1997 Housing Element.

VI. HOUSING NEEDS SUMMARY

Previous sections have described the factors contributing to Trinidad’s position with respect to meeting its housing needs.

In view of these factors, the City should focus its housing efforts on the following:

A. GENERAL

1. Facilitate the ability of limited-income households to improve the condition of their living quarters through financial and technical assistance, as feasible.
2. Continue to promote the conservation of affordable housing through policies aimed at minimizing overall housing costs for residents, with special focus on limited-income households.
3. Provide opportunities for construction of affordable housing on developable vacant lots.
4. Encourage the utilization of a available subsidy programs such as HUD Section 8 and FmHA construction/rehabilitation programs by qualified City residents.

B. SPECIAL NEEDS

1. Encourage the provision of access for handicapped persons in new and rehabilitated residential structures. Where handicapped access provisions are not provided with initial construction, building design should not preclude the possibility of such future remodeling.
2. Encourage adequate supply of local day care/nursery school programs.
3. Encourage shared housing opportunities, particularly for seniors, female-headed households, and the disabled.
4. Increase public awareness of local assistance opportunities including public subsidized housing programs, shared housing, day care and nursery facilities, social services (for transitional or homeless persons), housing rehabilitation programs, weatherization practices, fair housing policies, local employment opportunities, and energy conservation methods.
5. Further investigate the feasibility of establishing a limited care facility in Trinidad to assist local seniors and the disabled.

6. Encourage tourism, to a reasonable extent, to help bolster the City's economy. The primary focus should be on counterbalancing revenues lost due to drops in commercial-fishing related tourism.

7. Consider policies for capping or limiting the number of vacation rentals in the City if they are determined to interfere with the availability and/or affordability of housing for long-term residents. According to the 2010 Census, approximately 15% of the City's housing stock was identified as being used for seasonal, recreational, or occasional use. City Staff estimates that the percentage of vacation rentals in the City may be as high as 20% of the existing housing stock.

VII. GOALS, POLICIES AND IMPLEMENTATION (2013-2018)

The State has suggested broad “goals” for local housing elements:

1. To promote and insure the provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
2. To promote and insure the provision of housing selection by location, type, price and tenure.
3. To promote and insure open and free choice of housing for all.
4. To develop a balanced residential environment including access to jobs, community facilities and services.
5. To act as a guide for municipal decisions and how their decisions affect the quality of the housing stock and inventory.

In addition, recent legislation encourages local Housing Elements to address emergency housing and housing for the homeless (Review what else has changed since 1997 Housing Element).

The City’s goals, policies and objectives are intended to accomplish the broad State housing goals as appropriate for Trinidad’s particular needs and circumstances. Under Section A below it is indicated (e.g. P 1-5) which policies in Section B pertain to that goal. Likewise, Under Section B below it is indicated (e.g. I 3-5) what implementation in Section C is proposed for each policy.

A. GOALS

1. To assure adequate housing for all segments of the community while maintaining the quality, living environment and rural character of Trinidad. (P 1-5)
2. To provide adequate housing for persons with special housing needs such as target income groups of low-income, the elderly, handicapped, and female-headed households. (P 3-11)
3. To promote safe, convenient, and cost-effective housing. (P 4, 5, 7-14)
4. To plan for the development of balanced residential environments with access to employment opportunities, community facilities, and public facilities. (P 4 & 11)
5. To preserve the City’s historical and cultural heritage through preservation and innovative reuse of older structures. (P 3 & 5)

6. To assure availability of housing and facilities in the event of natural or human-induced disasters. (P 5 & 14)

B. POLICIES

1. The City shall review all new residential development to be consistent with the rural, uncrowded, rustic, unsophisticated, small, casual, open character of the community and shall blend stylistically with existing development.
2. Due to existing physical constraints, the City of Trinidad retains the existing emphasis on single-family dwelling units in residential designated areas. (I 1)
3. The City shall develop a program for notifying all residents of the availability of housing programs and funding. (I 1, 3, 8, & 12)
4. The City, in its review of development proposals, shall consider exceptions or revisions to City ordinances relating to zoning, density, services or other incentives based on the merits of the project to provide or improve living conditions of its residents, as feasible. (I 1 & 15)
5. The City shall pursue appropriate local, State, and Federal housing and economic development programs. (I 3 & 15)
6. The City shall not permit discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors. Safeguards will be instituted to ensure fair housing opportunities. (I 3, 13, & 14)
7. The City shall give the housing needs of the elderly and the handicapped high priority of consideration in future land use decisions. (I 3-6, 11, & 12)
8. The City shall encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments. (I 1, 3-7, 11, & 12)
9. The City shall continue to allow manufactured housing to be permitted on sites where single family dwellings would otherwise be allowed. (I 2)
10. The City shall encourage the use of private initiated and/or public-funded programs to provide housing for low-and moderate-income families. (I 3, 8-10)
11. The City shall encourage the County to allow a variety of housing types in the residential areas surrounding the City during the development of the current General Plan Update (I 3-5)
12. The City of Trinidad encourages the use of multi-family developments in Planned Development designations provided designations provided that the density does not exceed the physical limitations of the land. (I 4 & 5)

13. The City shall encourage the use of energy conservation measures and materials for all new residential development and rehabilitation. (I 3, 8-10)
14. The City shall promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include electrical wiring, foundation stability, potential for water damage, and septic tank failure. (I 3, 9, 11, 12).

C. IMPLEMENTATION TO REACH FIVE-YEAR GOALS (2013-2018)

New Construction

1. The City has developed an Accessory Dwelling Unit (ADU) Ordinance to allow second units where feasible and subject to certain restrictions allowed by State Law. The ADU Ordinance has been approved by the City Council and forwarded to the California Coastal Commission (CCC) for review and ultimate inclusion into the City's Local Coastal Program (LCP).

Responsibility: City Council, Planning Commission, & Planning Staff

Time Frame: Within the next year. Dependent on CCC review process.

2. The City considers the placement of manufactured housing as a potential alternative source of affordable housing and allows for it on remaining developable lots within the City.

Responsibility: City Council

Time Frame: Ongoing.

Special Needs

3. The City, through a local community newsletter or water billing, will continue to publicize available programs or resources regarding the following:
 - a. Subsidized Housing Programs
 - b. Shared Housing Opportunities
 - c. Available day care/nursery school programs
 - d. Permit process to become a licensed day care provider
 - e. Available adult day care program
 - f. Fair Housing Practices
 - g. Nearby Social Services
 - h. Housing Rehabilitation Programs, Weatherization Programs
 - i. Local Employment Opportunities

Responsibility: City Council & City Clerk

Time Frame: Ongoing

4. Opportunities for group quarters for targeted groups (single persons, female-headed households, disabled, seniors, etc.) should be researched and implemented if a need or interest is identified. If applicable and available, the City will assist interested applicants to apply for HCD’s Family Housing Demonstration Program (FHDP). (Does this program still exist – Check HCD website)

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: If an applicable program is identified and program funds are available, the City will assist an interested applicant to submit one application during the next five year period. (Funding available for this?)

5. Senior Group Housing opportunities should be pursued. The City will assist an interested applicant to submit at least one application to HCD, at time a Request for Proposal is distributed, for the Senior Citizen Shared Housing Program (SCSHP). (Does this program still exist – Check HCD website)

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: If an applicable program is identified and program funds are available, the City will assist an interested applicant to submit one application during the next five year period. (Funding available for this?)

6. The City will continue implementing the requirements of the American Disabilities Act (ADA).

Responsibility: City Council & City Building Inspector

Time Frame: Ongoing

7. The City will pursue (or provide assistance to individuals requesting) the development of limited care facilities for seniors and/or the disabled.

Responsibility: City Council, City Clerk, & Planning Staff working with Service Providers

Time Frame: If an applicable program is identified and program funds are available, the City will assist an interested applicant to submit one application during the next five year period. (Funding available for this?)

Energy Conservation

8. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking, and weather-stripping.

Responsibility: City Council, City Clerk, & City Building Inspector

Time Frame: Ongoing

9. Energy conservation information for existing housing will be disseminated by publicizing available energy audit and weatherization programs (Look up incentives or funding through RCAA, RCEA, etc.).

Responsibility: City Council & City Clerk

Time Frame: Ongoing

10. New Construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the City Building Department at the time of plan review or permit application (Other codes to mention like Green Building Code?).

Responsibility: City Building Inspector

Time Frame: Ongoing

Housing Rehabilitation

11. The City will request a local organization involved in housing rehabilitation (e.g. Redwood Community Action Agency (RCAA)) to survey the City of Trinidad's housing stock as an initial step for establishing a housing rehabilitation program for targeted income groups (City Staff/Community Members could do this as well).

Responsibility: City Council

Time Frame: Within two years after adoption of the Housing Element.

12. The City will apply (or support appropriate applications) to HCD and other applicable agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households. (Need to research ability for City residents to qualify for these programs without a HCD certified Housing Element)

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: If an applicable program is identified and program funds are available, the City will assist an interested applicant to submit one application during the next five year period. (Funding available for this?)

Equal Housing Opportunity

- 13. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.

Responsibility: City Council

Time Frame: Ongoing

- 14. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

Responsibility: City Council & City Clerk

Time Frame: Ongoing. A minimum of two notices will be posted each year at appropriate public places. (Has this ever been done?)

Economic Development

- 15. The City will continue to encourage the attraction of appropriate cottage or home-base industries including those related to commercial fishing/tourism to the area, to a reasonable extent, in efforts to bolster the City’s economy and increase employment opportunities.

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: Minimum annual meeting between the City Council and Business Community.

D. IMPLEMENTATION TABLES

The additional implementation tables contained in the 1997 Housing Element for housing rehabilitation, demolition, and conservation were based on assumptions only and not actual housing condition survey data. Until a housing conditions survey is completed in the City, these implementation tables would not be useful to include in this Housing Element Update.

Table 19 – Economic Development Goals (2013-2018)

1. Permit at least 1 licensed day care or nursery school operation where appropriate
2. Increase tourism revenues by promoting community events
3. Increase opportunities for development of cottage industries/home occupations
4. Permit appropriate and necessary ancillary services to the commercial fishing industry

VIII. ENERGY CONSERVATION

Energy costs are often immense household expenses, second only to rent or mortgage payments. Combined with energy costs, home insurance premiums and mortgage/rent payments can easily exceed 50% of a household's income.

Although Trinidad's proximity to the Pacific Ocean ensures its stable year-round temperatures, conditions are such that artificial heating systems are necessary in all residences. According to the 2007-2011 American Community Survey (ACS) 5-Year Estimates, the primary modes of space heating for housing units in Trinidad were propane, electricity, and wood stoves/fireplaces.

Use of wood stoves/fire places has decreased over the past decade in Trinidad, as it has in other parts of the County. Traditionally, local sources of firewood were relatively plentiful. The booming lumber industry assured the availability of cut mill ends, many of which were donated to local residents for free. Also in large supply were trees subject to individual harvest for firewood. Cutbacks in the timber industry and the enactment of strict regulations on timber harvest in recent decades have now caused the once-abundant supply of firewood to diminish. It is expected that the cost of locating and purchasing acceptable firewood will continue to heighten in the future. Even in light of the problems surrounding firewood availability, many households may find wood-burning economically beneficial due to its otherwise low energy costs.

All new construction in Trinidad meets California Title 24 Building Energy Standards. The rigorous and conservative Title 24 guidelines mandate housing that requires only a fraction of the energy needed to heat older homes. The City of Trinidad recognizes that careful design and construction are integral components of any successful energy-conservation program.

The Pacific Gas and Electric Company (PG&E), the local utility gas supplier, commonly offers financing programs to assist households with the implementation of residential energy conservation measures. Qualifying property-owners are eligible to receive cash rebates or no-interest loans for weatherization improvements to their homes. Such improvements might include weather-stripping, use of water heater insulation blankets, caulking, or installation of storm windows, low-flow showerheads, or automatic setback thermostats.

It is important to not that low-income households may have difficulty meeting the criteria for these programs. Common criteria include a mandatory high credit rating and the "up-front" purchase of weatherization materials with only partial, subsequent reimbursement.

The Redwood Coast Energy Authority (RCEA) offers energy audits for residences through funding from PG&E. Through this process RCEA conducts site visits, offers specific recommendations for conserving energy, and provides information about incentive programs to lower the cost for improvements. (Contact RCEA for additional info on energy conservation measures and current incentive programs)

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