

Filed: May 9, 2013
Staff: Trever Parker
Staff Report: June 7, 2013
Hearing Date: June 19, 2013
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2013-06

APPLICANT (S): Jack & Jan West

AGENT: Keith Stearns

PROJECT LOCATION: 470 Trinity Street

PROJECT DESCRIPTION: Design Review and Coastal Development Permit for: (1) 72 sq. ft. foyer addition to an existing 1-story, 3 bedroom, 2 bath 1,580 sq. ft., single-family residence and; (2) demolition and replacement of a 250 sq. ft. concrete slab with landscaping

ASSESSOR'S PARCEL NUMBER: 042-031-26

ZONING: PD – Planned Development

GENERAL PLAN DESIGNATION: PD – Planned Development

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per § 15301 of the CEQA Guidelines exempting alterations and additions to existing structures.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review 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 **X** ~~is~~ is not appealable to the Coastal Commission per the City's certified LCP and the requirements of Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The property is located on the west side of Trinity Street near the intersection of Trinity and Parker Streets. Access to the site is from Trinity Street. The site is bordered on the north, south and east by other parcels zoned PD (Planned Development), and UR (Urban Residential) parcels are located directly behind the parcel (west). Surrounding uses include single-family residences, mixed use parcels, an art gallery and a restaurant. The Trinidad Art Gallery borders the site on the south.

The approximately 6,600 s.f. property is developed with a 1,580 s.f., three-bedroom, two-bathroom single family residence with an attached 350 sq. ft. one-car garage. This project proposes to build a 72 sq. ft. foyer addition on the front (eastern side) of the house that faces Trinity Street. A 250 sq. ft. concrete slab, which currently acts as a southern extension to 2 off-street parking spaces / driveway area, will also be replaced with landscaping. The site is generally flat.

STAFF COMMENTS:

The project will increase the building's footprint, but not significantly. Replacing 250 sq ft. of concrete with landscaping will affect drainage, but again, not significantly, and infiltration will be improved. Minor grading and fill will occur. This project will not require street improvements. A building permit will be required for project construction if approved by the Planning Commission. Current policies of the Health Department do not require further review of this project since the septic system was constructed or repaired after 1985, the project will not encroach on the existing system or take up potential reserve area, and it is not adding a bedroom. Due to the minor nature of this project, no referrals were circulated. A standard condition of approval has also been included that any conditions of the Building Official must be met prior to building permit issuance and that any grading or drainage improvement requirements will be addressed during the building permit process.

ZONING ORDINANCE/GENERAL PLAN CONSISTENCY

The property where the project is located is zoned PD – Planned Development. The purpose of this Zone is to provide flexibility when considering what type of development should be permitted. These sites are suitable for one or more types of uses so long as the design of new development is particularly sensitive to the surrounding area. This zone allows for the development of personal services, professional offices and some limited commercial uses. All uses in this zone require a use permit and City Council approval. However, no new use or change in use is proposed. Because a new addition that alters the external profile of the structure is proposed, Zoning Ordinance §17.56.160 requires Design Review approval.

PD Zone Requirements

The primary use of the lot is for residential purposes. The minimum lot size allowed in the PD zone is 8,000 s.f. and maximum density is based on the type of development; for this

project it would be one dwelling unit per 8,000 s.f. (or up to one unit since the lot size is small). This project is proposed for an approximately 6,600 s.f. lot which is less than the minimum lot size, but is considered a legal buildable lot.

The addition consists of a 72 sq. ft. foyer added to the front of the 1,580 sq. ft. house. Additionally, a 250 s.f. concrete slab located southeast of the proposed addition site will be replaced with landscaping. Table 1 summarizes the project square footages. In addition to the building square footages, this lot is developed with a significant amount of concrete driveway area. Removal of approximately 250 sq. ft. of concrete will improve infiltration on the lot and reduce the amount of stormwater produced from the development.

TABLE 1 - AREAS

	EXISTING	PROPOSED
LOT AREA	6,600 s.f.	6,600 s.f.
FLOOR AREA		
Primary Residence	1,580 s.f.	1,652 s.f.
Total Residence	1,580 s.f.	1,652 s.f.
1-car Garage & Storage Sheds	486 s.f.	486 s.f.
FOOTPRINT (w/garage & storage)	2,066 s.f.	2,138 s.f.
FLOOR TO LOT AREA RATIO		
Total Residence	23.9%	25.0%
Total Footprint	31.3%	32.4%

According to the site plan, the floor area of the main residence, as defined by the Zoning Ordinance Sec. 17.08.310, after the addition, will be 1,652 s.f. Because the lot is fairly small, the floor-to-area ratio of the total residence would be 25%; this reaches the standard of a 25% maximum that the Planning Commission uses as a guideline.

Required yards in the PD Zone for a residential project are the same as for the UR (Urban Residential) zone (§17.36.050): front – 20 ft.; rear – 15 ft.; and side – 5 ft. As shown on the site plan, the 23’ 6” setback of the foyer addition meets the front setback requirements. Section 17.56.110 allows eaves and overhangs to extend 2.5’ into side yards and 4’ into front, street-side and rear yards; the proposed 2’ overhangs on the foyer meet these requirements. Other setbacks will not be changed.

The maximum height allowed in the UR zone, by Zoning Ordinance § 17.36.06 (average ground level elevation covered by the structure to the highest point of the roof), is 25 feet, except that the Commission may require a lesser height in order to protect views. At 11 ft in height from the average ground elevation, the proposed foyer addition complies with the PD zone’s maximum building height, and is consistent with the existing residence. This foyer height was determined as measured from the average native ground elevation.

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. Because of the location of the addition, within the existing profile of the structure, and the fact that it is small, there is minimal potential for view impacts.

The Zoning Ordinance (§ 17.56.180) requires 2 off-street parking spaces other than any garage spaces for single-family dwellings. There are two paved parking spaces in front of the house (east) as shown on the plot plan. In addition to one enclosed garage space, there is another in front of the garage and room for another car in the driveway by the northeast corner of the house, for a total of four parking spaces in addition to the garage.

Because the project consists of a small addition within or adjacent to the existing profile and foundation, grading will be minimal, mostly consisting of moving foreign landscape rocks and existing fill. This site is already connected to services and utilities and these will not change. Exterior materials and colors are proposed to match existing materials and colors.

SLOPE STABILITY:

The site plan indicates that the site is level. The property itself is located outside of any areas designated as unstable or questionable stability based on Plate 3 of the Trinidad General Plan and is outside of any fault zone.

SEWAGE DISPOSAL:

The proposed foyer will not impact septic system use and the septic system and leachfield is located on the opposite side of the house (west) from the proposed addition.

LANDSCAPING AND FENCING:

A 250 s.f. concrete slab located southeast of the proposed addition site will be replaced with landscaping. This slab is a current southern extension of the 2-space parking area / driveway in front of the house. The project still more than meets the minimum parking requirements. The specific landscape plan was not included, but there are no zoning ordinance standards regulating landscaping for this project. Staff recommends, but does not mandate, implementing native landscaping that does not require a lot of irrigation. A rain garden or other LID type of installation may also be appropriate in this location.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project will be altering the external profile of the structures, Design Review and View Protection approval is required in accordance with §17.60.030. Recommended Design Review / View Preservation Findings are written in a manner to allow approval without endorsing the project. However, if public hearing information is submitted or public

comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

Design Review 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 site is flat where the structure is located and proposed grading will be minimal. The applicants are also proposing to demolish a 250 sq. ft. concrete slab and replace it with landscaping. Alteration of drainage patterns from the reduction of impermeable pavement, will be a small improvement.
- 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 within or adjacent to any open space areas, and colors and textures are proposed to match the existing ones.
- 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 proposed addition is consistent with existing and surrounding residential development. Exterior materials and colors have been designed to be consistent with the existing residence.
- 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: Landscaping is currently proposed, but not required. The proposed area is small—only 250 sq. ft.—and the impact will be an improvement, but not a significant change. Plant materials have not been specified at this point, but staff recommends that attractive, native vegetation be used to replace the concrete slab.
- 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 on-premise signs are associated with this 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: The project will not alter existing service and utility connections; the residence is already connected to utilities.
- 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 associated with this 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:*
- 1. 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.*
 - 2. Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.*

Response: The proposed addition will result in a residence of that is less than the 2,000 s.f. guideline. The Planning Commission also uses a 25% maximum floor-to-area ratio for different sized lots based on a 2,000 sq. ft. house on an 8,000 sq. ft. lot. The proposed project will increase the floor-to-area ration from 23.9% to 25.0%, which is still within the guideline. In addition, 250 sq. ft. of impervious surface will be removed.

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: The project is not visible from a beach or public trail.
- 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 proposed project, because of its size and location, does not have potential to block public views.
- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block views identified in subdivision 2 of this subsection. Regardless of the height or floor area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility; and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction.* Response: The proposed project, because of its size and location, has minimal potential to affect private views.
- D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if*

such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected. Response: There was no residence that was destroyed by fire associated with this project.

- 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 proposed project is not within 100 feet of the Trinidad Cemetery, Holy Trinity Church, the Memorial Lighthouse or Tsurai Study Area.

STAFF RECOMENDATION

Based on the above analysis, the proposed project can be found to meet the requirements of the Trinidad Local Coastal Program. 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 conditioned below:

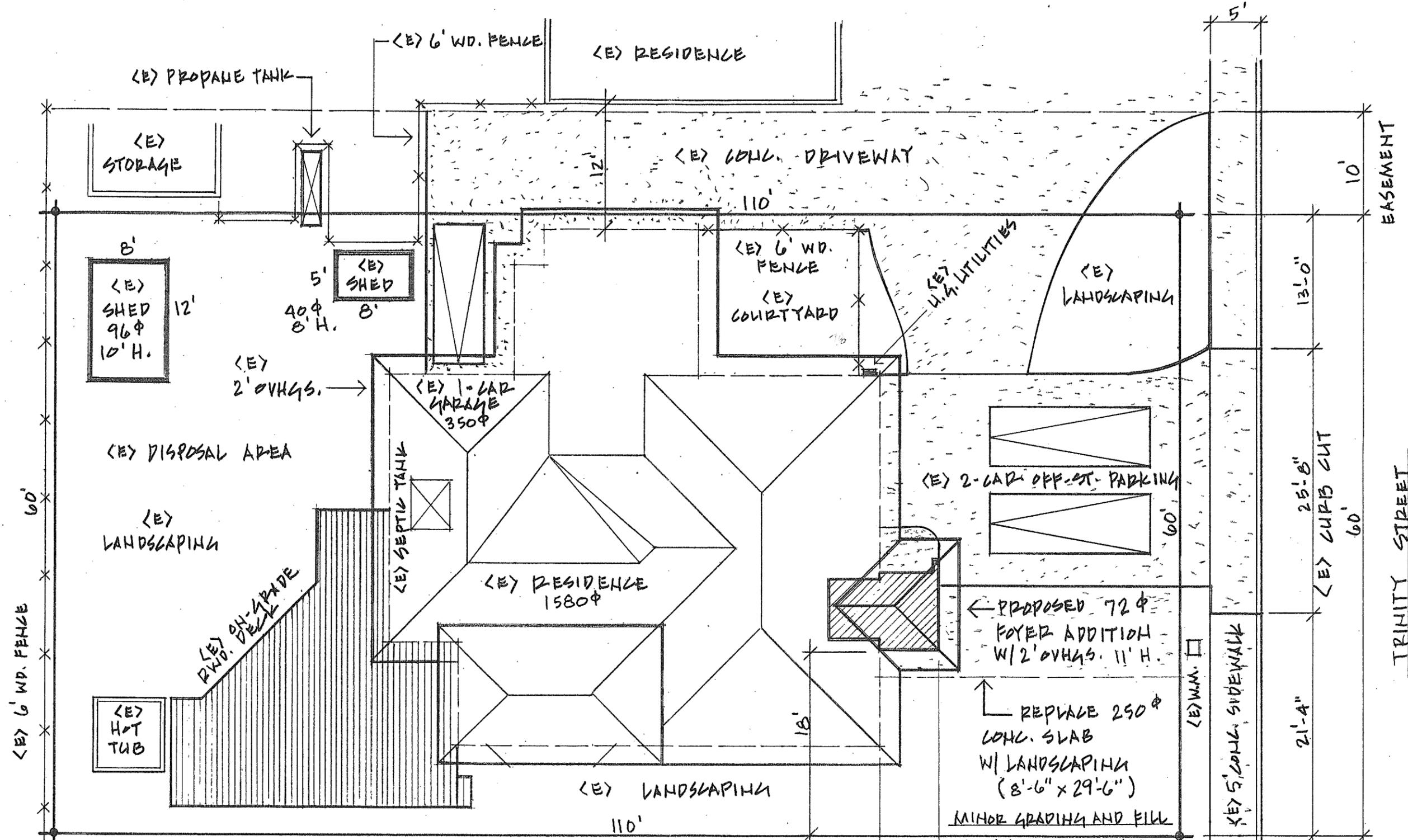
PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

- A. Alter the proposed conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: City Clerk to place receipt in conditions compliance folder prior to building permits being issued.*
2. Based on the findings that community values may change in a year's time, design review approval is for a one-year period starting at the effective date and expiring thereafter unless an extension is requested from the Planning Commission prior to that time. *Responsibility: City Clerk to verify prior to building permits being issued.*
3. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal. Grading and drainage will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*
4. It is recommended, but not required, that the applicant utilize native vegetation to the extent possible in the new landscaping. In addition, the applicant should consider a rain garden or other type of LID installation in the area where the concrete slab is removed and directing roof downspouts into the LID.



PROJECT: PROPOSED 1-STORY, 72" FOYER ADDITION TO AN EXISTING 1-STORY, 3 BDRM., 2 BATH SINGLE-FAMILY RESIDENCE (1580^{sq}) W/ ATTACHED 1-CAR GARAGE. (350^{sq})
 ALSO REPLACE 250" CONG. SLAB W/ LANDSCAPING.
 BLDG. SITE IS LEVEL.

OWNER AND PROJECT ADDRESS: JAN AND JACK WEST
 P.O. BOX 30 TRINIDAD, CA. 677-3655
 470 TRINITY ST, TRINIDAD, CA. 95570

MATCH (E) ASPH. ROOFING, SIDING, TRIM, AND COLORS.

← PROPOSED 72" FOYER ADDITION W/ 2' OVHGS. 11' H.
 ↗ REPLACE 250" CONG. SLAB W/ LANDSCAPING (8'-6" x 29'-6")
 MINOR GRADING AND FILL
 USE (E) DRAINAGE SYSTEM

6'-0"
 23'-6"
 20' MIN. SETBACK
 29'-6"

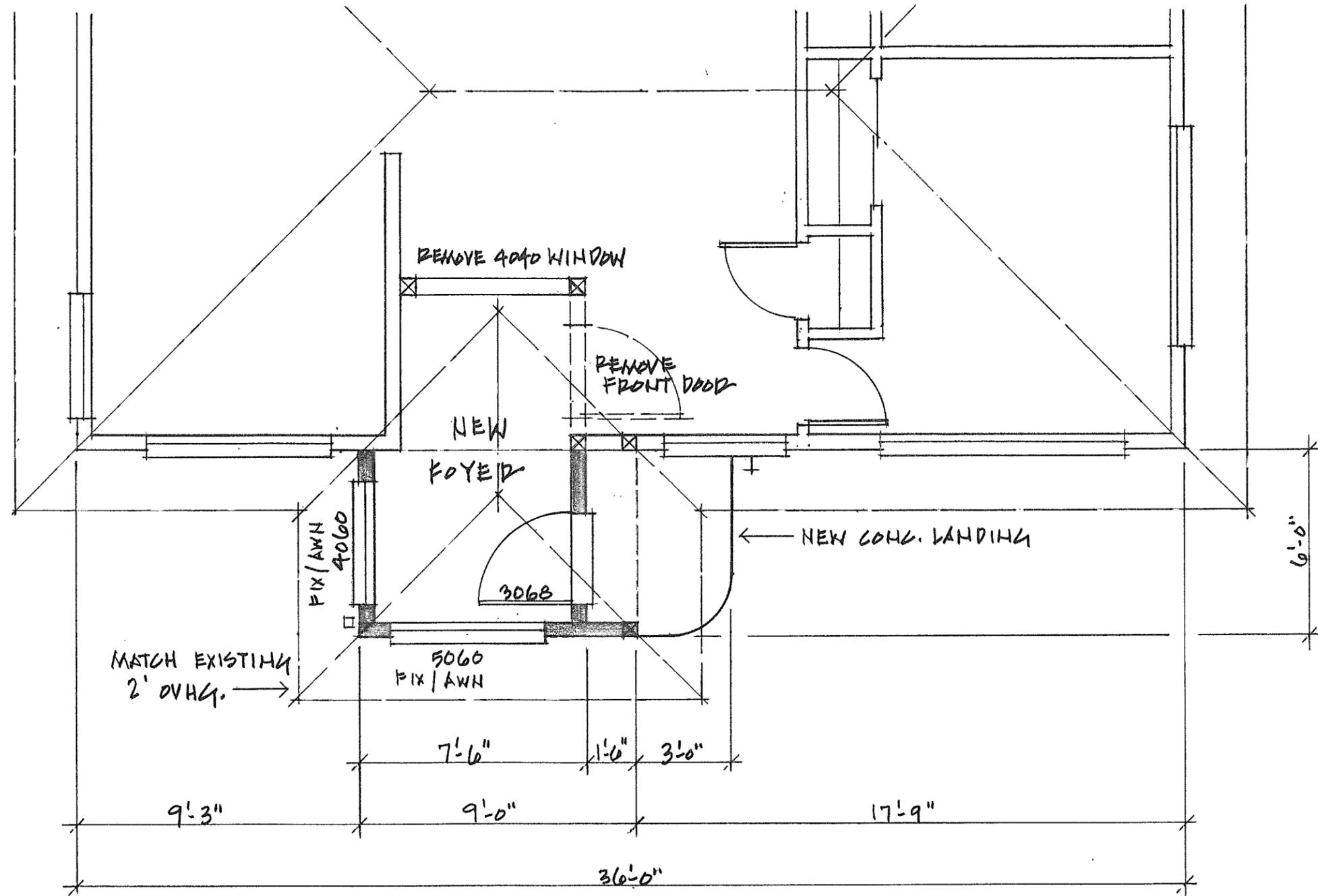
PLOT PLAN
 1" = 10'
 A.P.N. 42-031-26

APPLICANT/AGENT: KETH M. STEARNS
 1085 I ST, SUITE 210
 ARCAT, CA. 95521 599-8422

LOT: 60' x 110' = 6600 SQFT.

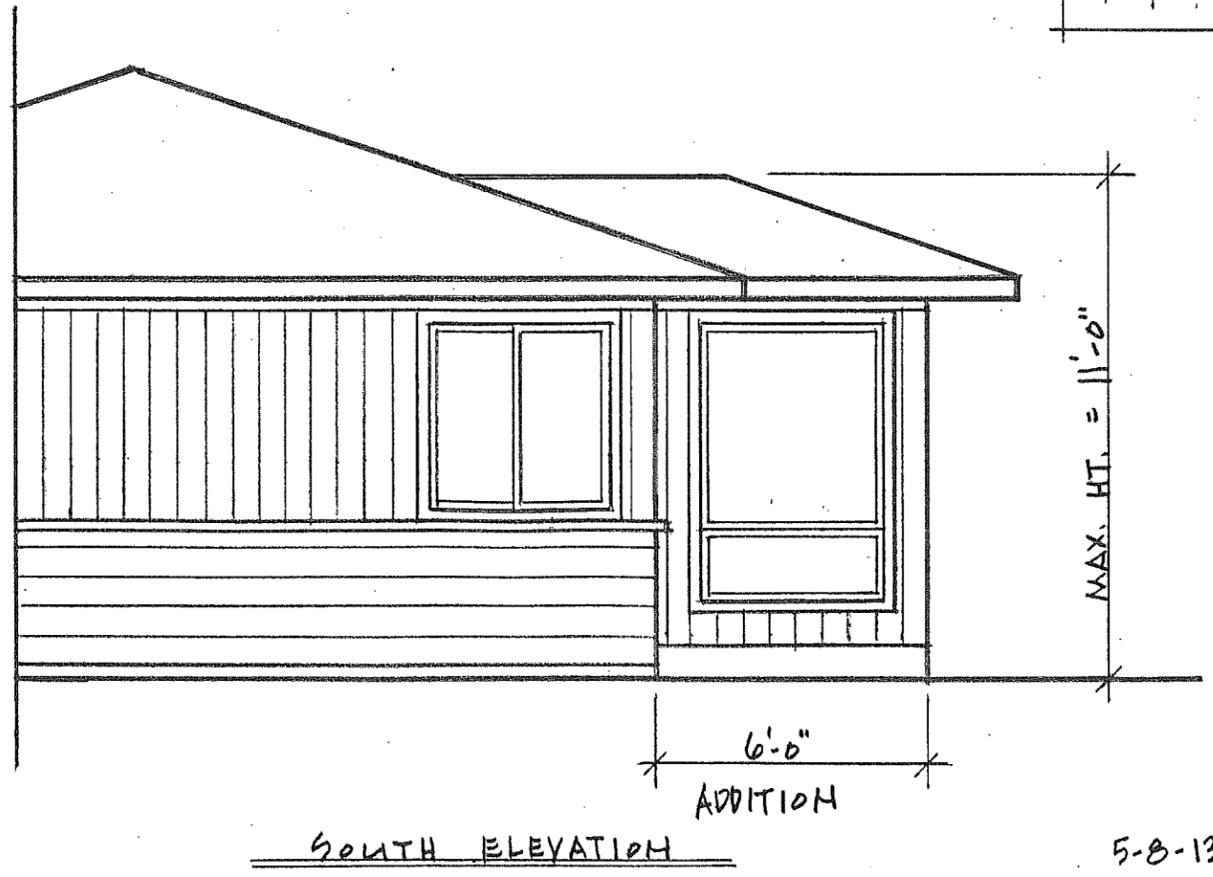
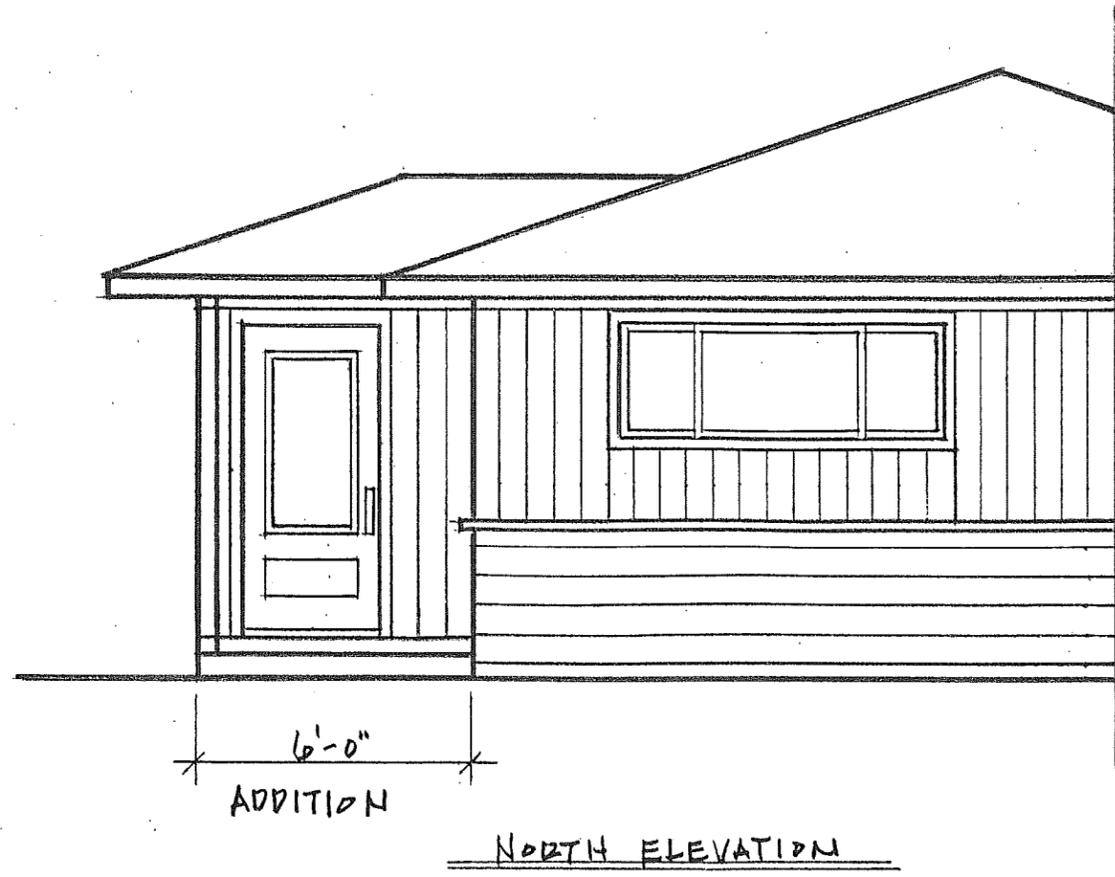
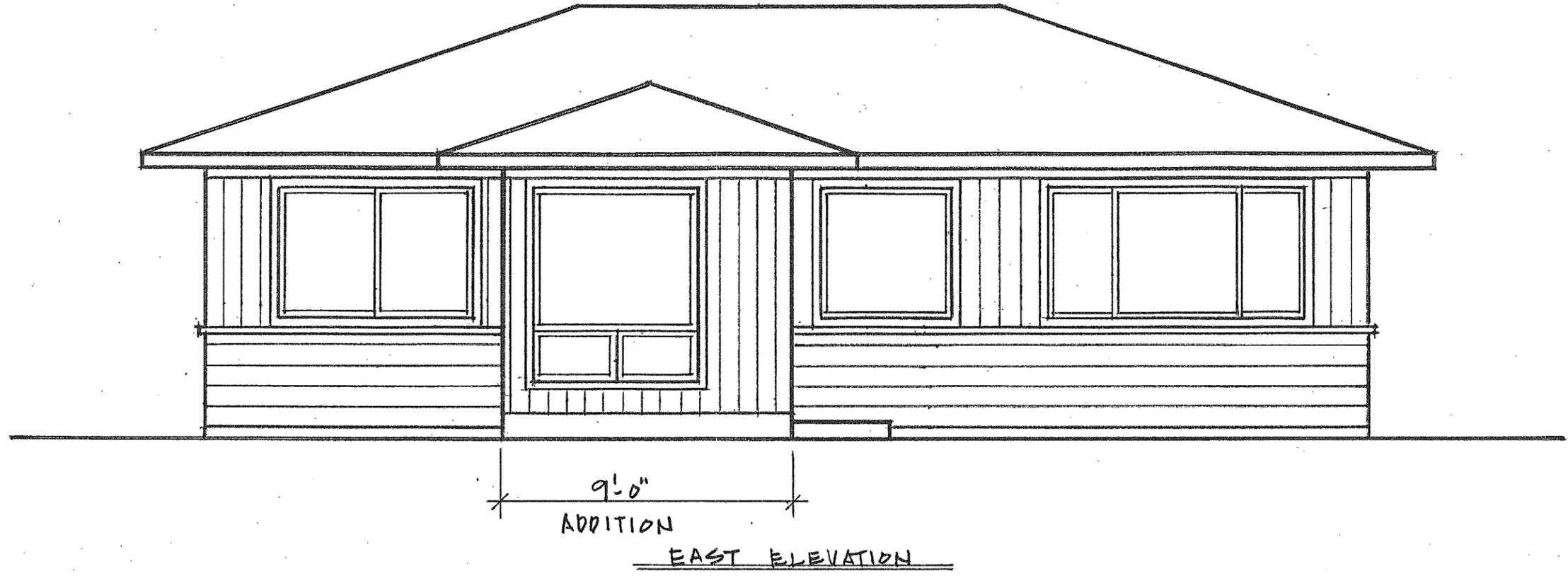
RECEIVED MAY 08 2013

5-8-13



FLOOR PLAN
 1/4" = 1'
A.P.N. 42-031-26

PROJECT: ADDITION TO RESIDENCE
 OWNER: JAH AND JACK WEST
 470 TRINITY ST.
 TRINIDAD, CA. 95570
 DESIGNER: KEITH M. STEADHIS



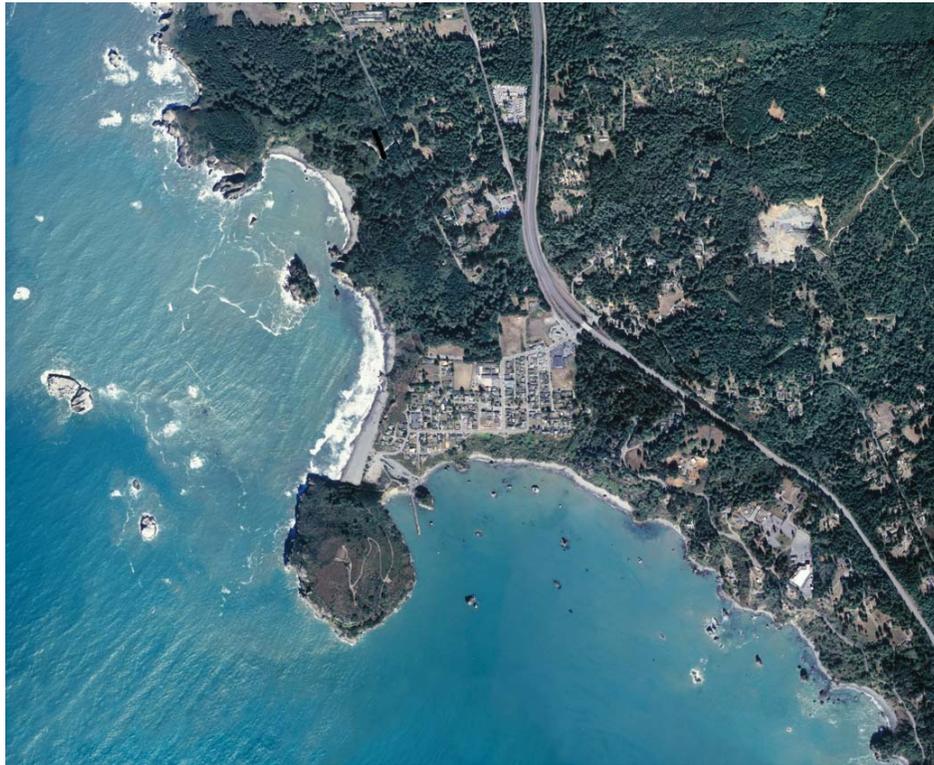
PROJECT: ADDITION TO RESIDENCE
 OWNER: JAN AND JACK WEST
 470 TRINITY ST.
 TRINIDAD, CA. 95570
 DESIGNER: KEITH M. STEARNS

1/4" = 1'
A.P.N. 42-031-26

CITY OF TRINIDAD

Housing Element Update DRAFT

January 2013



As Adopted , 201 by the City Council

TABLE OF CONTENTS

I. INTRODUCTION	1
A. Overview	1
B. Document Contents	1
C. Statutory Authority for the Housing Element	2
D. Consistency with the General Plan	2
E. Public Participation	2
II. DEMOGRAPHIC INFORMATION	3
A. 2010 Census Summary	3
B. Population Characteristics	6
1. Growth Trends	6
a. Population Trends	6
b. Age of Population	7
c. Employment Trends	8
2. Ethnic Population	10
3. Group Quarters/Shared Housing	10
C. Households Characteristics/Housing Needs Summary	11
1. Number and Size of Households	11
2. Income Characteristics	12
3. Regional Housing Responsibility	12
D. Households Needs Summary/Special Households	12
1. Low Income Households	12
2. Elderly	13
3. Female-Headed Households	14
4. Disabled	14
5. Large Families	15
6. Overcrowding	15
7. Students	16
8. Farm Workers	17
9. Housing for Homeless Persons	17
III. HOUSING MARKET INFORMATION	18
A. Housing Stock	18
B. Housing Condition	20
C. Affordability	22
D. Land Availability	25
IV. CONSTRAINTS	27
A. Development Constraints	27
1. Market Constraints	27
2. Circulation Infrastructure	28
3. Service Infrastructure	28
4. Seismic/Slope Conditions	29

5. Construction	29
B. Governmental Constraints	30
1. Regulation Regarding Physical Limitations	31
a. Service Infrastructure	31
b. Seismic/Slope Conditions	31
2. Fiscal Restraints	32
V. ANALYSIS OF PREVIOUS HOUSING ELEMENT AND RECOMMENDATIONS FOR REVISIONS	35
A. Review of Existing Housing Related Policies	35
1. State Objectives	35
2. Existing City Housing Policies	35
B. Effectiveness	38
VI. HOUSING NEEDS SUMMARY	40
A. General	40
B. Special Needs	40
VII. GOALS, POLICIES, AND IMPLEMENTATION 2012-2017	42
A. Goals	42
B. Policies	43
C. Implementation to Reach Five-Year Goals (2013-2018)	44
D. Implementation Tables	47
VIII. ENERGY CONSERVATION	48
REFERENCES (Need to assemble)	49
APPENDICES (Need to assemble)	50
Appendix A – Maps, Designations, & Zoning	
Appendix B – Fee Schedule	
Appendix C – Site Improvements	
Appendix D – Minor & Major Subdivisions	
Appendix E – Design Guidelines	

GRAPHS, TABLES, & FIGURES

GRAPHS

(Section II – Demographic Information)

Graph 1 – Population Growth	6
Graph 2 – Age Structure 2010	8
Graph 3 – Humboldt County – Civilian Labor Force 1990-2011	9
Graph 4 – Humboldt County – Unemployment Rate 1990-2011	9

TABLES

(Section II – Demographic Information)

Table 1 – Population Characteristics	7
Table 2 – Ethnic Population Characteristics	10
Table 3 – Total Households & Housing Units	11
Table 4 – Household Size	11
Table 5 – RHNA Allocation by Income Group	12
Table 6 – Income Ranges for Lower Income Defined Households	13
Table 7 – Female-Headed Households	14
Table 8 – Rental Unit Size vs. Renter Household Size	16
Table 9 – Housing Unit Type	19
Table 10 – Bedrooms per Housing Unit	19
(Section III – Housing Market Information)	
Table 11 – Vacancy Status	19
Table 12 – Housing Age	20

Table 13 – Median Value of Housing Units	22
Table 14 – Median Contract Rent	23
Table 15 – Contract Rents	23
Table 16 – Inventory of Land Available for Residential Development	26
(Section IV - Constraints)	
Table 17 – Development Standards from the City of Trinidad Zoning Ordinance	34
(Section VI – Analysis of Previous Housing Program and Recommendations for Revisions)	
Table 18 - RHNA Allocation by Income Group 1994-2001	38
(Section VII – Goals, Policies, & Implementation 2012-2017)	
Table 19 – Economic Development Goals 2013-2018	47
FIGURES	
(Section I – Introduction)	
Figure 1 – Regional Map (Need)	3
(Section III – Housing Market Information)	
Figure 2 – Undeveloped Properties Zoned for Residential Development (Need)	27

A. INTRODUCTION

1. Overview

Purpose

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.

State Requirements

Government Code Section 65302 requires that a local government's General Plan identify and analyze existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Updated every five years, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Government Code §65580 through §65590 of the State Planning Law also require the Housing Element to include:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include 1) an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households. These existing and projected needs shall include the locality's share of the regional housing need;
- (b) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
- (c) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites;
- (d) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;

- (e) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
- (f) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;
- (g) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter;
- (h) An analysis of opportunities for energy conservation with respect to residential development;
- (i) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use; and
- (j) Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, and economic status.

Housing Element Update

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.

2. Document Contents & Organization

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 and conservation in Trinidad and discusses measures & incentives for promoting energy conservation.

3. 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.

4. 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], 201[REDACTED]. 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.

B. 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:

1. General

- a. Facilitate the ability of limited-income households to improve the condition of their living quarters through financial and technical assistance, as feasible.
- b. 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.
- c. Provide opportunities for construction of affordable housing on developable vacant lots.
- d. Encourage the utilization of available subsidy programs such as HUD Section 8 and FmHA construction/rehabilitation programs by qualified City residents.

2. Special Needs

- a. 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.
- b. Encourage adequate supply of local day care/nursery school programs.
- c. Encourage shared housing opportunities, particularly for seniors, female-headed households, and the disabled.
- d. 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.
- e. Further investigate the feasibility of establishing a limited care facility in Trinidad to assist local seniors and the disabled.
- f. 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.
- g. 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.

C. 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.

1. 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)

2. Policies

1. Review all new residential development to be consistent with the rural, uncrowded, rustic, unsophisticated, small, casual, open character of the community and to blend stylistically with existing development.
2. Due to existing physical constraints, retains the existing emphasis on single-family dwelling units in residential designated areas. (I 1)
3. Develop a program for notifying all residents of the availability of housing programs and funding. (I 1, 3, 8, & 12)
4. In reviewing development proposals, 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 residents. (I 1 & 15)
5. Pursue appropriate local, State, and Federal housing and economic development programs. (I 3 & 15)
6. Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors is not permitted. Institute safeguards will to ensure fair housing opportunities. (I 3, 13, & 14)
7. 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. Encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments. (I 1, 3-7, 11, & 12)
9. Continue to allow manufactured housing to be permitted on sites where single family dwellings would otherwise be allowed. (I 2)
10. 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. 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. Encourage the use of multi-family developments in Planned Development designations provided that the density does not exceed the physical limitations of the land. (I 4 & 5)
13. Encourage the use of energy conservation measures and materials for all new residential development and rehabilitation. (I 3, 8-10)
14. 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).

3. Implementation to Reach Five-Year Goals (2013-2018)

New Construction

- a. The City has developed an Accessory Dwelling Unit (ADU) Ordinance to allow second units where feasible, 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.

- b. The City considers the placement of manufactured housing as a potential alternative source of affordable housing and current zoning regulations allow for it on remaining developable residential lots within the City.

Responsibility: City Council, Planning Commission

Time Frame: Ongoing.

Special Needs

- c. As relevant information becomes available, publicize available programs or resources regarding the following topics through a local community newsletter or water billing:
 - i. Subsidized Housing Programs
 - ii. Shared Housing Opportunities
 - iii. Available day care/nursery school programs
 - iv. Permit process to become a licensed day care provider
 - v. Available adult day care program
 - vi. Fair Housing Practices

- vii. Nearby Social Services
- viii. Housing Rehabilitation Programs, Weatherization Programs
- ix. Local Employment Opportunities

Responsibility: City Council & City Clerk

Time Frame: Ongoing

- d. If a need or interest is identified, research and implement opportunities for group quarters for targeted groups (single persons, female-headed households, disabled, seniors, etc.). If applicable and available, assist interested applicants to apply for HCD's Family Housing Demonstration Program (FHDP).

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: If an applicable program is identified and program funds are available, assist **at least** one interested applicant to submit an application during the next five year period.

- e. Pursue Senior Group Housing opportunities. If the City is eligible, consider submitting an application / proposal to HCD for the CalHome Program.

Responsibility: City Council, City Clerk, & Planning Staff

Time Frame: If an applicable program is identified and program funds are available, assist **at least** one interested applicant to submit an application during the next five year period.

- f. Continue implementing the requirements of the American Disabilities Act (ADA).

Responsibility: City Council & City Building Inspector

Time Frame: Ongoing

- g. 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, assist **at least** one interested applicant to submit an application during the next five year period.

Energy Conservation (*needs more emphasis*)

- h. Encourage rehabilitated units 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. Disseminate energy conservation information for existing housing 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

- h. 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

- i. Consider requesting 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 of Community Members could complete this task as well.

Responsibility: City Council

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

- j. Apply for, or support appropriate applications to HCD and other applicable agencies for funds to provide grants and / or 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, assist at least one interested applicant to submit an application during the next five year period.

Equal Housing Opportunity

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

Responsibility: City Council

Time Frame: Ongoing

- I. 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. Post **a minimum** of two notices informing residents regarding fair housing complaints each year at appropriate public places.

Economic Development

- m. 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: At **a minimum**, hold an annual meeting between the City Council and Business Community.

4. 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

D. DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS

A note on the data: Most of the data required for this housing element previously could be found in the most recent Census data. However, many of the applications using the Census data needed more up-to-date information. Therefore, supplemental statistics for intervening years were estimated in a dataset known as the “American Community Survey” (ACS). These ACS statistics, estimated in 5-year increments, are estimates only and are not nearly as accurate as the Census data, especially for a small community like Trinidad. Unfortunately, for the 2010 Census, much of the long-form data was not used, and the Census is only providing population and demographic data. Employment, income and other data can now only be retrieved through the ACS. Efforts are being made to increase the accuracy of these estimates in the future, but for now the data is quite questionable, with margins of error commonly greater than 50 percentage points, up to 100 percentage points for Trinidad. Therefore, this data must be used with caution and common sense. Each set of data below includes the source of the information.

A good example of the problems with this data can be seen in the following statistics for household heating fuel. According to the most recent ACS data (2007-2011), 12 homes in Trinidad utilize natural gas for their heating fuel. Because there are no natural gas lines serving the City, that number should realistically be 0.

House heating fuel (2007-2011 ACS):

- Utility (Natural) Gas – 12
- Tank / Propane Gas – 42
- Electricity – 41
- Fuel oil, kerosene, etc. – 3
- Coal – 0
- Wood – 36
- Solar energy – 2
- Other fuel – 13
- No fuel – 0

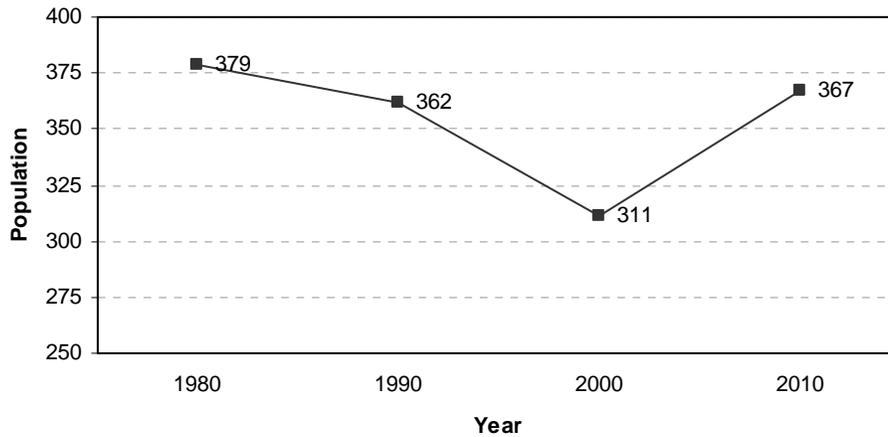
1. Population Characteristics

Growth & Population Trends

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



Age Distribution

CENSUS 2010

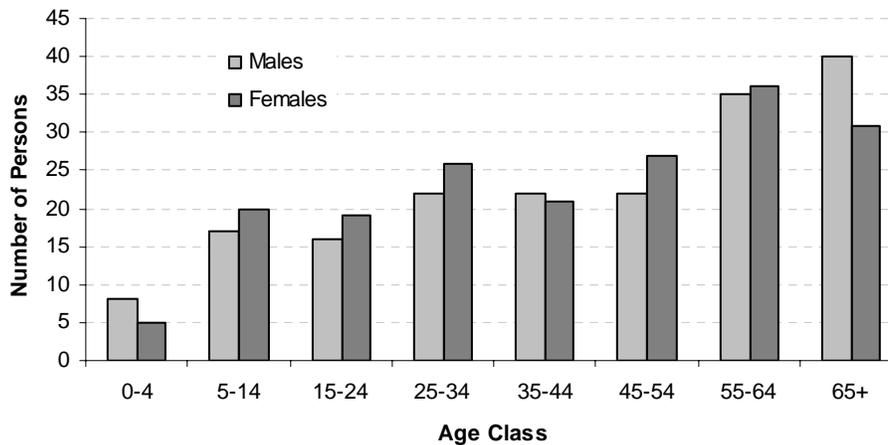
Persons less than 18 years old – 60

Persons 18-64 – 235

Persons 65 years and older – 71

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. 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).

Graph 2. Age Structure 2010 - 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. 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 (see section #). Local services such as a pharmacy are also needed in the City for this age group.

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. The recent increase in population seems to be due to the fact that 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.

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, and has caused a transition from a mostly retirement community to a more mixed community with young families.

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.

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).

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

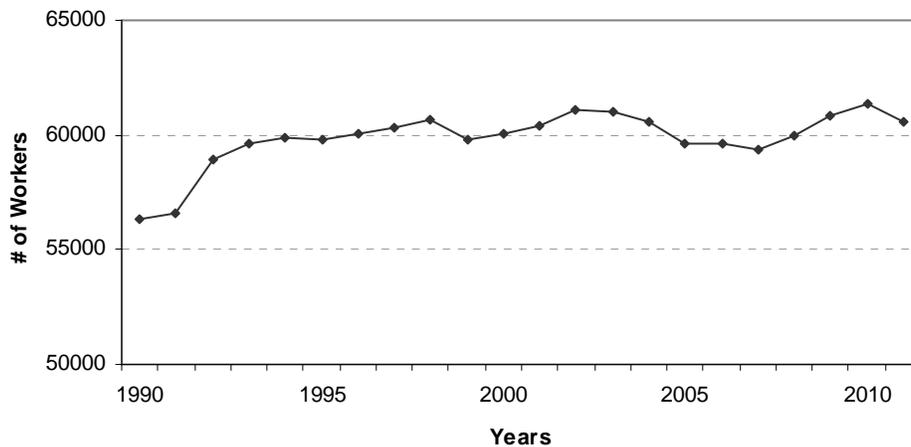
Number of workers traveling:

Less than 10 minutes – 28.1%

More than 30 minutes – 12.4%

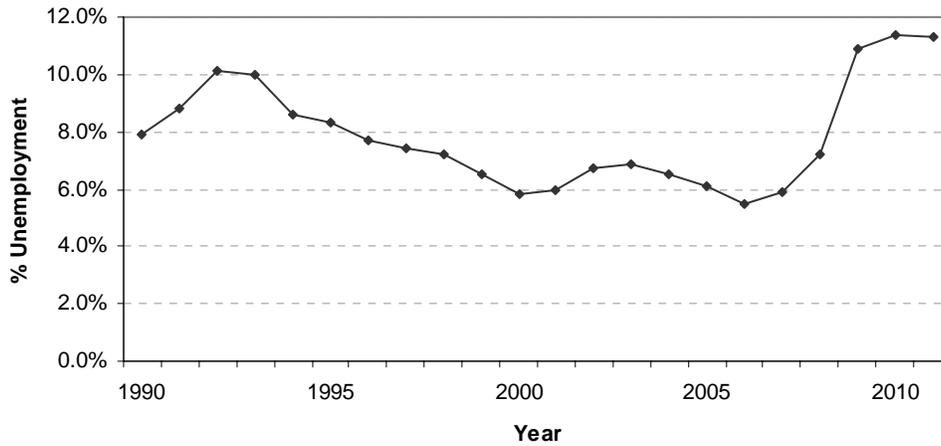
According to the 2000 Census and the 2007-2011 ACS, from 2000-2011 the labor force in the City of Trinidad grew by 14.4% (181 to 207). During this time Trinidad residents were employed in two main industry categories: 1) educational, health, & social services and 2) arts, entertainment, recreation, accommodation, & food services. 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. The EDD data is not available for Trinidad, but Humboldt County would be expected to have similar trends.

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 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



Ethnic Population

The total ethnic minority 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 non-white ethnic group is Native American, which is reflective of the relatively large Native American population in Humboldt County. The second largest group is Hispanic or Latino at 3.0% of the total population. The ethnic minority population in Trinidad has increased by 55.5% since the 2000 Census with Native American and Hispanic or Latino ethnicities showing the largest increases. A decade ago, the entire ethnic minority population made up only 5.1% of the total population. Interestingly, there has been a 60% decrease in the number of blacks or African Americans in Trinidad.

Table 2 – Race Population Characteristics

	2000 Census		2010 Census			
	Trinidad		Trinidad	County	State	
RACE	No.	%	No.	%	%	%
White (non-hispanic)	288	92.6	324	88.3	77.2	40.1
Black or African American	5	1.6	2	0.5	1.0	5.8
American Indian & Alaska Native	1	0.3	14	3.8	5.2	0.4
Asian	2	0.6	2	0.5	2.1	12.8
Native Hawaiian & Other Pacific Islander	1	0.3	1	0.3	0.2	0.3
Hispanic or Latino	7	2.3	11	3.0	9.8	37.6
Other race	1	0.3	0	0	0.3	0.2
Two or More Races	6	1.9	13	3.5	4.1	2.6

E. HOUSING AND HOUSEHOLD CHARACTERISTICS

The Census defines a household as one or more individuals living together, with common housekeeping arrangements, in the same living quarters. The Census divides households into two categories, depending on their composition. Family households consist of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals.

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. **Table 3** shows the number of housing units and the size and number of households in Trinidad according to the three most recent Censuses.

Number and Size of Households

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)

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 3 – Total Households and Housing Units

US CENSUS	1990	2000	2010
Total Population	362	311	367
No. of Housing Units	200	225	252
No. of Households*	170	168	187
Ave. Household Size	2.13	1.85	1.96
Family Households	101	73	88
Ave. Family Size		2.51	2.64
Non-family Households		95	99
Persons Living Alone			73
65 & Older Living Alone			28

* Corresponds to non-vacant housing units.

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. According to the Census data, 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. However, a review of the actual number of permits that have been issued shows that this data is significantly higher than reality, and so should be viewed accordingly.

Table 4 – Household Size and Percentage of Households (Census)

	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.

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).

Income Characteristics

Household income characteristics are a vital element in analyzing affordability of housing. The 2007-2011 American Community Survey (ACS) 5-Year Estimates indicate that the number / percent of households with some type of income has increased since the 2000 Census, including an increase in public assistance (**Table #**). Note that these numbers, other than the 'any earnings' row, do not include employment income.

Table # - Households with earnings

Income / Source	2000 Census	2007-2011 ACS
Any Earnings	81.8%	91.3%
Retirement Income	43.2%	23.5%
Social Security	27.3%	25.5%
Supplemental Security	4.3%	1.3%
Cash Public Assistance	0%	1.3%
Food Stamps / SNAP Benefits	0%	2.7%

EMPLOYMENT (2007-2011 ACS)

Total workers (age 16+) – 266 (72.5%)

Total not in labor force – 60 (22.2%)

Number that work at home – 18.6%

Self-employed – 25.8%

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. These numbers are based on income levels (see next section below). The regional housing need is then 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 for Trinidad 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.

F. HOUSEHOLDS CHARACTERISTICS

Low Income Households

Income levels affect the cost, style, and type of housing (e.g., detached single family vs. apartment or manufactured home) needed to meet demand. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or individual falls below the relevant poverty threshold, then the family or individual is classified as being "below the poverty level."

Median annual income (2000 CENSUS)

Families - \$50,357

Households - \$40,000

Median annual income (2007-2011 ACS)

Families - \$75,000

Households - \$63,438

Persons below poverty level (2007-2011 ACS - Last 12 Months)

All individuals - 25

Between 0-18 years - 0

18-64 - 25

64+ - 0

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

All families - 0

With children under 18 - 0

Female headed households with children under 18 - 0

On the other hand, the Dept. of Housing and Urban Development defines households based on income levels in comparison to the Area Median Income (AMI), which is what the regional housing needs allocation numbers above are based on. These income levels do not correspond exactly to ACS income categories. Each level is defined as follows:

- Extremely low income = 0% - 30% of the AMI
- Very low income = 31% - 50% of the AMI
- Low income = 51% - 80% of the AMI
- Moderate = 81% - 120% of the AMI
- Above Moderate income = 120%+ of the AMI

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. 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 6** 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% AMI)	\$20,188-\$32,300
Very Low Income (30-50% AMI)	\$12,113-\$20,188
Extremely Low Income (<30% AMI)	Less than \$12,113

Number of very low income & low income:

Families (2007-2011 ACS)

\$10,000 - \$14,999 – 1

\$15,000 - \$24,999 – 5

\$25,000 - \$34,999 – 2

Households (2007-2011 ACS)

Less than \$10,000 – 0

\$10,000 - \$14,999 – 11

\$15,000 - \$24,999 – 15

\$25,000 - \$34,999 – 11

Non lower income households by income group (2007-2011 ACS):

\$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

Owner occupied housing units paying... (2007-2011 ACS - Last 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%

The City of Trinidad median household income has risen 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 ACS 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, at least partially because housing prices in the City have historically been higher relative to the rest of Humboldt County (see [section #](#) for additional information on housing prices and affordability). Due to the unique coastal headland location, scenic beauty and recreational opportunities 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.

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. In total, 30.5% of households (57) in the City were shown to have a person over age 65, and 15% of households were headed by a householder living alone over the age of 65.

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 householders living alone	31	18.5	30	16
Female householders with children under 18 years	5	3	14	7.5
Female householders over 65 years old			12	6.4
Other female-headed households			7	3.7
TOTAL female-headed households			51	27.3

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 enforces building code requirements 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. 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, muscular/skeletal (39%), 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 have proposed to address this state requirement).

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

Total – 68 (21.9% of the population)

Male – 40

Female – 28

Between 16 and 64 years of age (working age) – 31

65 years and older – 37

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.

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, but has become a slightly 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%) still contain 2-3 persons.

Overcrowding

Overcrowded housing is defined by the Census as an average of more than one (1) person per room in a housing unit (excluding bathrooms, 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 the total) 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 the total) in the City had 1.01 to 1.50 occupants per room, and were both owner occupied (0 housing units had more than 1.5 occupants per room). 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, and is not overcrowded. However, surprisingly, the average household size of renter-occupied units is substantially lower, at 1.54 people, than the household size of owner-occupied units, at 2.27 people. **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 (2007-2011 ACS)

Rental Unit Size		Renter Household Size	
# of Bedrooms	# of Units	Persons per Household	# of Households

0	2	1	45
1	37	2	25
2	22	3	1
3	10	4	1
4	1	5	0
5	0		
TOTAL	72	(57 renters total)	72

The data in Table 8 indicates that the vast majority of renters live in one- or two- person households. This would indicate that the City could use some additional 0-2 bedroom rentals. However, some of these 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.

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 most of the City's student population is 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.

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.

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 exposed coastal location resulting in harsh winter weather conditions and even very windy or foggy summer days, the remote location, small populations, 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 an as-needed 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 would consider entering into a multi-jurisdictional agreement with the surrounding cities and unincorporated communities in the County if this option were available.

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 for all wastewater disposal. Density of development in the City of Trinidad is limited by the lack of a municipal sewer system and the area to accommodate on-site wastewater treatment systems (OWTS).

The 1976 Environmental Impact Report (EIR) to the City's General Plan concluded that 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 provide historic insight into the nature of local values and the preference for single-family homes. However, a small number of apartments, second units and mobile homes have been developed in Trinidad since the 1976 EIR. In addition, the two RV Parks in town contain a fair number of permanent residents. 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): "*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

This section discusses the types, size and occupancy of housing found in Trinidad. One thing to keep in mind when reviewing this data is that 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. Normally the Census data is much more reliable than the ACS data, but the fact that the Census data shows that 27 new homes were built between 2000 and 2010 makes that data very suspect. On the other hand, the ACS data indicates that 5 new homes were built between 2000 and 2011, which is very close to the actual 6 new homes that were permitted between 2000 and 2012 (I am trying to figure out an actual count of the total # of homes). However, the data is useful in showing a general distribution of housing stock in the City.

Table # - Type of Housing Units

	CA Dept. of Finance 1/1/2012	2007-2011 ACS
Single, detached	186 (73.8%)	148 (67.3%)
Single, attached	2 (0.8%)	0
Two to four units	32 (12.7%)	36 (16.4%)
Five plus units	7 (2.8%)	11 (5.0%)
Mobile homes	25 (9.9%)	18 (8.2%)
Boat, RV, van, etc.	NA	7 (0.3%)
Total housing units	252	220

This data shows that approximately 70% of the existing housing stock in the City is made up of conventionally built, single-family homes. Multi-family housing accounts for about 15% to 20% and mobile homes account for a little less than 10%. Again though, neither dataset is completely accurate, since there are no developments with 5 or more housing units in Trinidad, unless the RV parks are included.

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

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

Table # - Housing Unit Occupancy

	2010 Census	2007-2011 ACS
Total Occupied	187 (74.2%)	149 (67.7%)
Owner Occupied	113 (44.8%)	77 (35.0%)
Renter Occupied	74 (29.4%)	72 (32.7%)
Vacant	65 (25.8%)	71 (32.3%)
Total Housing Units	252	220

According to both the 2010 Census and 2007-2011 ACS, the vacancy rate in the City (25% - 30%) 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. At least some of the variation can be explained by the potentially rapidly changing status of some of these categories.

Table 11 – Vacancy Status (2010 Census)

Vacancy Status	# (Census)	# (ACS)
For Rent	11	22
Rented, Not Occupied	0	13

For sale only	5	0
Sold, not occupied	1	0
For seasonal, recreational, or occasional use	38	30
For migrant workers	0	0
Other vacant	10	6
TOTAL	65	71

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 # - Housing Age (# of housing units built over time)

2010 Census		2007-2011 ACS	
TOTAL	252	TOTAL	220
		2005-2011	0
2000-2010	27*	2000-2004	5
1990-1999	22	1990-1999	47
1980-1989	23	1980-1989	28
		1970-1979	48
1960-1979	89	1960-1969	34
Prior to 1960	91	1950-1959	27
		1940-1949	20
		1939 or earlier	11

* This # does not match the City's file records, which show that 6 new houses were constructed between 2000 and 2012.

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 in the 1960's and 1970's; the ACS data shows another spike in the 1990's. Approximately 5% 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.

Due to lack of funds and limited staffing, no recent survey of housing conditions has been performed. A photographic architectural survey of all properties was conducted in 2008. This was a brief survey, including only one photo of the front of each house; the intended use was to inform community design issues. 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.

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

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

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, unless it includes trailers in the RV parks.

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, which could be the result of current economic conditions. 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 and second homes.

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%). But the data does correlate 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 for housing (based on income) 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 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 valued, and housing units adjacent to these areas are also more valuable than similar housing in other local jurisdictions due to the proximity to the coast. 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 studio units. 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. In addition, the City recently adopted an ordinance to allow accessory dwelling units (second units), but it has yet to be certified by the Coastal Commission.

D. LAND AVAILABILITY

This section discusses vacant and underutilized properties in Trinidad which have the potential for residential development. As shown in **Table 16** - Inventory of Land Available for Residential Development below, as of January 2013 there remained potentially developable lots within City boundaries (**Needs to be determined**). Each of the 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 development potential 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