AGREEMENT FOR
Contractor Services: 7th Cycle Housing Element

This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as "County", and Placeworks, Inc., hereinafter referred to as "Contractor", collectively referred to as the "parties".

1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Placeworks, Inc. shall provide to County the services described in the Scope of Services attached hereto and incorporated herein as Exhibit B at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and any of exhibits, the Agreement shall prevail.

2. **TERM.**
This Agreement shall commence on September 22, 2026 and continue in full force and effect until terminated as hereinafter provided.

3. **COMPENSATION.** Contractor has been selected by County to provide the services described hereunder in Exhibit "B" (Scope of Services), attached hereto. Compensation to Contractor shall not exceed two hundred forty-seven thousand one hundred dollars ($247,100.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit "C" (Fiscal Provisions), attached hereto, provided that Contractor is not in default under any provisions of this agreement. Compensation to Contractor is contingent upon appropriation of federal, state and county funds.

4. **TERMINATION.**
Notwithstanding any other provision in this Agreement, this Agreement may be terminated by mutual consent of the parties or by County upon 30 days written notice to Contractor. In the event of non-appropriation of funds for the services provided under this Agreement, County may terminate this Agreement, without termination charge or other liability.

In addition to any other remedies available under this Agreement or applicable law, County may, at its sole discretion, take one or more of the following actions in response to Contractor's noncompliance with or breach of this Agreement:
a. Require Contractor to submit and implement a corrective action plan (CAP);
b. Require additional training, supervision, or technical assistance;
c. Suspend referrals or authorization of services;
d. Withhold, delay, or deny payment for services;
e. Disallow costs and recoup funds previously paid to Contractor and not used for services specifically outlined in Exhibit B of this Agreement; and/or
f. Terminate this Agreement upon fifteen (15) days written notice to Contractor.

The exercise of any of the above remedies shall not preclude County from exercising any other rights or remedies available under this Agreement or at law.

Upon termination, Contractor shall be paid a prorated amount for the services provided up to the date of termination. Within thirty (30) days of the effective date of termination, Contractor shall:

a. Submit all financial documents for the effective period of this Agreement, including but not limited to, invoices, canceled checked, bookkeeping records, financial ledgers, and bank records;
b. Return any payments received that are above and beyond said prorated amount based on the results of an audit by County of said financial documents.

5. MODIFICATION. This Agreement may only be modified by a written amendment hereto, executed by both parties; however, matters concerning scope of services which do not affect the compensation may be modified by mutual written consent of Contractor and County executed by Susan Parker.

6. NOTICES. All notices between the parties shall be in writing addressed as follows:

County of Lake
Administration Department
255 N. Forbes St.
Lakeport, CA 95453
Attn: Lisa Judd

Placeworks, Inc.
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
Attn: Kara L Kosel

7. EXHIBITS. The Agreement Exhibits, as listed below, are incorporated herein by reference:

Exhibit A – Acronyms
Exhibit B – Scope of Services
Exhibit C – Fiscal Provisions
Exhibit D – Compliance Provisions
Exhibit E – 6th Cycle Housing Element
Exhibit F – APRs for 6th Cycle Housing Element
Exhibit G – Housing Action and Implementation Plan (HAIP)
Exhibit H – Regional Housing Needs Assessment (RHNA)
Exhibit I – County of Lake Climate Adaptation Plan
Exhibit J – County of Lake Prohousing Designation Application
Exhibit K – Housing Element Completeness Checklist

8. TERMS AND CONDITIONS. Contractor warrants that it will comply with all terms and conditions of this Agreement and Exhibits, and all other applicable federal, state and local laws, regulations and policies.

9. INTEGRATION. This Agreement, including attachments, constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

Executed at Lakeport, California on September 22, 2026.

COUNTY OF LAKE	CONTRACTOR
______________________________	______________________________
Brad Rasmussen, CHAIR, Board of Supervisors	Jennifer Gastelum, PRINCIPAL, Placeworks, Inc.
ATTEST: SUSAN PARKER Clerk to the Board of Supervisors	APPROVED AS TO FORM: LLOYD GUINTIVANO County Counsel
By: ___________________________	By: ___________________________ Digitally signed by Lloyd C. Guintivano DN: cn=Lloyd C. Guintivano, c=US, o=County of Lake, ou=Office of the County Counsel, email=Lloyd.Guintivano@lakecountyca.gov Date: 2026.09.17 14:45:46 -07'00'

EXHIBIT "A" – ACRONYMNS

1) BOS: Board of Supervisors
2) CAO: County Administrative Officer
3) CDD: Community Development Department
4) DSS: Department of Social Services
5) DWR: Department of Water Resources
6) HE: Housing Element
7) ADU: Accessory Dwelling Unit
8) AFFH: Affirmatively Furthering Fair Housing
9) CEQUA: California Environmental Quality Act
10) CGS: California Geological Survey
11) DU: Dwelling Unit
12) EIR: Environmental Impact Report
13) EOP: Emergency Operations Plan
14) HAIP: Lake County Housing Action and Implementation Plan
15) HCD: California Department of Housing and Community Development
16) HH: Household
17) LHMP: Local Hazard Mitigation Plan
18) PC: Planning Commission
19) RHNA: Regional Housing Needs Allocation

EXHIBIT "B" – SCOPE OF SERVICES

1. CONTRACTOR RESPONSIBILITIES.

The Housing Element must meet all HCD Housing Element requirements, be consistent with goals and strategies outlined in the HAIP, the General Plan, the Climate Adaptation Plan and integrate the proposed action items in the Prohousing Designation application.

Task 1.1: Project Management and Timeline.
This task includes overall coordination with County of Lake Staff and HCD to ensure timely preparation, review, and adoption of the Housing Element.
Provide and maintain a shared, cloud-based project management system accessible to County staff. Proactively track and manage schedule, budget, and deliverables, including identifying risks, resolving issues, and keeping the project on track with minimal staff direction. Maintain a log of key policy decisions, assumptions, and direction from staff/decision-makers. Track any content that originates from the Housing Action and Implementation Plan that is used in the Housing Element.

Subtasks:

(a) Kick-off Meeting.
Conduct a project kickoff meeting to review scope, schedule, roles, and communication protocols. Review expectations for ongoing coordination with County staff, including regular progress meetings and calls/emails.

(b) Proposed Policy Completion Schedule.

Ensure that the applicant has completed or agrees to complete, on or before the relevant statutory deadlines. The schedule should include milestones, deliverables, meetings, review periods, structured to adopt a compliant 7th Cycle Housing Element and submit to HCD by HCD's deadline for the County of Lake Housing Element 7th Cycle deadline, August 15,2027.

TASK 1.2: Requisite Analysis. Government Code section 65588, subdivision (a)
This task details the effectiveness of the previous Housing Element. Provide a description of the actual results or outcomes of the prior Housing Element's goals, objectives, policies and programs. Contractor may reference Annual general plan progress reports as required by Government Code Section 65400(b)(1) as part of this task.

Subtasks:
(a) Quantify results of the previous Housing Element wherever possible and provide qualitative analysis where necessary.

(b) Describe progress in implementation listed for each program to compare significant differences between what was projected or planned and what was achieved.

(C) Lessons Learned: provide analysis where appropriate goals , objectives, policies and programs to describe what has been learned based on the progress and effectiveness of the previous housing element.

(d) Special Needs Population Analysis: A description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to (2) if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.

(e) Note any shortfall of sites from the 6th Cycle planning period. AB1233

TASK 1.3: Public Participation/ Community Outreach.

The goal is to provide inclusive engagement, collect meaningful data, and build community understanding of housing issues, requirements, tradeoffs, so that input is informed and supports community ownership of the plan and process and meets the requirements as outlined by HCD. The Community Engagement for the HAIP may be used where appropriate in this section, however it is important to review and identify any community segments that may need additional outreach and data must meet HCD requirements. Contractor must ensure adherence of Government Code Section 65583(c)(9) to ensure that a diligent effort was don't to include the participation of all economic segments of the community.

Subtasks:

(a) Branding and materials: Develop branding for the project and key messages, (project overview, timeline, how to get involved, etc.) Prepare adaptable, reusable templates and graphics for County use across platforms, designed for easy updating by staff.

(b) Online Engagement: Publish content on the 2050 Page regarding related events, topics and information regarding the Housing Element. Prepare a poll for online use so that community members can give feedback even if they are not able to attend a community workshop.

(c) Community Workshops (2-3 total) Prepare materials (presentations, activities, handouts) for the following engagement milestones:

- Introductory interactive community workshop to introduce the process, goals, scope, and identify priorities.
- Sites Inventory Issues and Strategies.
- Final Draft Review: to review the final draft.

(d) Targeted stakeholder engagement to include key stakeholders (renters, affordable housing residents, developers, advocates, service providers, business organizations, community groups, disability community, disadvantaged and underserved communities, etc.)

(e) Site Inventory Outreach.

Develop materials and a strategy to solicit interest from property owners of underutilized non-vacant sites in high-density and mixed-use districts for potential inclusion in the Housing Element site inventory.

(f)Public Input Analysis and Documentation.

Review and analyze public input from all outreach efforts including but not limited to the HAIP community engagement efforts, identify key themes, priorities and concerns.

(g) Administrative, Public, and Hearing Drafts of the Housing Element.

Contractor must assure compliance with Government Code 65585(b)(1) which allows for the draft version of the Housing Element to be available for public comment for at least 30 days. If any comments are received, the public comments in the draft revision prior to submitting it to HCD. Subsequent draft revisions will be posted on County internet site for at least 10 business days after the 30-day comment period has ended. For subsequent draft revisions the County shall post a draft revision on its website and email a link of the draft revision to all individuals and organizations that have previously requested notices relating to the County's Housing Element at least seven days before submitting the draft revision to HCD.

(h) Housing Element narrative. Government Code Section 65583, subdivision(c)(8))

Provide the description and documentation of "diligent efforts" that were made to "include all economic segments of the community and their representatives in the development and update of the housing element." Also include public input received and how that feedback was used and incorporated into the housing element.

TASK 1.4: Housing Needs Assessment. Government Code Section 65583, subdivision (a)(1)-(2) and Section 65583.1, subdivision (d)

This task includes updating all required components of the Housing Needs Assessment consistent with CA state law and HCD guidance to include population and employment trends, household characteristics, overpayment by income and tenure, existing housing need for extremely low-income households, projected housing needs (RHNA), housing stock conditions, and estimate the number of units in need of replacement and rehabilitation. This includes analysis of current characteristics and trends over time as well as analyzing housing needs including special needs populations consistent with HCD requirements (Government Code Section 65583, subdivision (a)(7), including elderly households, persons with disabilities, families, large households, farmworkers, female headed households, and persons experiencing homelessness. This task must also address all housing needs to include but are not limited to: rental, mobile, and emergency shelters. (The research for the HAIP can be utilized where appropriate and if it meets the requirements as outlined by HCD.)

Subtasks:

(a) Demographic and Employment Characteristics and Trends. To encompass trends in population, households, income, employment and the type of housing units available.

(b) Housing Stock Characteristics. General information pertaining to the housing stock in Lake County includes the total number of housing units in the unincorporated portions of Lake County, vacancy rate , and owner-occupied versus renter-occupied housing units for the County, incorporated cities and unincorporated communities.

(c) Housing Conditions. Provides necessary conditions for developing and preserving an adequate supply of housing including but not limited to housing affordable to seniors, housing for families and workforce housing. Include the data and outcomes from the Housing Needs Assessment completed by County of Lake Community Development Department in 2026, data pertaining to manufactured home construction and ADU construction, conditions of affordable housing and mobile/modular homes in Lake County.

(d) Housing Costs Compared to Ability to Pay.

1) Income levels. This section should address current income levels and ability to pay for housing, data pertaining to housing costs in relation to gross income, identify housing needs for special needs populations to include
2) senior households, persons with disabilities, large households, single-headed households, unhoused population, and farmworkers.
3) Data pertaining to RHNA income levels. Analysis of the different income levels as identified in the RHNA to include renters vs owners of each level, percent with cost burden (at or above 30% of income), percent with severe cost burden (greater than 50% of income), and total number of households.
4) Analyze specific housing cost components, including the cost of land, constructions costs, and the availability of financing. Land costs should include an estimate of the average cost or the range of costs per acre for a single-family and multi-family-zoned developable parcels. Construction costs should include typical construction costs that include materials and labor.
5) Consideration should be given to availability of financing which includes private and government assistance programs. The financing should also include financing from private foundations, corporate sponsors, community foundations and banks, insurance companies and local housing trust funds.

(e)Housing Stock at Risk of Conversion to Market Rates. Identify current affordable housing stock and identify housing stock at risk of conversion and strategies to preserve this housing stock.

Government Code section 65583, subdivision (a)(9). See "Preserving Existing Affordable Housing": https://www.hcd.ca.gov/policy research/preserving-existing-affordable-housing.shtml

1) Provide an inventory of units at-risk of conversion from affordable to market-rate rents within 10 years of the beginning of the planning period.
2) Provide an estimate and comparison of replacement costs vs. preservation costs.
3) Identify qualified entities to acquire and manage affordable housing.
4) Identify potential funding sources to preserve affordable housing.

(f) Identify any needed updates to housing and land-use strategies to reflect changing needs, resources and conditions. Land Use Strategies. Provide mechanisms to adopt efficient land-use strategies such as infill development, mixed-use development, and address climate change and policies to reduce gas emissions (examples would be promoting infill for low-income workers or promoting housing along transit corridors.)

(g) Provide a "DUC analysis" (disadvantaged underserved communities). This analysis should use data as evidence with contextual understanding to identify root causes, needs and opportunities for intervention. This can be accomplished by

1) Defining the community and include both socioeconomic disadvantage and any environmental burdens.

2) Providing demographics such as poverty rates, unemployment, educational attainment as well as housing conditions, homeownership rates and displacement risks.

3) Identifying health and well-being factors such as access to healthcare, behavioral and social detriments, and health indicators such as life expectancy and infant mortality rates.

4) Access to safe, walkable spaces, transportation, and air and water quality.

5) Social and Economic Determinants. What social safety nets and support systems are in place? Is there access to quality educational and/or training programs? What employment opportunities are in the community?

6) Identify barriers to Equity and Access. Identify language, cultural and disability related barriers to services, identify and inequities affecting trust in these institutions as well as any discrimination that may be present.

7) Identify local community assets and strengths. What are the existing networks and cultural resources that are available to the community? Identify local leadership and advocacy groups.

8) Recommendations and Actions. Using the evidence-based approach prioritize any interventions that should occur. Create goals and indicators to monitor progress.

TASK 1.5: Resources Potential Constraints Analysis. Government Code section, 65583(a)(4), (a)(5),(a)(6), and (c)(1), and Section 65583.2(c).

This task includes an analysis of available resources (including land and financing) and addressing governmental and non-governmental constraints and how to remove or mitigate these constraints (e.g., land use controls, permit processing and procedures, building codes, improvement requirements, fees, short-term rental regulations and the analysis of zoning for a variety of housing types. Government Code Section 65583(a)(6) requires "[a]n 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."

Subtasks:

a) Prepare a governmental and nongovernmental constraints analysis consistent with State law and current HCD guidance, including evaluation of the availability of financing, availability and price of land, construction costs, trends in development below planned densities in the County and outline actions to mitigate governmental constraints affecting housing production across income levels. This should include land use controls, local processing and permit procedures (including timeframe between approval for a housing development project and application for building permits), building codes and their enforcement, on and off-site improvement requirements, fees and other exactions, housing for persons with disabilities and analysis of locally-adopted ordinances that directly impact the cost and supply of housing.
b) Provide an analysis showing the adequacy of public facilities and infrastructure.
c) Provide an inventory of federal, state, local and private financial and programmatic resources.
d) Describe opportunities for energy conservation in residential development, tailored to local conditions and resources. Government Code Section 65583(a)(8)
e) Analyze the specific housing cost components and provide strategies to develop and implement housing and land-use programs.
f) Identify County strategies that can create essential preconditions (favorable zoning and development standards, fast-track permit process, etc.) that encourage and facilitate development of a variety of housing types and levels of affordability.

TASK 1.6: Housing Goals, Strategies and Actions.

Housing Goals should integrate the concepts and research in the HAIP as well as the Climate Adaptation Plan and the action items in the Prohousing Designation application. Demonstrate that the goals and actions "address mobility enhancement, new housing choices and affordability in opportunity areas, place-based strategies for preservation and revitalization, displacement protection and other program areas."

Subtasks:

a) Identify housing needs and provide housing goals and strategies for all economic segments: 1) extremely low 2) very-low 3) low 4) moderate incomes.

b) Identify financial resources for each housing goal.

c) Identify any scheduled programs for housing development.

d) Provide narrative to show that actions are "significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing."

e) Provide "metrics and milestones for evaluating progress on programs/actions and fair housing results."

TASK 1.7: Fair Housing Assessment Government Code Section 65583(c)(10)(A)

This task includes a Affirmatively Furthering Fair Housing (AFFH) analysis consistent with Assembly Bill 686 and current HCD guidance and identify any corresponding impediments to Fair Housing. After the analysis is completed, the Contractor must include a program to affirmatively further fair housing. Provide equal housing opportunities to "promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Government Code Section 65583(c)(5)).

Subtasks:

Each of the 4 analysis should include local review and analysis of data at a local level, Regional Impact: analysis of local data as it compares on a regional level, Trends and patterns, other relevant factors and a narrative with a "conclusion and findings with a summary of fair housing issues."

a) Integration and segregation patterns and trends

b) racially or ethnically concentrated areas of poverty

c) disparities in access to opportunity

d) disproportionate housing needs within a jurisdiction, including displacement risk."

TASK 1.8: Sites Inventory/ Analysis. Government Code, section 65583(a)(3) and 65583.1

This task will include an inventory of land suitable and available for residential development to accommodate the County's RHNA by income level, consistent with State law and HCD guidance. Per HCD, "the Sites Inventory should demonstrate adequate capacity to accommodate the regional housing need for all income groups." The Housing Element must identify and evaluate the number of units, location and assumed affordability of identified sites throughout the community. This work will include the inventory sites analysis completed during the HAIP process and expand that sites inventory to be inclusive of all relevant data.

Per HCD guidelines, the following must be accomplished for the Sites Inventory:

Complete the Sites Inventory Form to include parcel number, general plan and zoning, existing uses on non-vacant sites, realistic capacity, level of affordability by income group, publicly owned sites.

See "Housing Element Sites Inventory Guidebook" and "Default Density Standard Option" at HCD's technical assistance memos https://www.hcd.ca.gov/community development/housing-element/housing-element-memos.shtml

See Site Inventory Form https://www.hcd.ca.gov/community-development/housing element/docs/Site_inventory_template09022020.xlsm

and Site Inventory Form Instructions https://www.hcd.ca.gov/community-development/housing element/docs/Site_inventory_instructions.pdf

Site Inventory – The site inventory must be prepared using the form adopted by HCD. An electronic copy of the site inventory is due at the time the adopted housing element is submitted to HCD for review and can be sent to siteinventory@hcd.ca.gov.

Requirements:

1) Ensure sites are zoned to allow owner-occupied and rental multifamily residential uses "by-right" (only subject to ministerial approval) in which 20 percent or more of the units are affordable to lower income households.
2) Permit the development of at least 16 units per site.
3) Ensure sites within suburban and metropolitan jurisdictions — as defined by Government Code Section 65583.2(c)(3)(B)(iii) and (iv) — permit a minimum of 20 dwelling units per acre (see III and IV in the table below).
4) Ensure sites in incorporated cities within nonmetropolitan counties and nonmetropolitan counties that have micropolitan areas — as defined by Government Code Section 65583.2(d) — permit a minimum of 16 dwelling units per acre (see I and II in the table below).
5) Either a) ensure at least 50 percent of the low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, at appropriate densities or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed–use project.
6) Evaluate and document if the sites for each of the fair housing areas improved or exacerbate the conditions of each of the fair housing areas.

Subtasks:

a) Vacant and underutilized land list. Identify and evaluate candidate sites and develop and implement methodologies to demonstrate development viability, including application of the additional analysis required by State law. This shall include a structured process to both independently identify sites and solicit interest from property owners.
b) Conduct a realistic capacity analysis for all sites, including additional analysis necessary for non-vacant and non-residential sites, using adjustment factors consistent with HCD guidance, including an analysis of typical densities of residential developments at target affordability levels within the county. Identify policy strategies, to increase site capacity. Highlight mixed use options.
c) Perform an AFFH analysis of site distribution by RHNA income category and ensure consistency with AFFH requirements.
d) Evaluate and incorporate ADU capacity, including an analysis of anticipated affordability based on local market data.
e) Provide a capacity buffer exceeding RHNA requirements to ensure no net loss.
f) Coordinate with HCD early and throughout the process to confirm methodology, assumptions, and compliance.
g) Prepare site inventory maps and tabular data in formats consistent with HCD standards, forms, and definitions.
h) Update HAIP Interactive Web Map with new data and sites identified.
i) Provide an analysis of zoning and the availability of sites for a variety of housing types including the following:

    1) Multifamily Rental Housing,
    2) Housing for Agricultural Employees,
    3) Emergency Shelters,
    4) Low Barrier Navigation Centers,
    5) Transitional Housing
    6) Supportive Housing
    7) Single-Room Occupancy Units,
    8) Manufactured homes,
    9) Mobile home parks,
    10) Accessory Dwelling Units (ADUs)

Task 1.10: Regional Housing Needs.
Analysis comparing projected housing needs as shown in the Regional Housing Needs Assessment for the period from 06/30/2027 to 08/15/2027 to information in the Sites Analysis showing availability of suitable sites, vacant/underutilized land inventory and forces impacting housing needs in Lake County. Identify any infrastructure needs that would be an impediment to meeting our RHNA goals or any other impediments that need to be addressed in order to meet the RHNA goals.

Task 1.11: General Plan Consistency Review and Updates

Description of the means by which consistency with the general plan will be achieved and maintained. Government Code 65583, subdivision (c)(8).

Subtasks:

a) Description of consistency with water and sewer priority requirements pursuant to SB 1087
b) Flood Hazard and Management (Government Code Sections 65302(d)(3) and (g)(2)(B)
c) Fire hazard (Government Code Sections 54302 and 65302.5)
d) Environmental Justice (Government Code Sections 54302)
e) Climate Adaptation

Task 1.13: Tables.

Tables to be provided by Contractor as appropriate to support items in Exhibit B, Scope of Services.

Task 1.14: Checklist

Complete HCD's most current "Housing Element Completeness Checklist". (See Exhibit K)

Housing Element Completeness Checklist

2. REPORTING REQUIREMENTS. Contractor shall submit monthly reports in a format approved by County by the 10th of the month following the report period. Contractor agrees to provide County with any reports which may be required by County, state or federal agencies, or applicable funding sources for compliance with this Agreement.

3. RECORDS RETENTION. Contractor shall prepare, maintain and/or make available to County upon request, all records and documentation pertaining to this Agreement, including financial, statistical, property, recipient and service records and supporting documentation for a period of five (5) years from the date of final payment of this Agreement. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Contractor shall retain the records until resolution of litigation or audit. After the retention period has expired, Contractor assures that confidential records shall be shredded and disposed of appropriately.

4. COUNTY RESPONSIBILITIES.

4.1 County staff shall meet with and communicate with the contractor as outlined in the work plan.

4.2 County will pay any fees for running the announcements in the newspapers, radio or other outlets for public meetings.

EXHIBIT "C" – FISCAL PROVISIONS

1. CONTRACTOR'S FINANCIAL RECORDS. Contractor shall keep and maintain all financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget's Cost Principles. **Contractor shall produce said financial records within fifteen (15) days upon receipt of a written request by the County.**

2. INVOICES.

2.1 Contractor's invoices shall be submitted in arrears on a monthly basis, or such other time that is mutually agreed upon in writing, and shall be itemized and formatted to the satisfaction of the County.

2.2 County shall make payment within 20 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the Assistant Purchasing Agent.

2.3 Contractor and County shall each appoint one responsible representative for the purpose of resolving any billing questions, questioned costs, denied claims, disallowed amounts, unsupported charges, or other billing disputes that may arise during the term of this Agreement. If such issues arise, any payments of undisputed, allowable, properly documented, accepted, and reimbursed amounts are subject to Section 2.2 of this Agreement. County shall not be required to pay disputed, denied, disallowed, unsupported, or non-reimbursed amounts unless and until the matter is resolved, the amount is determined to be allowable and payable, and County has received applicable state, federal, or other reimbursement for the services billed. Once a questioned or disputed amount is resolved by the designated representatives, any allowable and payable amount shall be paid to Contractor in accordance with Section 2.2.

3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS

3.1 Contractor warrants that it shall comply with all audit requirements established by County and will provide a copy of Contractor's Annual Independent Audit Report, if applicable.

3.2 County may conduct periodic audits of Contractor's financial records, notifying Contractor no less than 48 hours prior to scheduled audit. Said notice shall include a detailed listing of the records required for review. Contractor shall allow County, or other appropriate entities designated by County, access to all financial records pertinent to this Agreement.

3.3 Contractor shall reimburse County for audit exceptions within 30 days of written demand or shall make other repayment arrangements subject to the approval of County.

4. BUDGET. The Contractor shall submit, in advance, a detailed budget, in the format provided by County for review and approval by the County. Contractor shall be compensated only for expenses included in the approved budget. Modification to the budget must be approved in advance by the County.

5. EXPENDITURE OF FUNDS.

5.1 Funds payable through this agreement shall not be used to purchase food or promotional merchandise or to attend conferences unless specifically approved in the budget.

5.2 County reserves the right to refuse payment to Contractor or disallow costs for any expenditure determined to be unreasonable, out of compliance, or inappropriate to the services provided hereunder.

EXHIBIT "D" – COMPLIANCE PROVISIONS

1. INFORMATION INTEGRITY AND SECURITY. Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor's work under this Agreement.

2. NON-DISCRIMINATION. Contractor shall not unlawfully discriminate against any qualified worker or recipient of services because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status or age.

3. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:

A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and

D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor's subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

4. AGREEMENTS IN EXCESS OF $100,000. Contractor shall comply with all applicable orders or requirements issued under the following laws:

4.1 Clean Air Act, as amended (42 USC 1857).
4.2 Clean Water Act, as amended (33 USC 1368).
4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
4.4 Environmental Protection Agency Regulations (40 CFR and Executive Order 11738).

5. INDEMNIFICATION AND HOLD HARMLESS.

Contractor shall indemnify and defend County and its officers, employees, and agents against and hold them harmless from any and all claims, losses, damages, and liability for damages, including attorney's fees and other costs of defense incurred by County, whether for damage to or loss of property, or injury to or death of person, including properties of County and injury to or death of County officials, employees or agents, arising out of, or connected with Contractor's operations hereunder or the negligent performance of the work described herein, unless such damages, loss, injury or death is caused solely by the negligence of County.
Contractor’s obligations under this Section shall survive the termination of the Agreement.

6. STANDARD OF CARE. Contractor represents that it is specially trained, licensed, experienced and competent to perform all the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed, whether by Contractor or designated subcontractors, in a manner according to generally accepted practices.

7. INTEREST OF CONTRACTOR. Contractor assures that neither it nor its employees has any interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder.

8. DUE PERFORMANCE – DEFAULT. Each party agrees to fully perform all aspects of this agreement. If a default to this agreement occurs then the party in default shall be given written notice of said default by the other party. If the party in default does not fully correct (cure) the default within 15 days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time period for corrective action of the party in default may be extended in writing executed by both parties, which must include the reason(s) for the extension and the date the extension expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

9. INSURANCE.

9.1 Contractor shall procure and maintain Workers’ Compensation Insurance for all of its employees.

9.2 Contractor shall procure and maintain Comprehensive Public Liability Insurance, both bodily injury and property damage, in an amount of not less than one million dollars ($1,000,000) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverage: personal injury, premises-operations, products and completed operations, blanket contractual, and independent contractor's liability.

9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in connection with Contractor's business in an amount of not less than one million dollars ($1,000,000) combined single limit coverage per occurrence.

9.4 Contractor shall procure and maintain Professional Liability Insurance for the protection against claims arising out of the performance of services under this Agreement caused by errors, omissions or other acts for which Contractor is liable. Said insurance shall be written with limits of not less than one million dollars ($1,000,000).

9.5 Contractor shall not commence work under this Agreement until it has obtained all the insurance required hereinabove and submitted to County certificates of insurance naming the County of Lake as additional insured. Contractor agrees to provide to County, at least 30 days prior to expiration date, a new certificate of insurance.

9.6 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor shall not allow any subcontractor to commence work until the required insurances have been obtained.

9.7 For any claims related to the work performed under this Agreement, the Contractor's insurance coverage shall be primary insurance as to the County, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, agents or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

9.8 The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The County, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds and shall be added in the form of an endorsement to Contractor's insurance on Form CG 20 10 11 85. Contractor shall not commence work under this Agreement until Contractor has had delivered to County the Additional Insured Endorsements required herein.

Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

9.9 Insurance coverage required of Contractor under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor shall it preclude County from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of County to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

9.10 Any failure of Contractor to maintain the insurance required by this section, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Agreement.

10. ATTORNEY'S FEES AND COSTS. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such part may be entitled.

11. ASSIGNMENT. Contractor shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of County except that claims for money due or to become due Contractor from County under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to County. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

12. PAYROLL TAXES AND DEDUCTIONS. Contractor shall promptly forward payroll taxes, insurances, and contributions to designated governmental agencies.

13. INDEPENDENT CONTRACTOR. It is specifically understood and agreed that, in the making and performance of this Agreement, Contractor is an independent contractor and is not an employee, agent or servant of County. Contractor is not entitled to any employee benefits. County agrees that Contractor shall have the right to control the manner and means of accomplishing the result contracted for herein.

Contractor is solely responsible for the payment of all federal, state and local taxes, charges, fees, or contributions required with respect to Contractor and Contractor's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security and payroll tax withholding.)

14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.

15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.

17. HIPAA COMPLIANCE. Contractor will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.

18. SAFETY RESPONSIBILITIES. Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.

19. JURISDICTION AND VENUE. This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.

20. RESIDENCY. All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.

21. NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.

22. PUBLIC RECORDS ACT. Contractor is aware that this Agreement and any documents provided to the County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of the Contractor to clearly identify information in those documents that s/he considers to be confidential under the California Public Records Act. To the extent that the County agrees with that designation, such information will be held in confidence whenever possible. All other information will be considered public.

EXHIBIT E

LAKE COUNTY

GENERAL PLAN HOUSING ELEMENT ADMINISTRATIVE DRAFT

2019-2027

prepared by

THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ACKNOWLEDGEMENTS

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LAKE COUNTY HOUSING ELEMENT

TABLE OF CONTENTS

TABLES

INTRODUCTION

State Housing Law (Government Code Section 65580 et seq.) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. This report is an update of the Housing Element previously adopted April, 2012, that addressed housing needs from 2009 through 2014. As the previous Housing Element was out of sync with the scheduled time frames, only two (2) years of activity have occurred in the interim. This Update therefore is fairly limited in scope, with the dissolution of the Redevelopment Authority being the most significant event impacting the ability of the County of Lake to create and retain affordable housing.

While this cycles Housing Element was fairly on track at the close of 2014, events occurring in 2015 precluded the ability of the County to complete the plan and accompanying public process. The extensive housing impacts of the Valley Fire, September 2015, created additional roadblocks to timely completion, as more than 1300 homes were lost in that fire alone. It was determined that in order to adequately address the impacts of the Valley Fire in the Housing Element, as well as the County's long-term recovery addressing a now "homeless" population, the 2014-2019 Housing Element should first establish conditions, needs and policies before the fire, to more fully understand the additional complex challenges that the Valley Fire brought to the community.

This is therefore a *living document*, and has place markers acknowledging data and issues to be included in an immediate Valley Fire amendment.

The assessment and inventory must include all of the following:

- 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. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Government Code Section 65584.
- Analysis of any special housing needs, such as those of the seniors, persons with disabilities, large households, single-headed households, farmworkers, and the homeless.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- 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, public facilities, and public services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.

- Analysis of potential and actual non-governmental 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.
- Analysis of opportunities for energy conservation with respect to residential development.

The Background Report of the Housing Element identifies the nature and extent of the County's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report presents information on the setting in which the needs occur, which provides an understanding of the community and facilitates planning for housing.

Methods and Sources

Background information for the Lake County Housing Element was obtained from U.S. Census Reports, State Employment Development Department (EDD); U.S. Social Security Administration; California Department of Finance (DOF); Lake County Economic & Demographic Profile (xxx); Lake County Housing Conditions Survey (2002); Lake County Special Housing Needs Assessment (xxxx); Lake County Regional Housing Needs Plan (2013), and Lake County staff.

Key Terms

Dwelling Unit: (DU) One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Homeless: Lake County accepts the HUD Definition, as follows:
For purposes of this chapter, the term "homeless" or "homeless individual or homeless person" includes: an individual who lacks a fixed, regular, and adequate nighttime residence; and an individual who has a primary nighttime residence that is:

A. A Supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

B. An institution that provides a temporary residence for individuals intended to be institutionalized; or

C. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

According to HUD's definition, a person who is "chronically homeless" is an unaccompanied homeless individual with a disabling condition (e.g., substance abuse, serious mental illness, developmental disability, or chronic physical illness) who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation and/or in an emergency homeless shelter.

Lake County further acknowledges that:
Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

Household: (HH) According to the census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Income Categories: Four categories for classifying households according to income based on the median income for each County. The categories are very low (0-50% of County median), low (50-80% of County median), moderate (80-120% of County median), and upper (over 120% of County median).

Median Income: The annual income for each household size that is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Overcrowding: As defined by the census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are those with greater than 1.51 persons per room.

Second Unit: An attached or detached residential unit on the same parcel or parcels as the primary unit that provides complete, independent living facilities for more than one or more persons.

Special Needs Groups: Those segments of the population that have a more difficult time finding decent affordable housing because of special circumstances. Under State planning law, the following special needs groups are required to be addressed in the Housing Element: elderly, handicapped, large families, female-headed households, farm workers, and the homeless.

Consistency with Other Sections

Government Code Section 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. Section 65302 states: "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." Section 65302 also enumerates seven elements which every general plan must include: land use, circulation, housing, conservation, open space, noise, and safety. State law requires the elements of the general plan to be internally consistent. This 2019-2027 Housing Element meets the requirements of internal consistency.

The Housing Element goals, policies, objectives and programs are consistent with and complement the land use and transportation goals, policies, objectives and programs. Both the Housing Element and the General Plan identify the need to expand housing in areas that already have services and infrastructure and to seek ways and means to expand infrastructure in existing communities, consistent with local community plans. When the County amends the General Plan, the County will review and update the Housing Element if necessary to maintain consistency.

Public Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways.

In order to elicit public input, County held public workshops on the Housing Element at Planning Commission meetings on June 27, 2019; July 11, 2019; and August 8, 2019. At each meeting, the County discussed the purpose and contents of the Housing Element, state requirements, and initiated dialogue regarding specific housing needs to gather public input on issues and potential policy solutions. The dates and times of each meeting were publicized in the Lake County Record Bee, on the County of Lake Community Development website, and notice was provided to a designated list of local agencies that represent the underserved population of the County.

All segments of the community were encouraged by the County to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups and inviting them to attend public hearings on the Housing Element.

On September 11, 2020 the County held the first of two joint tribal meeting with the Tribal Partners and their EPA Directors to review the Housing Element and facilitate ongoing conversations about housing needs. The following tribes attended the meeting:

- Scotts Valley Pomo
- Robinson Rancheria
- Upper Lake Pomo
- Habematolel Pomo of Upper Lake

During the meeting, staff reviewed the proposed changes to the Housing Element, outlined the purpose of the meeting to obtain public participation from tribal partners, and determine if there were any comments, concerns, or thoughts that should be included in the meeting from the perspective of the tribal partners. The meetings was also taped for those that were unable to attend. The second joint tribal meetings is scheduled for September 16, 2020.

Through this meeting, the County received the following comments:

- Concerns that the January 2020 ADU State law that went into effect was not reflective of Lake County's housing stock
  - The law is inconsistent with the rural residential nature of the County, particularly the minimum lot size lot amendment to allow two ADUs in addition to the primary unit when not attached
  - The new law limits housing to combination housing, which precludes small single family housing
- Questions regarding how the RR zone size was limited to a minimum of 5-acre lot size, a size that effectively precludes the development of affordable housing when the average acre size is 4

Though the Tribal Partners were also encouraged to submit written public comments to the Lake County Community Development Department, no comments have been received to date..

In addition to these discussions, the County reached out to the Lake County Department of Social Services and Lake Family Resource Center seeking input on special housing needs and barriers to affordable and accessible housing for County residents. No feedback was received.

The draft Housing Element was also made available on the County's website for review and comment. The County received two public comment letters in response to the public draft. In these comments, stakeholders expressed concerns regarding the completion of data tables, a need for more extensive public engagement in the process, concerns regarding the land inventory, consistency within the General Plan, and the potential for recovery in areas damaged by the Valley Fire. In response to these comments, the County has adjusted the timeline for rezoning sites for their RHNA units to be consistent with the requirements of Government Code Section 65583.2, ensured that the policies and goals presented in this element are consistent with the entirety of the General Plan, identified areas for future development, and reached out to additional public agencies for input, including the Lake Family Resource Center and Lake County Department of Social Services.

1.0 HOUSING GOALS & POLICIES

The State of California has declared that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family, is a priority of the highest order." Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. The housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. The County will perform consistency review as part of the General Plan implementation report as required under Government Code Section 65400.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Local Housing Goals

In addition to adhering to state housing goals the County further recognizes specialized needs of the local housing environment. The County of Lake furthers the following goals aimed at addressing the local needs.

- Support rehabilitation of substandard housing;
- Establish better private-public partnerships (specifically with non-profit organizations dedicated to providing affordable housing; and
- Establish procedures to make County surplus & tax-default properties better available for the provision of affordable housing.

Relationship to the General Plan

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the County. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element. The following paragraphs outline the relationship of the Housing Element and its policies to other elements of the County's adopted General Plan. Development of housing consistent with the County's housing needs and programs are required to be consistent with all relevant policies and programs of the other elements of the General Plan.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also list quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on county staffing and budgetary considerations.

Quantified Objectives: The number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs or produced by the market without direct assistance during the time frame of the Housing Element.

Housing element law recognizes that housing pousing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

1.1 GOALS AND POLICIES

NEW CONSTRUCTION

Goal HE-1	To encourage new residential development in suitable locations that meet the projected need of all economic segments of the community.

Available Sites/Affordable Housing Production

Policy HE-1.1 Fair Share Allocation

The County shall ensure that there are adequate sites and facilities available to meet its regional fair share allocation of 794 units (198 very low, 122 low, 142 moderate, 332 above moderate).

Policy HE-1.2 Consistency with Fair Share Allocation
The County shall ensure that community and area plan updates, which are prepared in conformance with the County's General Plan, guarantee the availability of suitable sites with appropriate zoning and densities to allow projected housing needs and a variety of housing types. Any future area plan or General Plan updates shall undergo review for consistency with all other Elements of the General Plan.

Policy HE-1.3 Support for Affordable Housing
The County shall encourage and support affordable housing for all economic segments within all communities.

Policy HE-1.4 Incentives for Affordable Housing Production
The County shall encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households.

Policy HE-1.5 Attraction of Affordable Housing Developers
The County shall seek to attract affordable housing developers to Lake County from throughout Northern California.

Policy HE-1.6 Use of Innovated Housing Techniques
The County shall encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.

Policy HE-1.7 Support for Self-Help Housing
The County shall continue to support self-help housing.

Policy HE-1.8 Public Education on Housing Programs
The County shall ensure that developers and county residents, including Limited-English proficient residents, are made aware of key housing programs and development opportunities.

Policy HE-1.9 Public Workshops
The County shall analyze constraints to affordable housing (both governmental and non-governmental) and hold annual public workshops to create policies to combat constraints.

Policy HE-1.10 Rental Housing Opportunities
The County shall place a priority on the development of new rental housing.

Policy HE-1.11 Funding Assistance
Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which it deems appropriate to the County's situation to assist in new housing production.

Policy HE-1.12 Property Management

The County shall require effective property management for new multi-family and special needs affordable housing projects to reduce potential opposition.

Policy HE-1.13 Development at Maximum Density
The County shall encourage developers/builders to construct their projects at the maximum density allowed under the High Density Residential (HDR) land use designation and R-3 (Multi-Family Residential) zoning district unless there are issues of site constraints or the affordability of the units would be compromised.

Policy HE-1.14 Use of Planned Development Residential Zoning
The County shall support rezoning of the specific "R1" zoned sites that are designated Medium Density Residential to "PDR", Planned Development Residential zoning to promote maximum density and design flexibility when development projects are proposed.

Policy HE-1.15 Public-Private Partnership for Tax Default & Surplus Properties
Explore the feasibility and legality of forming a public-private partnership agreement between the County and qualified non-profit organizations engaged in housing assistance programs, allowing such non-profit groups a brief exclusive opportunity to purchase County tax-default and surplus property, for the purpose of providing affordable housing opportunities, prior to offering the properties for sale to the general public.

Infill Development

Policy HE-1.16 Promote Infill Development
The County shall promote infill development on appropriate sites in existing neighborhoods and reuse of underutilized parcels throughout the county.

Policy HE-1.17 Consistency with Surrounding Neighborhoods
The County shall ensure that infill development maintains or enhances the positive qualities of the surrounding neighborhoods.

Second Units

Policy HE-1.18 Provision of Second Residential Units
The County shall continue to allow second residential units when consistent with the general plan's land use designation and when in compliance with the appropriate health and safety requirements.

Mixed Use/Mixed Income

Policy HE-1.19 Inclusion of Mixed Use/Mixed Income Housing
The County shall promote, where appropriate, mixed-use and mixed-income housing in new development.

Policy HE-1.20 Expansion of Mixed-Use Zoning
The County shall promote a variety of housing types through consideration of expanding mixed-use zoning.

Reducing Constraints

Policy HE-1.21 Reduction of Procedural Barriers
The County shall continue to expedite the processing of permits for affordable housing projects to the greatest extent possible.

Policy HE-1.22 Review of Procedural Fees
The County shall review its fee schedule in order to potentially reduce fees for projects that include affordable housing.

Policy HE-1.23 Flood Management
The County shall regularly analyze policies and affordable housing site inventories to ensure that housing, specifically lands designated for very low- and low-income housing are not unduly subject to flood hazards or other reasonable flooding risks.

Policy HE-1.24 Reduction of Minimum Home Size
To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.

Intergovernmental Cooperation

Policy HE-1.25 Intergovernmental Coordination
The County shall attempt to coordinate with Clearlake, Lakeport, local Tribal Governments and surrounding counties in addressing housing issues.

Infrastructure

Policy HE-1.26 Extension of Infrastructure
The County shall continue to pursue the construction and extension of public sewer and water systems in areas appropriate for higher residential densities. The County has direct control over the management and extent of sewage service in the County through the Special Districts Department. While the Special Districts Department also oversees the operation of 10 water systems in the County, the majority of water distribution is handled by a decentralized assortment of small and mid-sized utilities. There is currently no policy prioritizing new connections for low-income housing.

Policy HE-1.27 Provision of Water & Sewer Facilities for Affordable Housing
The County shall implement the provisions of Government Code Section 65589.7 which required the granting of priority for the provision of water and sewer facilities for affordable housing projects.

Underutilized Sites

Policy HE-1.28 Parcel Consolidation
The County shall work with for-profit and non-profit developers in consolidating parcels (lot line adjustments, access agreements, etc.) zoned R-2 and R-3 to facilitate efficient development of smaller parcels.

Policy HE-1.29 Development of Underutilized Parcels
The County shall encourage the development of underutilized parcels with an existing single family house that are zoned R-2 and R-3.

Policy HE-1.30 Expanded Housing Opportunities for the Extremely Low-Income
Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Lake County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing.

Policy HE-1.31 Affordable Housing By Right
The County shall add to all residential zones the following permitted use: "For properties that have been listed in the Housing Element for at least two (2) cycles as potential accommodation for affordable housing, housing projects that include 20% affordable for lower income households"

Policy HE-1.32 High Density Affordable Housing
The County shall amend the Zoning Ordinance to allow projects that located in High-Density zones and are at least 20% affordable to lower income households as a permitted use.

MAINTAINING AFFORDABLE HOUSING

Goal HE-2	To maintain housing affordability in Lake County for all income groups.

Policy HE-2.1 Preservation of Subsidized Housing
The County shall use its best efforts to ensure the preservation of subsidized housing units at risk of converting to market rate housing.

Policy HE-2.2 Cooperation with Volunteer Housing Organizations
The County shall attempt to work with volunteer housing organizations, such as Habitat for Humanity, as a cost-effective way to leverage for grant programs.

Policy HE-2.3 Relocation Assistance
The County shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses.

Policy HE-2.4 Foreclosure Assistance
In order to mitigate the negative impacts of home foreclosures on the ability of the County of

Lake to administer affordable housing programs, the County should be proactive in providing information to clients receiving loan assistance through County housing programs who are having trouble making their mortgage payments. The County should design and enact a process similar to the California Department of Housing and Community Development's (HCD Foreclosure Avoidance Information program. The program should focus on providing information to clients in danger of foreclosure of options such as, special forbearance plans, repayment plans, loan modifications, short sales, deed-in-lieu and military relief. Where possible the County should help facilitate better communication between those in danger of foreclosure and their lenders.

NEIGHBORHOOD PRESERVATION/REHABILITATION

Goal HE-3	To conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

Housing Stock Maintenance and Rehabilitation

Policy HE-3.1 Rehabilitation of Housing Stock
The County shall work towards the rehabilitation of the existing housing stock and strive to replace housing units where necessary.

Policy HE-3.2 Maintenance of Housing Stock
The County shall continue to encourage regular maintenance of housing as a means of conserving existing housing stock.

Policy HE-3.3 Funding for Rehabilitation
Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which are appropriate to the County's needs to assist housing rehabilitation.

Policy HE-3.4 Priority for Rehabilitation
The County shall place a high priority on the rehabilitation of owner-occupied units. Priority shall be given to affordable housing and those serving special needs populations.

Policy HE-3.5 Removal of Rehabilitation Constraints
The County shall consider waiving permit fees, where appropriate for housing rehabilitation projects proposed by non-profit agencies for the benefit of lower income households.

Policy HE-3.6 Long-Term Affordability of Rehabilitated Units
The County shall promote the long-term affordability to lower income households of any housing unit rehabilitated with public funds.

Policy HE-3.7 Non-conforming Residences

The County shall continue to allow the replacement of legal, non-conforming residences on private lots.

Policy HE 3.8 Replacement of Substandard Mobile homes
The County shall continue to make the replacement of older single wide mobile homes a high priority.

Policy HE-3.9 Maintain Code Enforcement Program
The County shall continue to provide standards and code enforcement efforts on residential units to alleviate hazardous conditions and achieve a safe and healthful living environment for all residents, by enforcing Health and Safety Codes. Code Enforcement and, to a lesser degree, Building Division staff should have a basic understanding of housing rehabilitation programs, and tenant relocation laws and be equipped to refer property owners to the housing authority for assistance.

Policy HE-3.10 Compatibility of Residential Project Design
The County shall require residential project design to reflect the relationship of the project to surrounding uses.

Policy HE-3.11 Standards for Multi-family Housing Design
The County shall promote quality design and appearance of all new multi-family units so that it adds value to the community's-built environment and reduces potential for community objection.

Policy HE-3.12 Adequate Maintenance of Public Facilities
The County shall enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital expenditures and requiring residents and landlords to maintain their properties in good condition.

Policy HE-3.13 Housing Rehabilitation Tax Deduction
Use Revenue and Taxation Code Section 17274 as an incentive to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.

Policy HE-3.14 Support Non-Profit Housing Rehab Efforts
Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

Policy HE-3.15 Provision of Affordable Housing Information
Identify and list internet sites and links (such as Lake County Department of Social Services) for advertising of Federal, State, Local and Private Sector affordable housing programs.

SPECIAL NEEDS

Goal HE-4	To provide a range of housing services and encourage, support and supply housing units to serve special needs.

General

Policy HE-4.1 Increased Housing Opportunities
The County shall continue to promote increased housing opportunities for seniors, large, families, persons with disabilities, developmental disabilities and farmworkers.

Policy HE-4.2 Nexus of Support Services and Housing
The County shall amend the Zoning Ordinance to allow supportive housing by right in Commercial or other zoning designations that have access to support services.

Policy HE-4.3 Grant Assistance
The County shall support and actively assist non-profit and for-profit groups and individuals who wish to supply special needs housing whenever possible, by providing grant writing support and/or staff time.

Homeless

Policy HE-4.4 Assistance to Community Based Organizations
The County shall assist the efforts of community-based organizations such as Lake County Community Action Agency in their efforts to assist individuals and families in need of short-term emergency housing.

Policy HE-4.5 Incentives for Emergency Housing
The County shall continue waiving development and construction fees whenever possible for projects which will serve households in need of emergency housing.

Policy HE-4.6 Emergency Housing Tenure
The County shall amend the Zoning Ordinance to allow stays in emergency shelters up to 180 days.

Policy HE-4.7 Increased Emergency Housing Locations
The County shall amend the Zoning Ordinance to remove the requirement that emergency shelters not be located within 300 feet from each other.

Large Families

Policy HE-4.8 Provision of Large Rental Units
The County shall encourage developers of rental units to build units for large families.

Persons with Disabilities

Policy HE-4.9 Accommodation for Individuals with Disabilities
The County shall continue to provide reasonable accommodation for individuals with disabilities to ensure equal access to housing, by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or

building laws, rules, policies, practices and/or procedures of the County.

Policy HE-4.10 Voluntary Accessible Design Features
The County shall encourage the inclusion of voluntary residential design features in new development that promote disabled accessibility, visitability, and universal design.

Transitional Housing

Policy HE-4.11 Support for Transitional Housing
The County shall continue to support transitional housing, and supportive services to be developed at appropriate sites throughout the County, either through repurposing of existing buildings for larger facilities, or through new construction in residential districts for smaller facilities.(Ord.#3021; 1/2015)

Farmworkers

Policy HE-4.12 Zoning for Farmworker Housing
The County shall appropriately zone an adequate supply of land to accommodate farmworker housing units. Continue to allow farmworker housing as accessory uses on agricultural properties through the Zoning Permit and building permit processes.

Policy HE-4.13 Farmworker Housing Development Assistance
Continue to facilitate the provision of additional affordable housing for migrant, seasonal and permanent farmworkers to address the needs of this group including fee waivers and reduced development standards for farmworker housing developed in agricultural zones.

Policy HE-4.14 Prohibit the Reduction of Existing Farmworker Housing
The County should not approve projects that reduce existing farmworker housing. Staff should work with applicants of all new project proposals to reduce both the direct loss of farmworker housing and possible negative impacts to farmworker housing providers.

Policy HE 4.15 Expanded Opportunities for Farmworker Housing
The County shall amend the Zoning Ordinance to accommodate agricultural employee housing of 6 to 12 units or up to 36 beds in all zones permitting agriculture as a permitted use.

HOUSING DISCRIMINATION

Goal HE-5	To provide decent housing and quality living environment for all Lake County residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

Policy HE-5.1 Fair Housing Support

The County shall continue to promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

Policy HE-5.2 Equal Housing Opportunity Plan
The County shall continue to follow the guidelines outlined in the Equal Housing Opportunity Plan.

ENERGY CONSERVATION AND PRODUCTION

Goal HE-6	To reduce Lake County residents' energy costs by increasing energy efficiency.

Policy HE-6.1 Energy Conservation
The County shall promote residential energy efficiency upgrade programs available through PG&E and other sources.

Policy HE-6.2 Public outreach on Energy Programs
The County shall conduct public outreach with information on PG&E residential rebate and reimbursement programs for energy efficiency upgrades and retrofitting.

Policy HE-6.3 Energy Efficient Site Planning
The County shall encourage integration of energy efficiency, demand response and on-site generation as a means of reducing household utility costs, on new and existing development.

Policy HE-6.4 Solar Access Site Planning
The County shall encourage energy efficiency in newly proposed subdivisions through solar access and the use of shading in street orientation, lot orientation, setbacks and the placement of buildings.

Policy HE-6.5 Energy Efficiency Fee Waivers
The County shall provide fee reductions or waivers for energy efficient improvements conducted by non-profit organizations for projects involving the provision of affordable housing.

JOBS/HOUSING BALANCE

Goal HE-7	To provide a well-balanced and diverse economy that provides an adequate number of jobs to support the local population.

Policy HE-7.1 Development of Living-Wage Jobs
The County shall continue to encourage and promote more job-intensive industrial, geothermal, office, and commercial development, as specified in the Land Use Element of the General Plan, in an effort to promote creation of new jobs in the community, improve the financial resources of residents, and create a balanced community that is more resistant to economic down-turns.

Policy HE-7.2 Jobs/Housing Linkages

The County shall encourage jobs/housing linkages through the development of housing near jobs, and shall attempt to increase the supply of affordable housing while supporting efforts to match job income and housing affordability levels.

Policy HE-7.3 Downtown Mixed-Use Development
The County shall consider amending the zoning ordinance to allow more intensive mixed-use development in downtown community areas, in order to provide opportunities for affordable, multi-family residential development above ground-floor commercial uses.

Policy HE-7.4 Local Commercial Mixed-Use Development
The County shall extend mixed use development into C-1 zoning.

1.2 IMPLEMENTATION PROGRAMS

Table 4-1, "Housing Element Implementation Programs" identifies the implementation measures that the County will follow in order to implement the goals and policies detailed in Section 4.2. For each program, Table 4-1 provides a reference to which policy(ies) it implements, who is responsible for this implementation, the source of funding, the quantified objectives (as appropriate, the number of housing units a program could assist), and the timeframe for implementation.

Key of Abbreviations:

- BOS Board of Supervisors
- CAO County Administrative Office
- CDD Community Development Department
- DSS Department of Social Services
- DWR Department of Water Resources
- PC Planning Commission
- EDD Economic Development Director
- NGO Non-governmental and charitable organizations

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
New Construction						
HE-1	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	1.21 1.22 3.5	CDD	General Fund	--	Annually
HE-2	The Community Development Department shall continue to hold pre-application conferences with developers to assist in identifying suitable sites and understanding permit procedures. The Department shall encourage pre-hearing conferences between developers and the residents of the area where new large-scale housing projects are proposed.	1.3 1.4 1.21	CDD	General Fund	--	On-going
HE-3	The County shall apply, based on the availability of staff resources, for funds available from state and federal programs which provide for low to moderate income housing.	1.3 1.11	DSS	CDBG & HOME Program Income	40 very low and 40 low units	Annual
HE-4	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County. The County will develop a specialized mailer to distribute to interested non-profit and for profit organizations who manage affordable housing providers in Northern California with specific information on funding opportunities, available sites and permit streamlining procedures in Lake County.	1.5	CDD, CAO, DSS, EDD	CDBG, General Fund	Develop strategic mailer and distribute to N. CA affordable housing entities	Annually
HE-5	The County shall provide developers with information regarding suitable potential high density housing site locations.	1.1 1.5 1.8	CDD, EDD, NGO's	General Fund & NGO's	continues	Ongoing
HE-6	The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion of units restricted to very-low, low-, or moderate-income	1.21	CDD, BOS	General Fund	--	Summer 2021

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	households.					
HE-7	To increase the development community's awareness of the availability of sites for affordable projects, the County shall provide an updated sites inventory on the County's website. This will be updated biannually. Additionally, the County will annually send the sites list to housing developers and other non-profit and/or for-profit agencies.	1.5 1.8	CDD; BOS; EDD	EDD; CAO, NGO's County Ambassador program	--	Biannually update the sites inventory list starting January 2021, Send the updated list to developers and other non-profit and/or for-profit agencies annually starting in January 2021.
HE-8	The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community. a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers. b).The County shall publicize the availability of the grants and loans.	1.11 2.2 3.3	DSS; CDD; EDD, NGO's			Publish priorities and available funding, annually, as funding is available.
HE-9	The County shall facilitate better communications with non-profit and other organizations dedicated to providing affordable housing, farmworker and self-help housing opportunities. The County will host two collaboration workshops aimed at strategic planning to meet the affordable housing challenge.	1.7 1.11 2.2	CDD, CAO, DSS, NGO's	CDBG, General Fund, 501C3	Host two collaborative workshops	Annually
HE-10	The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach campaign. The County shall review and update the list annually.	1.5 1.8	CDD; CAO, EDD	General Fund,	--	Ongoing, annually

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
HE-11	The County shall continue to encourage the use of density bonuses for low- and very low-income housing in all proposed residential projects. The County shall inform developers of the benefits of density bonuses in pre-application conferences.	1.4 1.13 1.14 1.16	CDD	General Fund	--	Ongoing
HE-12	The County shall actively promote community education on second units by posting information regarding these units on the County's website and providing brochures at the public counter in the Community Development Department. The County shall review and revise, as necessary, the promotional materials on an annual basis. *Residential second units shall be encouraged and promoted as affordable, permanent rental housing.*	1.8 1.17 1.18	CDD	General Fund	50 very low income units; 50 low income units; 100 moderate income units	Ongoing, update annually
HE-13	The County shall continue to support fee waivers for use permits fees for large, affordable multi-family projects when a conditional use permit is required.	1.3 1.5 4.1	CDD	General Fund	--	Ongoing
HE-14	The County shall use its pre-application review process to encourage development in the "R3" zone to be developed at the highest end of the density range.	1.13 1.29 1.32	CDD	General Fund	--	Ongoing
HE-15	The County Administrative Office shall maintain current information regarding federal, state, and local affordable housing program availability and requirements, disseminate this information where appropriate, and brief the Board of Supervisors periodically on the County's progress towards meeting its housing goals.	1.5 1.8 3.15	CAO; DSS;	General Fund	--	Ongoing
HE-16	The County will work to preserve existing subsidized housing developments, considered at risk for transfer to market rate. The County will contact interested non-profit and for-profit organizations who manage affordable and subsidized housing developments in Northern California providing information on possible financing opportunities and linking potential organizations with housing developments at risk.	2.1 2.2	CDD, CAO, DSS, EDD	Grants 501C3	Host a Task Force meeting for at risk housing.	Monitor Annually

Table 1-1. Housing Element Implementation Programs

Implementation Measure		Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
HE-17	The County shall continue to work in conjunction with CalHFA, local banks, and mortgage institutions in implementing the First Time Home Buyer Program.	2.1 2.4	CAO DSS	State funds	50 moderate units (10 per year)	Ongoing
HE-18	The County shall continue the Mobile home Replacement Program.	3.1 3.3 3.8	DSS	CDBG & HOME	15 units	Ongoing
HE-19	The County shall monitor the status of assisted housing with expiring affordability covenants and endeavor to maintain their affordability. The County shall monitor the status of these projects, and, as necessary identify potential buyers and possible sources of funding.	2.1	DSS; CDD	General Fund	--	Ongoing, annually review
HE-20	The County website shall post information about the voucher program, affordable projects that are under development or planned, and other housing programs (i.e., Owner Occupied Rehabilitation Program, etc.)	1.8	DSS	General Fund	--	Ongoing
HE-21	The County shall continue to seek funding to expand the existing housing rehabilitation loan program for lower income households. When these funds are exhausted, the County shall apply for additional funding. Additionally, the County shall continue to provide information to residents affected by disasters in need of recovery/disaster relief through the Lake County Local Assistance Center website (recovery.lakecountyca.gov) The website is a portal to other departments/agencies that can assist with the following: • finding information for rebuilding after a disaster or fire; • locating agency partners that can provide mental health support, • locating agencies that can help provide financial assistance	3.1 3.2 3.3 3.4 3.5	BOS, DSS	CDBG, Cal Home, HOME	10 low, 10 very low	Ongoing, as recovery/disaster efforts are needed.

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	The County will continue to promote disaster relief through the County's website and will make information available at the County offices.					
HE-22	Based on the availability of staff resources, the County and nonprofit partners shall provide permitting assistance and repair recommendations to individuals, when on building inspections.	3.3	CDD; DSS; Non-Profits	Cal Home, General Fund,	-	As needed
HE-23	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans to maintain affordability of these projects.	2.1 2.2			--	Monitor Annually
HE-24	The County will continue to work with both non-profit and other affordable housing providers experienced in self-help housing. The County will assist developers through site identification, expediting permit processing, providing fee waivers, support funding applications and providing financial assistance.	1.7 1.11 1.13 2.2 4.2	CDD, CAO & DSS	General Fund	Establish a Housing Task Force, & partner with a 501C3 for funding	Annually On-going
HE- 25	County shall continue to provide fee waivers for affordable multi-family housing projects which include a minimum of 10 percent of units with four or more bedrooms. CH	4.8	CDD, BOS	General Fund	--	On-going
HE- 26	The County shall provide grant application assistance, based on the availability of staff resources, to community-based organizations in seeking funding for homeless services and programs.	4.4 4.5 4.11	NGO's CAO; DSS, EDD	General Fund	--	On-going
HE-27	The County should adopt Universal Design standards. This ordinance should be similar to that of the Model	4.9 4.10	CDD BOS	General Fund	BOS discussion	Ongoing

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	Universal Design Ordinance provided by the State of California Department of Housing and Community Development.					
HE-28	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, to include universal design features	4.9	CDD BOS	General Fund	--	Ongoing
HE-29	The County shall identify potential partners and assist, based on available staff resources, in the construction of farmworker housing which meets the needs of both the migrant and the permanent resident workforce.	4.2 4.13	CAO; Ag.Com.	General Fund	Develop and maintain list of partners	Ongoing
HE-30	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations requiring the Public housing Authority, Lake County Housing Commission, to affirmatively further civil rights and fair housing in all federally-assisted housing programs. Civil Rights Posters in thirteen languages are posted in the reception lobby of the Public Housing Authority Office and Dept. of Social Services. A link to the HUD's online fair housing complaint form and information is placed on the Department of Social Services homepage and also be noted on all civil rights posters disseminated throughout the County.	5.2	DSS	General Fund	add links to services on website	Ongoing
HE-31	The County shall continue to provide density bonuses of up to 25 percent for innovative energy-efficient housing projects.	6.1 6.3	CDD	General Fund	--	On-going
HE-32	The County shall continue to promote all available programs through P.G.& E. to local homeowners and developers to help reduce residential energy costs County-wide	6.1 6.2	CDD	PG&E Energy Watch, General	website & participate in PG&E Energy Watch	On-going

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
				Fund		
HE-33	Consider developing revisions to the Zoning Ordinance to encourage and promote solar and wind energy generation on existing and new construction.	6.3 6.4	CDD		Amend Zoning Ordinance	On-going
HE-34	The County should implement an ordinance providing fee reductions and waivers to non-profit organizations providing energy efficient improvements for the provision of affordable housing (new construction and rehabilitation projects)	6.5	CDD, CAO, BOS	General Fund	Implement Ordinance or Policy	On-going
HE-35	The County shall identify sufficient sites within its jurisdiction where new industries can be located.	7.1 7.2	CDD, CAO, EDD	General Fund	Identify targeted sites s	On-going
HE-36	The County shall continue to actively outreach to potential developers and businesses while coordinating with land owners to complete entitlement process for local job creation projects.	7.1 7.3	CAO, EDD, Chamber Relators	General Fund	Identify targeted sites & assist in marketing	Ongoing
HE-37	The County shall continue to pursue funding of a Section 8 Family Self-Sufficiency Program which includes job training and education opportunities for the assisted households.	1.7 7.1	DSS	General Fund	--	As needed
HE-38	The County shall consider adopting amendments to the zoning ordinance that would allow additional residential development in community commercial areas, where appropriate services area available.	7.3 4.2 7.4	CDD, PC, BOS	General Fund	Amend Ordinance to provide for mixed use development	Winter 2021
HE–39	As area plan updates are publicly noticed and adopted, the very-low and low income housing site index shall be updated to include any additional sites made available for development of affordable housing.	1.1 1.2	CDD	General Fund	Update site inventory as plans are updated	On-going
HE-40	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are	1.14	CDD, PC, EDD,	General Fund	--	On-going

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	designated MDR, the County will initiate rezoning to provide a project the ability to be developed at a higher density, and will provide flexibility in design. In such cases, development at maximum density will be encouraged.		BOS			
HE-41	Lake County will implement/comply with Health & Safety Code §17980(b)(2) by giving preference to repair rather than requiring vacation when economically feasible.	3.9	CDD, BOS	General Fund	Review each case prior to abatement action	On-going
HE-42	Lake County will comply with Health & Safety Code §17980(c) by assuring that tenants and landlords are given notice of defective conditions as required.	3.9	CDD	General Fund	Notice to tenant at the same time as to owner	On-going
HE-43	Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that the County has knowledge of.	1.26 1.27	CDD, Special Districts, Private Water/ Sewer Provider	General Fund	Provide very-low and low affordable housing site list to applicable agencies	Refer to program HE-7. Notify service districts of grant opportunities, at least once annually, when NOFAs are released
HE-45	Assist public water and sewer providers to expand or upgrade services by providing planning assistance. Special attention shall be given to those service areas which are currently constrained. The Community Development Department (CDD) shall host an annual meeting with county public service providers of water and sewer, to identify infrastructure development constraints and ways in which CDD and the County can assist in identifying needed planning resources. Public water and sewer providers managing constrained districts should develop a comprehensive infrastructure	1.27	CDD, Special Districts & Private Water/ Sewer Provider	General Fund	Develop comprehensive improvement plan	Updated annually, by Dec. 30th each year

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	improvement plan. This plan should outline existing constraints and provide five (5) year capital improvement plans aimed at removing identified constraints.					
HE-46	The County will initiate discussion with water and sewer agencies to obtain 'conditional will serve' outlining how each public and private water and sewer provider will grant priority for provision of service for affordable housing projects. Provide written verification that sufficient water and sewer capacity exist to serve all parcels which have been identified in the Housing Element sites inventory in accordance with Government Code §65589.7. Conditional will serve letters should contain detailed information pertaining to fees, studies and capital improvements necessary to be completed, in order to provide adequate services to a proposed affordable housing development within that particular service district.	1.26 1.27	CDD, Special Districts Private Water/ Sewer Provider	General Fund	Obtain conditional will serve letters from each water and sewer provider	Annually,
HE-47	The creation of a public-private partnership agreement between the County, non-profit housing assistance groups & tribal housing authorities modeled after the Federal program administered by HUD, "National First Look Program." Registered non-profit groups & tribal housing authorities would then be notified and provided with an exclusive period of time whereby they could purchase tax default, surplus and other similar properties prior to such properties being made available for purchase to the general public.	1.15	CDD, Tax CollectorCAO; EDD.	General Fund	Meet with tax collector to establish priority procedure	Ongoing
HE-48	The County shall strengthen its relationship non-profit organizations & tribal housing authorities engaged in providing affordable housing opportunities. A Housing Task Force should be created to create these relationships. Through this, the County shall actively participate in partnerships with non-profit organizations & tribal housing authorities to seek state and federal funding for the provision of affordable housing, especially housing	2.2	CDD, DSS, CAO, EDD	General Fund & Available Grants	Meet annually with affordable housing advocates & providers	Annual meeting July of each year

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	projects which target the very low-income populations.					
HE-49	The County will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing in-kind technical assistance, expedited permit processing, reduced development fees, grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, offering density bonuses.	1.30	CDD, CAO, EDD, NGO's	General Fund		Annual review of progress
HE-50	Investigate measures aimed at reducing and/or deferring all or portions of development mitigation fees (e.g. planning, building, road impact, fire, school, water & sewer) for very low and extremely low, housing projects. The County should examine, reduced and/or deferred development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	1.30	CDD & BOS, CAO, DSS, NGO's	General Fund	Review of impact fee structure & consensus with other agencies	Evaluate fees by Summer 2021, reduce by Spring 2022.
HE-51	The County shall continue to allow 35 percent density bonuses for low and very low-income affordable housing projects, consistent with California Government Code §65915, for the MDR and HDR designated sites listed in Table 2-6 (Vacant/Underutilized Land Inventory).	1.4 1.13	CDD, PC & BOS	General Fund	PC and BOS hearings	Adopted, Jan.16, 2015 #3021
HE-52	The County will work directly with service providers of the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of residents who are developmentally disabled. The County shall also assess housing currently being utilized by those with developmental disabilities and whether additional housing and housing related services are necessary to provide housing to this special needs group.	4.1	CDD & DSS, Housing Task Force	General Fund	Host a workshop aimed at determining housing needs.	Annually meet with the Redwood Coastal Regional Center and host a workshop at least twice in the planning period.
HE-53	County staff should annually perform a review of its affordable housing site inventories, specifically for those sites designated for very low- and low-income housing, to determine that updated flood zone and general flood risk information does not result in substantial increases	1.23	CDD, DWR	General Fund	On-going as rezoning or projects occur	Annual Review, Dec. each year

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	making the location of affordable housing at identified sites unrealistic.					
HE-54	Immediately following revisions to County Flood Maps based on new LIDAR data, the Community Development Department shall review the updated mapping of ground water recharge and stormwater areas. Multifamily zoning will be reviewed for their continued suitability for the provision of affordable housing. Sites deemed to be no longer suitable for affordable housing shall be removed from the affordable housing site inventory.	1.23	CDD, DWR	General Fund	Remove sites deemed to have substantial flood hazard risk & replace with qualified sites.	Within 6 months upon completion of the revised flood maps.
HE -55	To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.	1.24				Amend the Zoning Ordinance by Summer 2021.
HE-56	**The County shall hold annual public workshops to address barriers to affordable housing and potential alternative housing options.**	1.19 1.20 1.22	CDD, PC		Minimum of one public workshop per year	On-going
HE-58	**The Zoning Ordinance shall be amended to allow housing projects with at least 20% of units affordable to lower income households to be permitted by right if they have been previously identified in the Housing Element as potential affordable housing sites for at least two update cycles, or if they are located in a High-Density zone**	1.31 1.32	CDD, PC			Within 3 years of the beginning of this planning period.
HE-59	**Amend the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing to allow those uses in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g., occupancy limits) not applied to similar dwellings in the zone.**	4.2	CDD, PC			Amend the Zoning Ordinance by Summer 2021.

Table 1-1. Housing Element Implementation Programs

Implementation Measure		Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	Additionally, the County will revise the Zoning Ordinance to allow supportive housing without discretionary review in all zones that allow multi-family housing or mixed-use development, including nonresidential zones as applicable. the allowed uses along with corresponding development standards as detailed in AB 2162.					
HE-60	**The Zoning Ordinance shall be amended to set the maximum stay in an emergency shelter at 180 days, and to remove the requirement that such shelters not be located within 300 feet of one another.**	4.6 4.7	CDD, PC			Amend the Zoning Ordinance by Summer 2021.
HE-61	**The Zoning Ordinance shall be amended to accommodate agricultural employee housing of 6 to 12 units or up to 36 beds in all zones permitting agriculture as a permitted use.**	4.15	CDD, PC			Amend the Zoning Ordinance by Summer 2021.
HE-71	**The Zoning Ordinance shall be amended to allow residential unit(s) located on the second story or higher, limited to one (1) dwelling unit per 1,000 square feet of commercial floor area, and subject to the parking requirements of Section 21-46 with a Minor Use Permit.**	HE-7.4	CDD, PC			Amend the Zoning Ordinance by Summer 2021.
HE-72	**The County will amend the Zoning Ordinance to remove the minor use permit requirement for multi-family developments with 20 or more units, to remove the constraint on development and possible barrier to construction of affordable housing units.**	1.3, 1.5, 1.10, 1.13, 1.32	CDD, PC			2021
HE-73	**Per AB 101 (2019), review the County's zoning ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.**		CDD, PC			Review zoning by 2021. Make revisions by June 30, 2022.

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
HE-74	**Develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.** **Specific actions will include:** • **Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.** • **Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the County's website. Board of Supervisors meetings will include a fair housing presentation at least once per year** • **Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.** • **Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.** • **Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.**		CDD, PC			Create Plan by January 2022 and implement on an ongoing basis

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
	• **Provide education to the community on the importance of completing Census questionnaires.**					
HE-75	Require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.		CDD, PC			The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Additional Programs:

Program HE-55. Reduce Minimum size for residential units

To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.

Time Frame: **2018**

Responsible Agency: **Community Development**

Objectives: **Help ensure that housing is available and affordable to extremely low, very low, low and moderate-income families and members of the local workforce (e.g. teachers, fire and police, farm workers).**

Funding Sources: **Staff time**

Program HE-56. Higher-Density Housing

The County shall consider an amendment to its General Plan Land Use Element to include a land use district permitting residential density of up to 40 dwelling units per acre. The County shall also consider a concurrent amendment to its Zoning Ordinance to include a zone permitting residential density of up to 40 dwelling units per acre and requiring that any development occur at no less than 20 dwelling units per acre. In addition, if the County favors making these amendments, the County shall identify locations feasible for development permissible under such a land use district and zone, especially those close to urban services of the incorporated cities, and shall study establishing said land use district and zone there.

Time Frame: **Ongoing**

Responsible Agency: **Community Development**

Objectives: **Allow opportunities for development of housing types of economical design and density.**

Funding Sources: **Staff time**

2.0 REGIONAL HOUSING NEEDS

2.1 Future Housing Needs

Under the State housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next 8-year period. This section focuses on projected housing needs and land availability for the period from 2019 through 2027.

Projected housing needs are defined as the total additional housing units required to adequately house a jurisdiction's projected population over five years in homes that are affordable, in standard condition, and not overcrowded. This projection includes needs of the existing population, as well as needs of additional population and households expected to reside in the county in the next five years, to 2027.

Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) provides Lake County with its Regional Housing Needs. Table 2-1 below provides the breakdown of the allocation by income group. Please note: This document presumes that 50 percent of very low-income allocation qualify as ELI (extremely low income). With a 2014 median household income of $35,997, the unincorporated portions of the county need housing that is affordable to households making $43,196 or less.

Table 2-1: Regional Housing Need & Unincorporated Lake County Needs Allocation by Income, December 2018 – August 2027

Income Category	County Totals	Unincorporated County Totals	Unincorporated Percentage
Very Low	460	332	72%
Low	310	224	72%
Moderate	300	207	69%
Above Moderate	835	576	69%
TOTAL	**1908**	**1339**	70%

Source: Lake County – City Area Planning Council, 2018 & HCD

Availability of Suitable Sites and Public Facilities

Given the rural nature of unincorporated Lake County there is a significant amount of vacant and underdeveloped land. Much of this land is constrained by a number of factors including hazardous slopes, floodplains, gaps in communications infrastructure, water supply and sanitation, accessibility and high fire danger. For this reason moderate income housing supply tends to be provided in the form of low cost lots and parcels that may have older homes, mobile homes and cabins, either owned outright and for rent, or older fixed income householders with no remaining mortgage.

A number of multi-family zoned parcels are located in the more urbanized designated places, within Growth Boundaries, such as Middletown, North Lakeport and the communities of Lucerne, Upper Lake and Nice.

2.2 Survey of Available Residential Land

Housing Element Law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet its share of regional housing need, as well as addressing the needs of all household income levels.

Affordable Housing Sites

The County utilized a Geographic Information System (GIS) to identify all the parcels within the county that were available to meet the County's RHNA. This database was merged with the Lake County Assessor's database to determine the structure/improvement value for all parcels. Based on this analysis, the Community Development Department was able to identify vacant and underdeveloped parcels that were potentially suitable for residential development. The County applied the following criteria:

- Parcel is designated to allow a residential land use.
- Parcel is at least 7,000 sq. ft. in size.
- Parcel is considered underdeveloped if the structure value is less than $15,000 (A structure with a value of less than $15,000 will most likely be an accessory structure such as a barn, shed, or a house in dilapidated condition).
- Parcel is considered vacant if improvement value is less than $1,000.

Table 2-2 provides a comparison of the County available sites to the RHNA.

Table 2-2: Total Residential Holding Capacity

RHNA		Vacant Capacity	Underdeveloped Capacity	Approved Projects	ADU Capacity	Surplus
Very Low	332					
Low	224	199	148	157*	120	68
Moderate	207	300				93
Above Moderate	576	140	470			34
Total	1339	639	618	157	120	195

Source: Lake County, August 2020

The Kelseyville Apartments is planned for a total of 157 units -- *53 units were constructed in 2020 – 47 units affordable to households with income at 60% of the AMI and 6 units affordable to households with incomes at 30% of the AMI. The remaining 104 units have not yet been constructed but are planned to be affordable to lower income households.

Inventory of Vacant and Underdeveloped Sites – Low Density Designations

Table 2-4 provides a summary of estimated developable land within Lake County for all low-density residential land use designations as of September 2020. Land values for an unimproved vacant residential lot range from $5,000 - $15,000 (2014)..

Second Dwelling Units

The County considers second units as an affordable housing option for lower-income households. Between January 2005 and January 2010, there were 118 residential second unit/granny unit construction permits issued within the unincorporated areas of the County. During this same time period 15 farm labor quarters were also approved

In an effort to project out second units to accommodate a portion of the County's lower income RHNA, the County took a conservative approach and assumed that fifteen units would be approved each year. With the new state law relaxing requirements for ADUs, it is safe to assume that the County will most likely receive more than fifteen annually moving through the planning period.

The County does not track rental prices for a second unit, however, in an effort to show affordability for these types of units, the County relied on rental rates for one-bedroom units identified in Table 3-30 as a proxy for second unit rental rates. Table 3-20 shows that the median monthly rent of one-bedroom unit in the County was $575. As shown in Table 3-27, a one-person low-income household can afford a monthly rental cost of $754, without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that second units are appropriate to credit toward the County's lower-income RHNA.

Assuming the County approves fifteen second units per year over the 8-year planning period, the County can assume an ADU capacity of 120 units

Appendix A, to this report, contains a listing by address and community of over 1,100 properties in Lake County identified as being suitable for moderate income housing. This list is by no means exhaustive of all available lands suitable for moderate and above moderate-income housing in Lake County. Identified properties were determined using the following criteria: lot size of 6,000 to 8,000 square feet; less than $3,000 improvement value; within community growth boundaries; near transit corridors, and in proximity to basic community services. All identified sites have ready access to basic infrastructure and contain no environmental constraints.

Appendix A contains a list of properties by address, with parcel size and a residential land use designation. Appendix A also includes mapping of the over 1,100 identified possible moderate income housing sites by Community.

Medium/High Density Land Use Designations
Inventory for Potential Low and Very Low-Income Housing Sites

In general, an assumption is made that the higher densities, produce more affordable housing. In urban areas this can be especially true. It is HCD's position that local jurisdictions can facilitate affordable housing by allowing development at higher densities, which in turn helps to reduce per unit land costs. In the past affordable housing projects in Lake County do not approach the maximum density allowed by their zoning or land use designation.

An inventory of seven (7) medium (MDR: 6-9 DU/Acre) and twenty-seven (27) high density (HDR:10-19 DU/Acre) residential designated sites was compiled. Due to lack of available GIS data for various service and environmental constraints, such as water and sewer service availability, road access, and excessive slope, staff examined Community Plans, aerial photographs, identified flood zones, oak woodlands or lack of infrastructure to determine a parcel's suitability and availability for higher density development. Sites lacking sewer and water service were not included in this analysis, unless the service was located within 200 hundred feet. Properties were also field-verified and had to zoned and planned for medium or high-density residential development.

Parcel Discussion –

Many of the sites listed are considered underdeveloped because they are large parcels occupied by one existing unit, either a single-family home or mobile home. [Note: County Staff estimates that roughly 35 percent of these parcels are developed with a dilapidated single family home or mobile home.] County staff evaluated the location and condition of homes on these parcels to determine eligibility for inclusion on the list. Percentage yield was adjusted depending on the size and location of any existing development, using conservative estimates. A few large properties with a high improvement value were included because they are mobile home parks with a large amount of vacant acreage that could accommodate new residential development.

Medium Density Residential - MDR

While the maximum density allowed in this designation (9 DU/acre), excluding any density bonuses, is less than that typically considered by HCD for affordable housing, this designation remains valid for providing low-income housing in Lake County. Most of the available MDR sites inventoried are large, located near major transit corridors and can easily support larger developments and densities. For example, a 40 unit affordable housing project was developed in the MDR designation, on 10 acres (Cruickshank Road). The project was clustered on a portion of the site, with an overall density of four (4) dwelling units per acre. However, within the developed 3-acres, the density is thirteen (13) DU/Acre. This site can accommodate an additional fifty (50) units (not included in Table 2-6). In January 2015, the County adopted density bonuses of 35% for all residentially zoned land, for an inclusionary project providing 10-25% of all units for low and very low-income residents (Ord.#3021; Amendment 14-01). For properties listed in Sections 2.4 and 2.5, this effectively increases the density of MDR sites to 12 DU/acre and HDR sites up to 25 DU/Acre.

Trends

Discussions between County staff and local affordable housing developers, such as RCHDC, reveal that developers would not exclude MDR designated parcels in their search for development sites. Land costs in Lake County are significantly lower than those of the Bay Area and Sacramento Region, so the number of units necessary to achieve economies of scale is much smaller than that of surrounding urbanized areas.

The primary concern of affordable housing developers in Lake County historically has been proximity to established communities and access to basic infrastructure such as water and sewer. All sites identified within Table 2-6 and depicted in Section 2.5, are already served by, or located directly adjacent to public water and sewer services. In addition to lower land costs, development permitting fees in Lake County are significantly less than neighboring counties. This includes construction permitting fees as well as costs associated with securing other necessary entitlements.

A vast majority of affordable housing developments are dependent on grant funding or other public, non-profit and private sources, which would prohibit development within floodplains regardless of mitigation. Although some of the potential sites listed in the very low- and low-income residential site inventory (Table 2-6) contain portions of parcels within the 100-year floodplain, these area were eliminated from parcel yield calculations. All sites within the inventory contain adequate land outside of environmental constraints to meet the development projection, although flood depths on these parcels are typically less than two (2) feet, and raised-floor construction is usually adequate.

An emerging trend of creating smaller developments, such as a single four-plex can be more consistent with local, state and federal objectives aimed at scattering affordable housing throughout a community. The development of smaller projects allows for substantial cost savings, in engineering and other costs associated with structures more than two-stories in height. In many locations throughout Northern California these cost savings are often outweighed by the need to intensify density on a site to allow for cost recovery of high land costs. Substantially lower land costs make the density allowance of a site in Lake County a lower order concern, making MDR designated sites no less desirable than HDR designated sites.

2.3 Vacant and Underdeveloped Land Inventory

PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	TOWN	Realistic Capacity	CONSTRAINTS*	Water and Sewer Capacity	Affordability Level	COMMENTS
004-058-25	1.42	R3-WW	HDR/RC	600 E STATE HWY 20	UPPER LAKE CA	21	No	Adequate	Very Low	Vacant, partial RC
008-710-33	0.67	R3	HDR	5586 MAIN ST	KELSEYVILLE CA	10	No	Adequate	Very Low	Vacant
031-073-01	3.83	R3-SC-WW	HDR	2900 CARSON ST	NICE CA	58	No	Adequate	Very Low	Vacant (steep slope)
351-131-01	4.16	R3-SC	HDR	13860 WALNUT WY	CLEARLAKE OAKS CA	63	No	Adequate	Very Low	Vacant
031-053-22	3.1	R3-SC-WW	HDR/RC	6853 COLLIER AVE	NICE CA	47	No	Adequate	Very Low	Collier Avenue 50-unit development.
					Vacant High-Density Subtotal	***199***				
024-071-01	3.59	R3-FF	HDR	5570 GADDY LN	KELSEYVILLE CA	54	Yes: Flood	Adequate	Very Low	Existing SFD, large amount of vacant land
024-471-05	1.05	R3	HDR	15463 LAKE AVE	MIDDLETOWN CA	15	No	Adequate	Very Low	Existing SFD & garage
027-222-06	3.67	R3	HDR	9400 RICE ST	UPPER LAKE CA	55	No	Adequate	Very Low	Existing SFD & shop
024-161-12	1.6	R3	HDR	5375 FIFTH STREET EXT	KELSEYVILLE CA	24	No	Adequate	Very Low	A few small structures, mostly vacant
					Underdeveloped High-Density Subtotal	***148***				
004-024-16	61.52	PDR-SC-FF-WW	MDR/RC	750 ROBIN HILL DR	LAKEPORT CA	300	Yes: Flood		Moderate	Vineyard and Oak woodlands
004-026-18	61.68	PDR-SC	MDR/RC	180 MACKIE RD	LAKEPORT CA	240	Yes: Oak Woodlands		Above Moderate	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated

PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	TOWN	Realistic Capacity	CONSTRAINTS*	Water and Sewer Capacity	Affordability Level	COMMENTS
										MDR
004-010-46	16.19	PDR-SC-FF	MDR	365 E STATE HWY 20	UPPER LAKE CA	140	No		Above Moderate	Orchard/Vacant
004-024-17	19.76	PDR-SC-FF	RC/MDR	181 MACKIE RD	LAKEPORT CA	50	Yes: Oak Woodlands		Above Moderate	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated RC.
006-490-08	44.33	R3-SC	HDR	400 SULPHUR BANK DR #111	CLEARLAKE OAKS CA 95423	180	No		Above Moderate	Existing MHP, a large portion of the site is currently undeveloped
					Moderate and Above Moderate Subtotal	910				

Source: Lake County, August 2020
*Constraints will be mitigated with development.
** For sites where a single-family dwelling is present, no known lower income households resides in the unit.

2.4 VACANT AND UNDERDEVELOPED LAND MAPS

The section contains maps and general development information for each site presented in the Vacant/Underdeveloped Land Inventory noted in Table 2-3. These maps are designed to provide basic general information to potential developer's interested in creating affordable housing developments in Lake County. Information includes an aerial view of the site, acreage, basic land use designation information and an overview of available infrastructure. Infrastructure capacity deemed "adequate" does not necessarily denote sites that are already connected to existing infrastructure, but instead indicate sites where such connections are deemed feasible should residential development occur.

All 34 sites are designated for Planned Development Residential (PDR), Medium Density Residential (MDR) or High Density Residential (HDR). The Development Potential represents a low to mid-range number of dwelling units, reflecting potential constraints or typical underdevelopment of development potential.

MDR	6-9 homes per acre, 12 DU/Acre using a Density Bonus of 35%
HDR	10-19 homes per acre, 25 DU/Acre using a Density Bonus of 35%
PDR	Maximum reflective of HDR overall parcel density

Staff determined a fairly conservative density for each specific site rather than using an approximate density over all of the proposed sites. For example Site #2, could yield 369-553 DU's, but with the Scenic, Water Way and Floodway Fringe Overlay Zoning Districts a much lower number of 300 DU's was used. Using typical and very conservative development densities, Lake County has more than adequate land capacity under current land use designations to meet all income and special need households over the life-span of this plan.

SITE 1

Total Acres: 18.54
APNs: 004-010-41 & 46
Address: 355/365 E. St. Hwy. 20, Upper Lake

LAND USE INFORMATION

General Plan: MDR-RC
Zoning: PDR -SC-WW-FF
Existing Use: Vacant/Orchards
Pending Development: None
Development Potential: 160 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not in a FZ
Slope: Less than 5%
Other: Proposed trail to border northwest property line (2011), providing pedestrian access to downtown Upper Lake and Highway 20.

NOTES

Northern portion of the site is located within Upper Lake Co. Water District. Annexation required for southern portion. Density transfer should be utilized to cluster housing nearer Highway 20.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 2

Total Acres: 61.52
APNs: 004-024-16
Address: 750 Robin Hill Drive , Lakeport

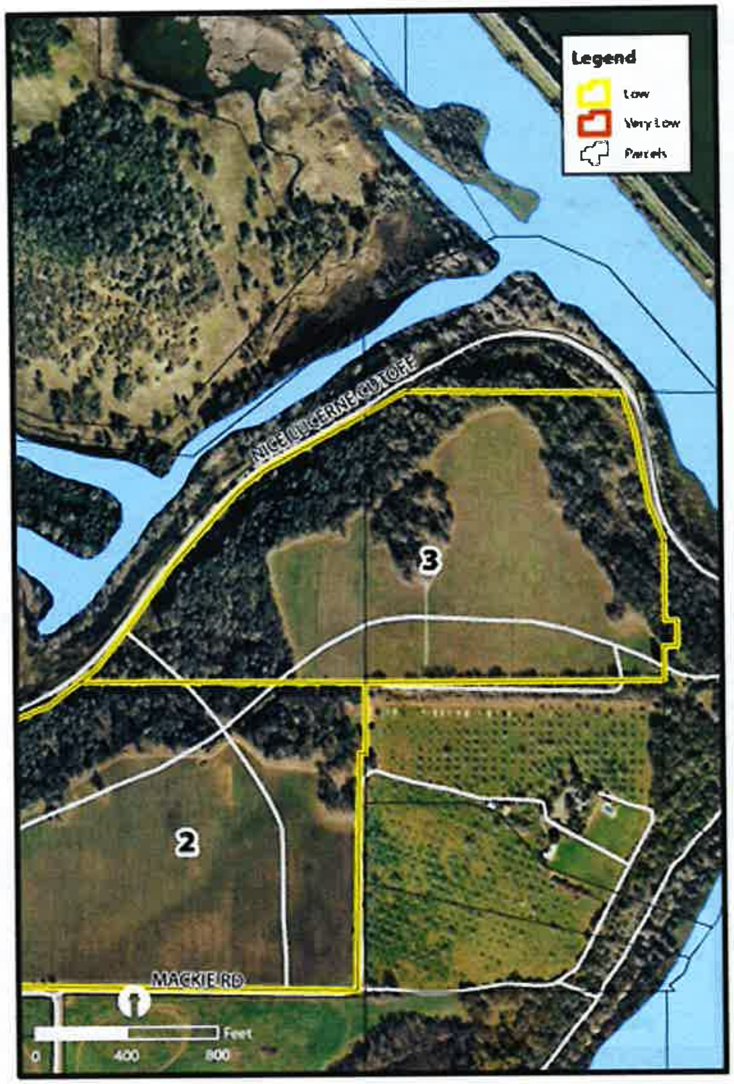
LAND USE INFORMATION
General Plan: MDR -RC
Zoning: PDR-SC-FF -WW
Existing Use: Vineyard & Oak Woodlands
Pending Development: None
Development Potential: 300 units

INFRASTRUCTURE INFORMATION
2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS
Noise: N/A
Flooding: Not in a Flood Zone
Slope: Less than 10%
Other: Oak Woodlands

NOTES
Prior Subdivision Application on file with Community Development Department. Lakeport Area Plan designates this area as ideal for future development. Existing oak woodlands should be preserved. Density transfer should be utilized to cluster high density units to best suitable areas.

LAKE COUNTY
2019 Affordable Housing Inventory



SITE 3

Total Acres: 56.15
APNs: 004-024-17 & 004-026-18
Address: 180 & 181 Mackie Road, Lakeport

LAND USE INFORMATION

General Plan: MDR/RC
Zoning: PDR-SC-FF-WW
Existing Use: Existing SFD, Vineyard & Oak Woodlands
Pending Development: None
Development Potential: 230 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: small western portion of property designated AE
Slope: Less than 10%
Other: Oak Woodlands

NOTES

Prior Subdivision Application on file with Community Development Department. Lakeport Area Plan designates this area as ideal for future development. Existing oak woodlands should be preserved. Density transfer should be utilized to cluster high density units to best suitable areas.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 4

Total Acres: 1.42
APNs: 004-058-25
Address: 600 E. State Hwy 20

LAND USE INFORMATION

General Plan: HDR/RC
Zoning: R3-WW
Existing Use: Vacant
Pending Development: None
Development Potential: 26 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Adjacent to State Highway 20
Flooding: Not in a Flood Zone
Slope: Less than 10%
Other:

NOTES

SITE 5

Total Acres: 44.33
APNs: 006-490-08
Address: 400 Sulphur Bank Drive, Clearlake Oaks

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-SC
Existing Use: Existing Mobilehome Park
Pending Development: None
Development Potential: 180 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Adjacent to State Highway 20
Flooding: Not located in a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 6

Total Acres: 2.20
APNs: 008-061-72
Address: 5805 Live Oak Drive, Kelseyville

LAND USE INFORMATION

General Plan: MDR
Zoning: R3
Existing Use: Vacant
Pending Development: None
Development Potential: 20

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located in a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 7

Total Acres: 1.16
APNs: 008-710-32, 33 & 34
Address: 5582 & 5586 Main St & 5597 Valley Vista Dr., Kelseyville

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Vacant
Pending Development: None
Development Potential: 17 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located in a Flood Zone
Slope: Less than 10% for western half & 10-20 % for east half
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 8

Total Acres: 3.59
APNs: 024-071-01
Address: 5570 Gaddy Lane, Kelseyville

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-FF
Existing Use: Existing SFD & Accessory structures
Pending Development: None
Development Potential: 54

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: AO zoning along the northeast corner
Slope: less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 9

Total Acres: 1.79
APNs: 024-071-18
Address: 5340 Gaddy Lane, Kelseyville

LAND USE INFORMATION

General Plan: MDR
Zoning: R2-FF
Existing Use: Existing SFD & Accessory structures
Pending Development: None
Development Potential: 10

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Located in the AO Flood Zone
Slope: less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 10

Total Acres: 10.46
APNs: 024-071-69
Address: 5400 Gaddy Lane, Kelseyville

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-FF
Existing Use: Vacant
Pending Development: Planned site of Kelseyville Apartments
Development Potential: 157

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Front half of property is within the AO Flood Zone
Slope: less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 11

Total Acres: 1.60
APNs: 024-161-12
Address: 5375 Fifth Street Ext., Kelseyville

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Out-buildings
Pending Development: None
Development Potential: 24

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not in a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 12

Total Acres: 1.04
APNs: 024-161-13
Address: 5425 Fifth Street Ext., Kelseyville

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-WW-FF-SC
Existing Use: Existing SFD
Pending Development: None
Development Potential: 15

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Western end located within AO Flood Zone
Slope: less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 13

Total Acres: 2.04
APNs: 024-231-10
Address: 9755 State Hwy 53, Lower Lake

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Vacant
Pending Development: None
Development Potential: 30

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Adjacent to State Highway 53
Flooding: Not located in a Flood Zone
Slope: Rear half less than 10%, 10 to 20% along front property line.
Other:

NOTES

Moderate grading likely required to provide access from Hwy 53. Potential developers should work closely with the Lower Lake County Water District to mitigate constraints to public water provision.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 14

Total Acres: 1.64
APNs: 024-331-02
Address: 16440 Rose Street, Lower Lake

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Vacant
Pending Development: None
Development Potential: 30

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not locate in a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 15

Total Acres: 1.46
APNs: 024-432-17
Address: 21050 Santa Clara Rd., Middletown

LAND USE INFORMATION

General Plan: MDR
Zoning: R2-FF
Existing Use: Vacant
Pending Development: None
Development Potential: 13 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: West half of property located with the AO Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 16

Total Acres: 1.05
APNs: 024-471-05
Address: 15463 Lake Ave., Middletown

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Existing SFD & Garage
Pending Development: None
Development Potential: 18

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: Less than 10%
Other: Located adjacent to an additional 2 acre property also properly designated to meet affordable housing needs.

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 18

Total Acres: 3.67
APNs: 027-222-06
Address: 9400 Rice Street, Upper Lake

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Existing SFD & shop
Pending Development: None
Development Potential: 60 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 19

Total Acres: 5.94
APNs: 028-031-66
Address: 350 Lakeview Road, Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: PDR
Existing Use: Vacant
Pending Development: None
Development Potential: 45 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: Less than 10%
Other:

NOTES

A general and specific plan of development would be required for any proposed housing project at this site.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 20

Total Acres: 2.41
APNs: 028-041-53
Address: 3699 Lakeshore Blvd., Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Existing SFD & Accessory structures
Pending Development: None
Development Potential: 30

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: 10 to 20%
Other:

NOTES

Property contains some areas of significant slope that may not be suitable for development.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 21

Total Acres: 4.88
APNs: 028-251-09
Address: 371 Crystal Lake Way

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Vacant
Pending Development: None
Development Potential: 43

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located in a Flood Zone
Slope: 5 to 20%
Other:

NOTES

Located adjacent to 7.5 acres of land properly designated for multi-family housing.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 22

Total Acres: 7.84
APNs: 028-251-11 & 12
Address: 291 & 345 Crystal Lake Way, Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: SFD & Mobile Home Park
Pending Development: None
Development Potential: 90 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: 5 to 20%
Other:

NOTES

Located adjacent to 2 acres of land properly designated for multi-family housing.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 23

Total Acres: 1.91
APNs: 028-331-05
Address: 211 Wright Lane, Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: SFD & Accessory structures
Pending Development: None
Development Potential: 20

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: Less than 10%
Other: Seasonal creek traverses southern portion of property.

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 24

Total Acres: 9.08
APNs: 029-121-07
Address: 4555 Lakeshore Boulevard, Lakeport

LAND USE INFORMATION

General Plan: HDR /RC
Zoning: R3-SC-FF -WW
Existing Use: SFD & Accessory structures
Pending Development: None
Development Potential: 80

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: AE Flood Zone present along water front Portion of lot
Slope: Less than 10%
Other:

NOTES

Off-tract road dedication likely required to provide access from either Oak or Hickory Avenues to the South.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 25

Total Acres: 1.71
APNs: 029-221-08
Address: 4029 Lakeshore Blvd., Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: SFD & Accessory structure
Pending Development: None
Development Potential: 14

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located in a Flood Zone
Slope: 10 to 20%
Other:

NOTES

Additional road right-of-way & possible off-tract dedication likely required to gain access to this site from either Deer Hill Lane or from adjacent mini-storage property to the East.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 26

Total Acres: 2.13
APNs: 029-231-80
Address: 3965 Lakeshore Blvd., Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R2
Existing Use: Vacant
Pending Development: None
Development Potential: 15

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located within a Flood Zone
Slope: 10 to 25%
Other:

NOTES

Adjacent to 2 acres also properly designated for multi-family housing development.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 27

Total Acres: 2.07
APNs: 029-231-81
Address: 3875 Lakeshore Blvd., Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R2
Existing Use: SFD & Accessory Structures
Pending Development: None
Development Potential: 18 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Constrained
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not Located within a Flood Zone
Slope: 10 to 25%
Other:

NOTES

Adjacent to 2 acres also properly designated for multi-family housing development.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 28

Total Acres: 16.75
APNs: 031-052-17 & 22
Address: 6925 & 6965 Hammond Ave., Nice

LAND USE INFORMATION

General Plan: MDR/LDR/RC
Zoning: PDR-SC-W-FF & R1-W-FF
Existing Use: Vacant
Pending Development: None
Development Potential: 50

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Adjacent to State Highway 20
Flooding: SW portion of property located in AE Flood Zone
Slope: Less than 10%
Other: wetlands located on property

NOTES

A previous development was proposed for this site but has since expired.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 29

Total Acres: 3.10
APNs: 031-053-22
Address: 6853 Collier Ave., Nice

LAND USE INFORMATION

General Plan: HDR/RC
Zoning: R3-SC-WW
Existing Use: Vacant
Pending Development: Approved 50 unit development
Development Potential: 50

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Located near State Highway 20
Flooding: Not located in a Flood Zone
Slope: Less than 10% slope
Other: seasonal creek runs through property

NOTES

Located adjacent to 6 acre property designated for multi-family housing development.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 30

Total Acres: 1.40
APNs: 031-071-15
Address: 2670 Lakeshore Blvd., Lakeport

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-FF
Existing Use: Existing small structures
Pending Development: None
Development Potential: 25

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Southern part of property within AE Flood Zone
Slope: Less than 10%
Other:

NOTES

Potential access issues during flood events. Secondary access off of Collier Avenue should be pursued.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 31

Total Acres: 6.57
APNs: 031-071-18
Address: 6763 Collier Ave., Nice

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Half of parcel developed with a Mobile Home Park
Pending Development: None
Development Potential: 30

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not Located in a Flood Zone
Slope: Less than 10%
Other: Seasonal creek traverses property.

NOTES

Located adjacent to 3 acre property with proposed 50 unit multi-family housing project.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 32

Total Acres: 1.47
APNs: 031-071-38
Address: 6724 Hammond Ave., Nice

LAND USE INFORMATION

General Plan: HDR
Zoning: R3
Existing Use: Existing SFD & Orchard
Pending Development: None
Development Potential: 25 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: N/A
Flooding: Not located in a Flood Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 33

Total Acres: 3.83
APNs: 031-073-01
Address: 2900 Carson St., Nice

LAND USE INFORMATION

General Plan: HDR/RC
Zoning: R3-SC-WW
Existing Use: Vacant
Pending Development: None
Development Potential: 30

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Located Adjacent to State Highway 20
Flooding: Not located within a Flood Zone
Slope: 10 to 30%
Other: Some areas may not be suitable for development due to slope.

NOTES

Moderate grading likely required to provide access to property from Carson Street.

LAKE COUNTY
2019 Affordable Housing Inventory

SITE 34

Total Acres: 4.16
APNs: 351-131-01
Address: 13860 Walnut Way, Clearlake Oaks

LAND USE INFORMATION

General Plan: HDR
Zoning: R3-SC
Existing Use: Vacant
Pending Development: None
Development Potential: 61 units

INFRASTRUCTURE INFORMATION

2016 Projected Water Capacity: Adequate
2016 Projected Sewer Capacity: Adequate

ENVIRONMENTAL CONSIDERATIONS

Noise: Located adjacent to State Highway 20
Flooding: Not located within a Flood Hazard Zone
Slope: Less than 10%
Other:

NOTES

LAKE COUNTY
2019 Affordable Housing Inventory

2.5 QUANTIFIED OBJECTIVES

California Government Code, Section 65583[b], requires Housing Elements to contain quantified objectives estimating the number of units likely to be constructed, rehabilitated or conserved/preserved based upon the stated goals, objectives and programs to be implemented during the timeframe of the planning period. These quantified objectives are also required to be separated by income level. State law recognizes that the total housing needs identified by the RHNA may exceed available resources and the County's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

Table 2-5: Quantified Objectives to Meet RHNA

Income Category	New Construction**	Rehabilitation	Conservation & Preservation
Very-Low*	175	15	10
Low	92	20	10
Moderate	72	50	20
Above Moderate	332	0	0
TOTALS	**669**	85	40 **794**

*50% of Very-Low Housing Units are assumed to be Extremely-Low Income Units

The preceding divisions of this section focused on demonstrating the projected need for affordable housing, trends in the local building market for the provision of affordable housing and the availability of lands for affordable housing. If the building trends of the past five years continues, a total of a little over 300 homes would be constructed, addressing a variety of incomes and households. As this is less than half the projected need, and there are signs of economic upturn, we may be able to assume that construction may occur at a pace more in keeping with pre-2009 numbers. Based on past performance and current programs the County may expect to see at least a 100% increase in home permitting and construction. With that in mind, the following quantifiable objectives for the planning period, 2014-2019, have been established.

Table 2-6: Quantified Objectives to Meet RHNA

Income Category	New Construction**	Rehabilitation	Conservation & Preservation
Very-Low*	110	15	5
Low	72	20	5
Moderate	50	25	20
Above Moderate	280	0	0
TOTALS	**512**	60	30 **602**

*50% of Very-Low Housing Units are assumed to be Extremely Low Income Units

New construction estimates are based upon recent construction data obtained from the Lake

County Building Division and assume that the development trends of 2009 thru 2014 will not continue, and home construction will begin to pick-up with the recent shifts in the economy. The pace of housing construction slowed significantly through the last housing cycle from the rate of growth prior to 2009.

Rehabilitation figures are based on County projected goals established through Housing Element programs listed in Section 1—specifically programs HE-23, 24, & 27, focusing on loan assistance for needed home repairs. The elimination of redevelopment agency funding substantially reduced the County's ability to meet these goals. However, there has been a rise in non-profit and charitable organizations that may help in this area with labor and materials.

Preservation and conservation efforts are concentrated upon maintaining all existing subsidized housing units whose contracts expire during the planning period, as shown in Table 4-3, Assisted Housing Projects in Lake County. Program HE-22, shown in Section 1 of this report, focuses on obtaining grant monies and cooperating with local non-profit housing provider organizations to preserve existing affordable and subsidized housing units from returning to market rate.

3.0 HOUSING NEEDS ASSESSMENT

The analysis in the 2014 Housing Needs Assessment relied primarily upon U.S. Census data. Along with Census data, this section also summarizes population, housing and employment data published by the California Department of Finance (DOF).

The data for Lake County are presented wherever possible alongside comparable data for the cities of Lakeport and Clearlake, the state of California, and in certain instances, surrounding counties. This facilitates an understanding of the County's characteristics by illustrating how the County is similar to, or differs from, the County's two incorporated cities, the surrounding counties, and the state in various aspects related to demographic characteristics and housing conditions and needs.

3.1 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS (POPULATION & HOUSING DATA)

The purpose of this discussion is to establish the baseline population and employment characteristics for Lake County. This baseline will assist in identifying current conditions and needs. This section discusses trends in population, households, income, employment and the type of housing units available. Analysis of each of these areas provides a database upon which decisions concerning housing policies and programs can be the most effective.

Population & Demographics

Table 3-1 documents the fairly rapid growth of Lake County over the last seven decades. Between 1970 and 1980 the population nearly doubled, with another 39 percent increase occurring between 1980 and 1990 and another 15 percent between 1990 and 2000. Growth rates in Lake County during the 1980's and 90's were significantly higher than that of the State. Population growth from 2000 onward has been very similar to growth trends experienced by the State. Lake County experienced an increase of 15 percent between 1990 and 2000 and an increase of 11 percent between 2000 and 2010. Population growth in Lake County has been in large part a result of in-migration, particularly of retirees, rather than a natural increase due to birthrate.

Lake County is currently home to more than 64,500 people with 44,626 residing in the Unincorporated County. There are two incorporated cities in Lake County. The most populous being the City of Clearlake which in 2010 had a population of 15,250.

Table 3-1 Historic Population (Lake County & California)

Lake County				California		
Year	Population	Population Change	Percent Change	Population	Population Change	Percent Change
1940	8,069			6,907,387		
1950	11,481	3,412	42%	10,586,223	3,678,836	53%
1960	13,786	2,305	20%	15,717,204	5,130,981	48%
1970	19,548	5,762	42%	19,953,134	4,235,930	27%
1980	36,366	16,818	86%	23,667,902	3,714,768	19%
1990	50,631	14,265	39%	29,760,021	6,092,119	26%
2000	58,309	7,678	15%	33,871,648	4,111,627	14%
2010	64,665	6,356	11%	37,253,956	3,382,308	10%

Source: U.S. Census Bureau
*California Department of Finance (E-4, 2010 Population Estimates)

Table 3-2 Population (Lake County and Incorporated Cities)				
Year	Clearlake	Lakeport	Lake County	Unincorporated County
2000	13,147	4,820	58,235	40,358
2010	15,250	4.753	64,665	44,662
2013	15,192	4,713	64.531	44,626
* Source: California Department of Finance (E-4, 2010 Population Estimates; 2010 Benchmark)				

Changes in age groups can indicate future housing needs. Table 3-3 compares age group changes between 2000 and 2010. The number of children aged 10-19 has declined over the past ten years. Since 2000, the number of people between the ages of 50-59 increased from almost 14% of the population to 17.4% in 2010. This trend coupled with an increase in proportion for the 60-69 age group may indicated people are looking towards retirement are migrating to the area. All other age groups are expected to remain fairly steady with some declines in the upper age brackets as a percentage of total population.

Table 3-3: Age Distribution (Lake County)				
Lake County	2000 Number	Percent	2010 Number	Percent
0-9	6,973	11.9%	7,207	11.1%
10-19	8,316	14.2%	8,078	12.5%
20-29	4,613	7.9%	6,708	10.4%
30-39	6,848	11.7%	6,512	10.1%
40-49	9,150	15.6%	8,565	13.2%
50-59	8,154	13.9%	10,998	17.0%
60-69	6,395	10.9%	8,948	13.8%
70-79	5,456	9.3%	4,769	7.4%
80+	2,819	4.8%	2,880	4.5%
TOTAL	58,724	100.0%	64,665	
Source: 2000 Census; 2010 Census Summary File 1, QT-P1				

The race and ethnic composition of Lake County is shown in Table 3-4. Between 2000 and 2009 the total number of white population increased, however as a total percentage of the population they have actually declined from 80.8 percent to 76.5 percent. This is in large part due to the increase in the Hispanic population during this time period. All other ethnic population groups have stayed essentially the same. Year 2015 projections do not show any dramatic changes in the composition of ethnic groups as a percentage of population.

Table 3-4: Race/Ethnicity (Unincorporated Lake County)				
County	*2000*		*2010*	
	Number	*Percent*	*Number*	*Percent*
White	*47,476*	*80.8%*		
Hispanic	*6,679*	*11.4%*		
Asian	*502*	*0.9%*		
Black	*1,242*	*2.1%*		
American Indian	*1,457*	*2.5%*		
Other	*1,368*	*2.3%*		
Total	*58,724*	*100.0%*		
Source:				

Household Characteristics

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Unincorporated Lake County, the 2015 average household size was 2.30 persons, down slightly from 2.38 in 2000, as shown in Table 3-5, but significantly lower than the statewide average of 2.95 persons in 2015. Average household sizes in the incorporated cities are similar to that of the County with Lakeport at 2.23 and Clearlake at 2.40.

Table 3-5: Average Household Size (Unincorporated County			
Year	Total Households	Population in Households	Average Household Size
2000	18,576	44,174	2.38
2015	19,390	44,617	2.30
Source: DOF Table E-5			

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 3-6, the family households account for XXX percent of total households with non-family households accounting for XXXX percent. The share of family households and non-family households remained virtually the same between 2000 and 2010.

Table 3-6: Household Type Characteristics

	2000		2010	
Tenure	Number	Percent	Number	Percentage
Married-couple families				
Non-family households				
Householder living alone				
Households with person 65				
Source: 2000 & 2010 U.S. Census				

Household tenure differentiates between owner and renter occupied housing. Table 3-7 demonstrates that in 2000, 73.9 percent of households in Unincorporated Lake County were owner occupied. This number was greater than 70.4 percent in 2010.

Table 3-7: Household Tenure (Unincorporated County)

	2000		2010	
Tenure	Number	Percent	Number	Percentage
Owner	12,183	73.9%	13,084	70.4%
Renter	4,292	26.1%	5,492	29.6%
Total	16,475	100.0%	18,576	100.0%
Source: 2000 & 2010 U.S. Census				

Income

Income Category	*Lake County Households*	*Percent*	*California Households*	*Percent*
Less Than $5000	*3,521*	*14.7%*	*967,089*	*8.4%*
$5,000-$9,999	*2,221*	*9.3%*	*648,780*	*5.6%*
$10,000-$14,999	*4,438*	*18.5%*	*1,318,246*	*11.5%*
$15,000-$24,999	*3,645*	*15.2%*	*1,315,085*	*11.4%*
$25,000-$34,999	*3,780*	*15.8%*	*1,745,961*	*15.2%*
$35,000-$49,999	*3,324*	*13.9%*	*2,202,873*	*19.1%*
$50,000-$74,999	*1,747*	*7.3%*	*1,326,569*	*11.5%*
$75,000-$99,999	*926*	*3.9%*	*1,192,618*	*10.4%*
$100,000-$149,000	*170*	*0.7%*	*385,248*	*3.3%*
$150,000 or more	*212*	*0.9%*	*409,551*	*3.6%*
Total Households	*23,984*		*11,512,020*	

The single greatest factor limiting housing choice is household income. Therefore income patterns are examined in great detail.

Table 3-8 shows both Per Capita and Median Household Income. Per capita income indicates the average annual earnings of an individual. Median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Median income is the amount that divides the income distribution into two equal groups: 50 percent of the population has incomes above the median and 50 percent of the population has incomes below the median. It is also important to note that per capita and median household income figures are used frequently in the determination of eligibility to many state and federal housing programs. For example, lower income is defined as 80 percent of the median income level. The per capita and median household income data provides a comparison of income levels in 2000 and 2008. In 2000, Lake County had a median household income ($29,598), which was $17,895 less than the California median household income ($47,493). According to figures prepared in conjunction with the Lakeport Housing Element, adopted in 2009, median household income in Lake County rose by $6,299 between 2000 and 2008.

Table 3-8: Median Household Income

2000		*2008*	
Per Capita	***Median Household***	***Per Capita***	***Median Household***
$16,825	*$29,598*	*$19,622*	*$35,897*
Source: 2000 U.S. Census and 2009 ESRI forecast			

There are two basic indices used by the Federal Government to measure poverty. The first, 'poverty thresholds' are established by the U.S. Census Bureau and are computed on a national basis. Thresholds are established through the use of complex formulas which consider factors such as family size, number of children, farm/non-farm residences and income. The definition assumes that a family is classified at poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture and adjusted for changes based on the Consumer Price Index. Table 3-12 identifies the number of Lake County families and individuals with incomes below the national poverty level. Although linked to income in relation to food prices it is safely assumed that families and individuals in this income category are also most likely to need some form of housing assistance. The 2000 Census indicates that 12.9 percent of families were classified as at or below the federal poverty level. This represents a slight increase as compared

12.3 percent of families classified as at or below the federal poverty level by the 1990 Census. The percentage of families and individuals classified as below the poverty level in Lake County is traditionally greater than that of the State.

Table 3-9 shows the distribution of households' according to their 1999 incomes for Lake County and California. As the table shows, Lake County has a much lower Income profile than California as a whole.

Table 3-9: Families & Individuals Below the Poverty Level				
Poverty Status in 1999				
	Families	Percent	Individuals	Percent
Lake County	1,986	12.9%	10,081	17.6%
California	845,991	10.6%	4,706,130	14.2%
Source: U.S. Census Bureau				

A second poverty index is established by the U.S. Department of Health and Human Services are published annually as 'poverty guidelines.' These guidelines are used for administrative purposes to determine eligibility for assistance from various federal programs. Poverty guidelines do not tabulate the number of people living in poverty. Eligibility for Section 8 low-income housing through HUD is not tied to the poverty guidelines index.

Employment

Employment is a critical factor in relationship to the demand for housing. A strong correlation exists between the increase in the employment base and the necessity for additional housing. Between 2005 and 2010, Lake County experienced little to no growth in total employment as evidenced in Table 3-13 with recent gains since 2010. This period of stagnant employment is coupled with a rising unemployment rate during the same period as indicated in Table 3-14. Unemployment in Lake County is traditionally higher than the State and National average and fluctuates substantially with lows around 7 percent and high rates over 15 percent over the last 25 years. According to the California Employment Development Department the civilian unemployment rate in Lake County in 2015 was 7.7 percent.

Table 3-10: Total Employment and Unemployment Rate (Lake County)		
Year	Total Employment	Unemployment Rate
1990	18,210	8.9%
1995	20,890	11.7%
2000	21,420	7.3%
2005	23,930	7.9%
2010	24,930	15.3%
2015	26,910	7.7%
Source: California Employment Department		

Table 3-11: Employment by Industry (Lake County and Incorporated Cities)								
	Lake County		Clearlake		Lakeport		Unincorporated County	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Civilian employed	24,493	24,493	5,082	5,082	2,018	2,018	17,393	17,393
Agriculture, forestry, fishing	1,239	5.10%	210	4.10%	34	1.70%	995	5.7%
Construction	2,089	8.50%	637	12.50%	34	1.70%	1,418	8.2%
Manufacturing	982	4.00%	114	2.20%	101	5.00%	767	4.4%
Wholesale trade	552	2.30%	108	2.10%	8	0.40%	436	2.5%
Retail trade	3,016	12.30%	788	15.50%	201	10.00%	2,027	11.7%
Transportation warehousing	1,266	5.20%	188	3.70%	70	3.50%	1,008	5.8%
Information	376	1.50%	81	1.60%	0	0.00%	295	1.7%
Finance and insurance, and real estate	1,390	5.70%	261	5.10%	127	6.30%	1,002	5.8%
Professional, scientific	1,499	6.10%	277	5.50%	196	9.70%	1,026	5.9%
Educational, health, social assistance	5,589	22.80%	1,198	23.60%	504	25.00%	3,887	22.3%
entertainment, and food services	3,182	13.00%	586	11.50%	152	7.50%	2,444	14.1%
Other services, except public administration	1,554	6.30%	442	8.70%	162	8.00%	950	5.5%
Public administration	1,759	7.20%	192	3.80%	429	21.30%	1,138	6.5%
Source: ACS DP-03 2007-2011								

Over the past few decades Lake County has increased in popularity as a retirement destination. Retirees are attracted to the rural atmosphere and lower housing costs, as compared to the urban Bay and Sacramento areas. Unlike other age groups, retirees are not dependent upon the location of housing near employment. According to the U.S. Department of Commerce, Bureau of Economic Analysis, only 42 percent of income of Lake County residents came from earnings by place of work, in 2007, compared to 77 percent in California. 27 percent of total income in Lake County was received through transfer payment, significantly higher than the 13 percent statewide average. Transfer payments are compensations for work not immediately performed. They include payments made by government and businesses to individuals. Typical transfer payments include: Retirement & disability benefits, Medical, Unemployment insurance, Veteran benefits, and Federal education & Training Assistance. Many of these services overwhelmingly serve the retirement age community. However, the numbers do indicate a high percentage of government benefit recipients for all age groups. Similar to retirees, the lower housing costs in Lake County make this area desirable to individuals with limited income means, who are more likely to receive above mentioned transfer type payments.

3.2 HOUSING STOCK CHARACTERISTICS

The following section presents general information pertaining to the housing stock in Lake County. Table 3-12 presents the total number of housing units in the unincorporated portions of Lake County. A housing unit is classified as any of the following: permanent residence for a household, a seasonal or second home, or vacant residential structure. Mobile homes account for approximately a fifth of housing in the unincorporated areas. Single-family residences in the unincorporated areas make up approximately three fourths of the housing stock and multifamily accounts for a very small portion around five percent.

Table 3-12: Total Housing Units

Year	Single Family Units	Multiple Family Units	Mobile Homes	Total Housing Units	Annual Unit Change	Annual Percentage Change
1990	12,546	862	5,954	19,362	n/a	n/a
1995	14,081	984	6,505	21,570	255	1.2%
2000	15,321	851	6,355	22,527	515	2.3%
2005	16,352	869	6,368	23,589	287	1.2%
2010	18,854	1,189	5,019	25,062	1,473	6.2%
2015	19,030	1,189	5,004	25,223	161	0.6%
Source: California Department of Finance, Demographic Research Unit						

Table 3-13 shows total owner-occupied versus renter-occupied housing units for the County and incorporated cities and unincorporated communities for 2010. The proportion of renters in 2010 for the unincorporated county was approximately 30 percent, a fairly significant increase from 2010 and less when compared to Clearlake and Lakeport (around 40%).

Table 3-13: Households by Tenure

	Clearlake			Lakeport			Unincorporated County		
Year	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
2000	5,532	3,490	2,042	1,967	1,241	726	16,475	12,183	4,292
2010	5,970	3,190	2,780	2,002	1,198	804	18,576	13,084	5,492

Source: DOF_ Census 2010 Demographic Summary Profile

Table 3-14: Vacancy by Type

	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Total Vacant Units	8,017	100.0%	8,554	100.0%	6,486	100.0%
For Rent	433	5.4%	810	9.5%	535	8.2%
For Sale Only	609	7.6%	732	8.6%	565	8.7%
Rented or sold, not occupied	533	6.6%	280	3.3%	141	2.2%
For Seasonal, recreational, or occasional use	5,648	70.5%	5,479	64.1%	4,218	65.0%
*Other Vacant	794	9.1%	1,253	14.5%	1,027	15.8%

Source: U,S. Census, 1990 & 2000; DOF 2010 Demographic Summary Profile

* If a vacant unit does not fall into any of the categories specified above it is classified as "other vacant."

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. A five percent vacancy rate is considered balanced. A rate of four percent or less indicates a shortage of housing units. Lake County's vacancy rate for the rental stock is very similar to the for sale stock around 8 percent.

3.3 HOUSING CONDITIONS

As denoted in Table 3-15, approximately 52 percent of the housing stock in Lake County is more than 30 years old. Additionally, in the unincorporated portions of the County, approximately 60 percent of the housing is more than 30 years old and approximately 20 percent of all housing units are 50 years or older. The ACS data indicates that approximately half of housing units in the County are in need of some rehabilitation. However, based on conversations with the Lake County Chief Building Official, approximately 65 to 70 percent of the housing stock in the County is dilapidated and in need of some type of rehabilitation. There is a need for rehabilitation and general maintenance of many units during the life of this plan.

Table 3-15: Age of Housing Stock

Year Structure Built	Number	Percent
Built 2014 or later	206	0.6%
Built 2010 to 2013	416	1.2%
Built 2000 to 2009	4,778	13.6%
Built 1990 to 1999	4,359	12.4%
Built 1980 to 1989	7,051	20.1%
Built 1970 to 1979	7,904	22.5%
Built 1960 to 1969	4,199	12.0%
Built 1950 to 1959	3,507	10.0%
Built 1940 to 1949	1,224	3.5%
Built 1939 or earlier	1,423	4.1%
*Total	35,067	100.0%
Source: 2014-2018 American Community Survey Table DP04		

Manufactured Home Construction

On average the construction of a new manufactured residence is 30% less expensive than the construction of a new standard construction residence of a comparable size, according to local manufactured housing developers. Table 3-27 shows that a four- person, low-income households can afford a maximum sales price of $145,100, whereas the average home sales price in unincorporated Lake County, as noted in Table 3-28, is $179,875. The significant cost difference, between standard construction and construction of a manufactured home, makes manufactured homes a more viable and affordable option for many potential homeowners who otherwise would not be able to afford a home. As indicated in Table 3-22 above, 123 number of new manufactured homes constructed for the period of 2008-2011. Trend estimates obtained from the Lake County Building Division estimate that an additional 12 manufactured homes will be constructed in 2012, 15 in 2013 and 20 in 2014. Thus the construction of manufactured homes over the planning period of 2008 thru 2014 is expected to account for approximately 170 units, further assisting Lake County in meeting its RHNA figures for the planning period.

Second Unit & Granny Unit Construction

Government Code Section 65852.150 states: "Second units provide housing for family members, students, the elderly, in-home health-care providers, the disabled and others, at below-market prices within existing neighborhoods." All residential zoning districts in Lake County permit, at the ministerial level, the allowance of granny units and furthermore permit residential second units on properties compliant with density allowances within their respective zoning district. The only true distinction between granny units and residential districts is their permitted size. Granny units are restricted to 720 square feet on lots less than 40,000 square feet in size and 1008 square feet for larger properties. No size restrictions exist for residential second units.

There have been 46 number of granny units and residential second units permitted in the County since the start of the planning period (2008). Based on the average of permits processed over the past four years the Planning Division estimates that an additional 12 of residential second units and granny units will be permitted through the remainder of the planning period (2012-2014). The permitting of these units does not seem to effected by the recent recession in the same manner as other construction trends. Due to the relatively low cost of construction (zero land cost and generally smaller in scale), County staff indicate that second residential units and granny units primarily serve as housing units for lower income households, and on average provide rental housing at levels more affordable than standard rental housing types, such as apartments and detached single-family homes. It is difficult to survey rental rates for granny units and second residences as many typically house families related to the occupants. The permitting of granny units and residential second units during the planning period of 2008 thru 2014 is expected to account for approximately 94 units, further assisting Lake County in meeting its RHNA figures for the planning period.

2002 Housing Conditions Survey
In 2002, the County of Lake completed a countywide survey of housing conditions, excluding those areas previously surveyed in June 2000. This survey involved a total of 3,325 housing units in the communities of Clearlake Oaks/Clearlake Unincorporated Area (UA), Cobb, Finley, Kelseyville, Lakeport, Lake Pillsbury, Loch Lomond, Lower Lake, Middletown, Whispering Pines, and Witter Springs. Clearlake Oaks and Clearlake UA were surveyed together as one area.

The study, carried out by Connerly & Associates, was funded by a Community Development Block Grant (CDBG) Planning & Technical Assistance Grant (00-STBG- 1537). Fieldwork for this project was conducted between November 2001 and June 2002, using criteria outlined by the CDBG Program serving as the basis for the survey. Using the designations "Sound," "Minor," "Moderate," "Substantial," and "Dilapidated," the following results were obtained:

Approximately 67 percent of the units surveyed require some form of rehabilitation. The approximate breakdown of units needing repairs is as follows:

- 19 percent need minor repairs
- 23 percent need moderate repairs
- 14 percent need substantial repairs, and
- 11 percent are in dilapidated condition

Communities containing the units in highest need of repair are as follows: Whispering Pines 95.6 percent, Finley 82 percent, Cobb 81.5 percent, Lower Lake 80.3 percent, Loch Lomond 79.5 percent, Witter Springs 78.8 percent, and Lake Pillsbury 73.4 percent.
Table 3-16 consolidates the findings of the County 2002 Housing Conditions Survey and the June 2000 North Shore Housing Condition Survey.

Table 3-16: Lake County Housing Conditions, 2002

Community	Sound	Minor	Moderate	Substantial	Dilapidated	Total
2002 County Survey Results						
Clearlake Oaks/Clearlake UIA	164	153	42	19	16	394
Cobb	51	64	97	38	27	277
Finley	11	4	8	12	26	61

Kelseyville	144	55	106	52	78	435
Lake Pillsbury	24	7	33	16	10	90
Lakeport	284	127	144	80	58	693
Loch Lomond	35	31	41	45	19	171
Lower Lake	72	43	109	89	52	365
Middletown	296	126	155	54	52	683
Whispering Pines	4	11	24	26	25	90
Witter Springs	14	3	19	20	10	66
Total	**1,099**	**624**	**778**	**421**	**373**	**3,325**
2000 North Shore Survey Results						
Glenhaven/Clearlake Oaks (RD)	251	59	245	111	79	745
Lucerne	274	95	318	267	133	1,087
Nice	411	44	155	148	141	899
Upper Lake	55	21	39	84	51	250
Total	**991**	**219**	**757**	**610**	**404**	**2,981**
Source: Lake County Housing Conditions Survey, 2002						

Although this survey did not differentiate between owner occupied and renter occupied properties, additional research relevant to these issues indicates that absentee landlords (living outside Lake County) own more than one-half of the rental housing stock in Lake County. This is a significant indicator related to the lack of upkeep and maintenance of rental property. Additionally, many of the pre-1976 mobile homes mentioned in this report are rental homes.

A total of 15 percent (512) of the units surveyed were mobile/modular homes, and only 15 percent of the mobile/modular units surveyed are in sound condition. The approximate breakdown of units needing repairs is as follows:

- percent need minor repairs
- 16 percent need moderate repairs
- 26 percent need substantial repairs, and
- 36 percent are in dilapidated conditions

The table below summarizes the mobile/modular findings of the County 2002 Housing Conditions Survey and the June 2000 North Shore Housing Condition Survey.

Table 3-17: Lake County Mobile/Modular Home Conditions, 2002

Community	Sound	Minor	Moderate	Substantial	Dilapidated	Total
2001 Survey						
Clearlake Oaks/Clearlake UA	3	0	0	2	4	9
Cobb	2	1	10	2	5	20
Finley	1	0	1	4	7	13
Kelseyville	12	3	4	10	53	82
Lake Pillsbury	0	0	2	1	1	4

Lakeport	25	13	18	34	36	126
Loch Lomond	1	2	2	4	6	15
Lower Lake	17	11	39	72	46	185
Middletown	9	4	6	2	17	38
Whispering Pines	0	0	0	1	1	2
Witter Springs	6	0	1	3	8	18
2001 Total	**76**	**34**	**83**	**135**	**184**	**512**
2000 Survey						
Glenhaven/Clearlake Oaks (RD)	36	7	70	56	44	213
Lucerne	53	7	38	154	96	348
Nice	141	12	72	99	110	434
Upper Lake	11	2	3	5	17	38
2000 Total	**241**	**28**	**183**	**314**	**267**	**1,033**
Source: Lake County Housing Conditions Survey, 2002						

Substandard residential dwellings, secondary structures such as travel trailers and campers connected by extension cords, abandoned buildings, substandard single-wide mobile homes, and lack of infrastructure such as sidewalks, curbs, and paved roads are the "norm" for rural Lake County. Based on physical inspections of Lake County's housing supply and related properties, as well as the results of the data collected, there is a serious need for residential rehabilitation and/or replacement of a significant portion of the existing housing stock. The majority of repairs needed are health–and safety– related.

3.4 HOUSING COSTS COMPARED TO ABILITY TO PAY

The following section discusses current income levels and ability to pay for housing compared with housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes).

Table 3-25: Lake County Definitions of Housing Income Limits

Extremely Low-Income Unit *is a subset of the very low income and is defined as households earning less that 30% of the median household income for Lake County as established by the U.S. Department of Housing and Urban Development (HUD). For 2010, a Lake County household of four is considered to be extremely low-income if its combined income is $16,900 or less.*

Very Low-Income Unit *is one that is affordable to a household whose combined income is at or lower than 50% of the median income for Lake County as established by HUD. For 2010, a Lake County household of four is considered to be very low-income if its combined income is $28,150 or less*

Low-Income Unit is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for Lake County as established by HUD. For 2010, a household of four is considered to be low-income if its combined income is greater than $28,150 but less than $45, 050.

Median-Income Unit is one that is affordable to a household whose combined income is between 81% to 100% of the median income for Lake County as established by HUD. A Lake County household of four, in 2010, is considered to be median-income if it combined income is greater that
$45,050 but equal to or less than $56,300.

Moderate-Income Unit is one that is affordable to a household whose combined income is between 101% to 120% of the median income for Lake County as established by HUD. A Lake County household of four, in 2010, is considered to be moderate-income if it combined income is greater that $56,300 but equal to or less than $67,550.

Above Moderate-Income Unit is one that is affordable to a household whose combined income is above 120% of the median income for Lake County as established by HUD. A Lake County household of four, in 2010, is considered to be above moderate-income if it combined income exceeds $67,550.

Affordable Units are units for which households do not pay more than 30% of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low-income to moderate-income households can afford.

Source: HUD FY 2010 Income Limits Summary

Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are lower to moderate-income. Table 3-25 above shows the definition of housing income limits and include the maximum income limits for a family of four as derived from the U.S. Department of *Housing and Urban Development (HUD) Fiscal Year 2008 Income Limits Summary.*

Table 3-18 and 3-19 show the maximum rents and housing sales prices, respectively, that are affordable to the extremely low, very low, moderate and above moderate- income households utilizing HCD-defined family income limits for Lake County. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Figures provided in Table 1-27 are derived by calculating out 30 percent of the maximum income levels for each income unit, as described in Table 1-26 and dividing that figure by 12 for each month of the year.

The housing affordability by Income group figures provided in Table 1-28 are based upon HCD Fiscal Year 2008 Income Limits Summary information for a Lake County one, two, four and six person households. The maximum affordable sales price is based on the following assumptions: 6.25% interest rate, 30-Year Fixed loan, 10% down payment for extremely low, very low, and low income households (plus mortgage insurance), 20% down payment for moderate and above moderate income households, 1.025% property tax, 2% closing costs, and homeowners insurance.

Table 3-18: Maximum Monthly Housing Costs by Income Group								
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household	8 Pers Household
Extremely Low	$282	$323	$364	$404	$436	$467	$501	$532
Very Low	$471	$537	$605	$672	$726	$780	$834	$887
Low	$754	$861	$969	$1,076	$1,163	$1,249	$1,335	$1,421
Moderate	$1,130	$1,292	$1,452	$1,615	$1,745	$1,872	$2,003	$2,132
Above Moderate	$1,130+	$1,292+	$1,452+	$1,615+	$1,745+	$1,872+	$2,003+	$2,132+
Source: HCD Fiscal Year 2008 Income Limits Summary								

Table 3-19: Housing Affordability by Income Group								
	One Person Household		Two Person Household		Four Person Household		Six Person Household	
	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost
Extremely Low	$28,043	$282	$33,348	$323	$46,740	$404	$55,870	$467
Very Low	$54,780	$471	$64,890	$537	$85,540	$672	$102,170	$780
Low	$95,760	$754	$111,960	$861	$145,100	$1,076	$171,740	$1,249
Moderate	$175,610	$1,130	$202,930	$1,292	$257,320	$1,615	$301,220	$1,872
Above Moderate	$175,610+	$1,130+	$202,930+	$1,292+	$257,320+	$1,615+	$301,220+	$1,872+

Source: Derived from HCD Fiscal Year 2008 Income Limits Summary, Calculation performed by De Novo Planning Group, 2009 (Lakeport Housing Element)

** Maximum Monthly Home Sale Price Assumptions: 6.25% interest rate, 30-Year Fixed loan, 10% down payment for extremely low, very low, and low income households (plus mortgage insurance), 20% down payment for moderate and above moderate income households, 1.025% property tax, 2% closing costs, and homeowners insurance.*

Table 3-20 shows the average and median sale prices for homes in unincorporated Lake County that sold from January 2009 through June 2010. The sales are from the Multiple Listing Service (MLS) and are primarily resales of existing housing. As indicated in the table, the median sale price was $159,000 and the average, $179,875. The MLS also includes statistics on the sale of mobile homes and manufactured homes

Table 3-20 Average And Median Sale Prices For Homes In Lake County And Selected Communities, January 1, 2009 to June 25, 2010			
Area	*No. of Sales*	*Average*	*Median*
Unincorp. Lake County	*886*	*$179,875*	*$159,000*
Cobb	*57*	*217,467*	*194,000*
Middletown	*31*	*263,681*	*256,000*
Upper Lake	*23*	*238,299*	*230,000*
Nice	*24*	*149,343*	*113,714*
Kelseyville	*46*	*230,177*	*220,000*
Hidden Valley	*102*	*120,679*	*120,000*
Lower Lake	*30*	*169,498*	*148,500*
Lucerne	*53*	*112,146*	*105,000*
Clear Lake Riviera	*110*	*166,448*	*167,000*
Source: Lake County Board of Realtors, Multiple Listing Service, Jan. 2009–June 2010, stats deemed reliable but not guaranteed			

Compared to housing costs statewide Lake County home prices on first glance would look to be affordable, however, when compared with the data contained in Table 3-21 it is shown that households in the extremely low, very low- and low-income ranges will have difficulty in purchasing a home in most areas of unincorporated Lake County.

Table 3-21: Fair Market Rent							
Year	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	6-Bedroom
2000	$345	$439	$586	$739	$961	$1,105	$1,249
2001	$349	$444	$593	$747	$972	$1,118	$1,285
2002	$360	$458	$611	$770	$1,002	$1,152	$1,325
2003	$373	$475	$635	$799	$1,041	$1,197	$1,377
2004	$383	$488	$653	$821	$1,070	$1,231	$1,415
2005	$435	$510	$664	$962	$1,071	$1,232	$1,416
2006	$449	$527	$686	$994	$1,107	$1,273	$1,464
2007	$465	$545	$710	$1,029	$1,145	$1,317	$1,514
2008	$538	$631	$821	$1,190	$1,324	$1,523	$1,751
2009	$562	$659	$858	$1,243	$1,384	$1,592	$1,830
Source: Department of Housing and Urban Development, 2010							

Table 3-22 shows HUD-defined fair market rent levels (FMR) for Lake County for 2000 through 2009. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs is set at the fortieth percentile, which means that 40 percent of the units in a given area pay less than the fair market rent and 60 percent pay more. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

According to the Lake County Economic & Demographic Profile 2009-10 report, prepared by the Center for Economic Development at Cal State University, Chico, noted that between 2000 and 2009, the average rent price for a three-bedroom unit in Lake County was about 1 percent less expensive than the average rent price in twenty counties in Northern California. A two-bedroom unit was 2 percent more expensive. Between 2000 and 2009 the Fair Market Rent for a three bedroom unit has increased by 59.4 percent. A two-bedroom unit has increased by 68.3 percent over the same period.

A compilation of available rental units and rental costs based on a review of rental ads in June 2010 in the Lake County Record Bee, the Lake County Property Management Inc., AGM Property Management & Associates and Country Air Property Management websites is presented in Table 3-30 below. Compared with the information contained in Table 1-30 the average and median rental costs in Lake County are in line with Fair Market Rent rates. Households seeking units with more than three bedrooms are extremely limited by supply.

Table 3-22: Lake County Rental Costs

Bedroom Type	Units Surveyed	Range	Average	Median
Studio	3	$550-$595	$565	$550
1 Bedroom	11	$495-$750	$590	$575
2 Bedroom	35	$495-$1300	$822	$800
3 Bedroom	34	$750-$1550	$1,104	$1,000
4 Bedroom	1	$1,100	$1,100	$1,100

Source: Lake County Record Bee (6/28/2010); Lake County Property Management Inc. (6/28/2010); AGM Property Management & Associates (6/28/2010); and Country Air Property Management (6/28/2010)

Overpayment

Housing is generally the greatest single expense to households. Current standards measure housing costs in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. The impact of high housing costs falls disproportionately on extremely low, very low and low income households, especially renters. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower income households reflect choices limited by a lack of a sufficient supply of housing affordable to these households.

Table 3-23 shows the percentage who are overpaying for housing. Overpayment varies considerably with tenure (e.g., renter and owner) and income group. For example, 72 percent overpaid for housing compared to 46 percent for owners. This relationship is even more disproportionate when comparing to Extremely low income rental households where almost 97 percent of households overpay for housing

Table 3-23: Overpayment by Income (Unincorporated Lake County)							
	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	1,426	1,283	2,141	1,704	4,259	10,814	4,850
Number Overpaying	1,168	737	1,167	936	960	4,969	3,073
Percent Overpaying	82%	57%	55%	55%	23%	46%	63%
Renter Households	1,631	1,016	1,250	510	570	4,978	3,898
Number Overpaying	1,581	851	810	325	13	3,579	3,241
Percent Overpaying	97%	84%	65%	64%	2%	72%	83%
Total Households	3,057	2,299	3,392	2,215	4,829	15,792	8,748
Number Overpaying	2,749	1,588	1,977	1,261	973	8,548	6,314
Percent Overpaying	90%	69%	58%	57%	20%	54%	72%
Source: ACS 2007-2011							

Overcrowding

Overcrowding is typically defined as more than one person per room, based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowded housing conditions are most typically a reflection of two main conditions: a lack of suitable sized housing in a community or high relative cost of housing compared to income. Overcrowding can also lead to acceleration in the deterioration of the housing stock.

According to the 2011 ACS, the County of Lake contained 635 units of overcrowded housing representing approximately four percent of households. Of these overcrowded units 303 are considered severely overcrowded, most of which are renter households. Overall, Census data provides that overcrowding is not a severe housing issue in Lake County. However, as demonstrated in Table 3-24 below, a disproportionate amount,
55.0 percent, of overcrowded households are renters.

Table 3-24: Overcrowding (Unincorporated Lake County)		
Owner occupied		
	Number	Percent
0.50 or less occupants per room	9,205	76.1%
0.51 to 1.00 occupants per room	2,607	21.6%
1.01 to 1.50 occupants per room	180	1.5%
1.51 to 2.00 occupants per room	105	0.9%

2.01 or more occupants per room	0	0.0%
TOTAL	12,097	100.0%
Renter occupied		
	Number	Percent
0.50 or less occupants per room	2,552	50.0%
0.51 to 1.00 occupants per room	2,199	43.1%
1.01 to 1.50 occupants per room	152	3.0%
1.51 to 2.00 occupants per room	162	3.2%
2.01 or more occupants per room	36	0.7%
TOTAL	5,101	100.0%
Source: ACS 2007-2011		

3.5 SPECIAL HOUSING NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583((a)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, homeless persons, and farmworkers. Where possible, estimates of the population or number of households in Lake County (either the unincorporated area only or the entire County) falling into each group are presented.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. The ready access to recreational activities and the relatively low cost of housing have historically made Lake County attractive to senior households and retirees. Because of these recreational amenities and the high percentage of homes owned and held for occasional use by residents outside the area, it appears reasonable to conclude that Lake County will continue to be attractive as a retirement destination.

Tables 3-25 below presents information on the number of households in which a person over the age of 65 resides. Approximately 28 percent of all households included one or more senior individuals. There are 607 seniors 85 years and older or 12.5 percent of the senior households and only 12.8 percent (622) of the senior households were renters.

Table 3-25: Household Tenure by Age (Unincorporated Lake County)		
	Owner Occupied	
	Number	Percent
15-24 years	28	0.2%
25-34 years	505	4.2%
35-44 years	1,327	11.0%
45-54 years	2,762	22.8%
55-59 years	1,478	12.2%
60-64 years	1,761	14.6%
65-74 years	2,477	20.5%

75-84 years	1,263	10.4%
85 years and over	496	4.1%
TOTAL	12,097	100.0%
	Renter Occupied	
	Number	Percent
15-24 years	135	2.6%
25-34 years	1,254	24.6%
35-44 years	1,063	20.8%
45-54 years	956	18.7%
55-59 years	455	8.9%
60-64 years	616	12.1%
65-74 years	359	7.0%
75-84 years	152	3.0%
85 years and over	111	2.2%
TOTAL	5,101	100.0%
Source: 2007-2011 ACS		

The overwhelming majority of households headed by an elderly person in Lake County are homeowners. *Of the 7,490 housing units occupied by an elderly householder, 6,457 are owner-occupied.*

According to statistics from the Social Security Administration, as of December 2009, there were 661 individuals 65 years and over receiving SSI benefits in Lake County (including Lakeport and Clearlake). (Note that this figure includes seniors who may have qualified for SSI before age 65 because of a disability.) SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With a SSI monthly payment amount for 2010 of $674 for individuals and $1,011 for couples. Non-homeowner SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can afford to pay only $202 (30 percent of maximum monthly benefit) for rent, which is far below the average rent for a one-bedroom unit or even a studio unit in Lake County.

Within the unincorporated area of the County there are two subsidized housing developments for seniors. North Shore Villas, with 31 units for very low-income seniors, was developed by Rural Communities Housing Development Corporation under the HUD Section 202 program and thus is able to provide deep subsidies to those seniors who need them. The Eskaton Senior Housing facility in Clearlake Oaks provides 21 units.

Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance costs. The County's 2002 housing conditions survey also documented that many housing units are in immediate need of basic repairs, and the subsequent household needs survey demonstrated that the elderly who did not have sufficient savings to finance the necessary repairs often owned these dwellings.

Persons with Disabilities

There is limited data available on persons with disabilities in Lake County. Table 3-26 presents information from the 2011 ACS, separated by type of disability and individuals affected by disability ages 5 to 64 and 65 and older. The most common disability type for those aged 5 to 64 is employment disabilities. For those aged 65 and older physical disabilities make up the largest percentage of disabilities.

Table 3-26: Disability Type

Persons with Disabilities by Disability Type and Age				
	Lake County	Clearlake	Lakeport	Unincorporated County
	Number Percent	Number Percent	Number Percent	
Total Disabilities Tallied	32,450 100.00%	10,322 100.00%	2,177 100.00%	19,951 100.00%
Total Disabilities for Ages 5-64	21,917 67.54%	7403 71.72%	1201 55.17%	13,313 66.73%
Sensory Disability	1,549 4.77%	615 5.96%	59 .71%	875 4.39%
Physical disability	5,406 16.66%	1899 18.40%	296 13.60%	3,211 16.09%
Mental disability	4,015 12.37%	1492 14.45%	221 10.15%	2,302 11.54%
Self-care disability	1,695 5.22%	655 6.35%	92 4.23%	948 4.75%
Go-outside-home disability	3,175 9.78%	1053 10.20%	146 6.71%	1,976 9.90%
Employment disability	6,077 18.73%	1689 16.36%	387 17.78%	4,001 20.05%
Total Disabilities for Ages 65 and Over	10,533 32.46%	2,919 28.28%	976 44.83%	6,638 33.27%
Sensory Disability	1,807 5.57%	557 5.40%	146 6.71%	1,104 5.53%
Physical disability	3,776 11.64%	1,008 9.77%	330 15.16%	2,438 12.22%
Mental disability	1,299 4.00%	327 3.17%	105 4.82%	867 4.35%
Self-care disability	1,283 3.95%	369 3.57%	151 6.94%	763 3.82%
Go-outside-home disability	2,368 7.30%	658 6.37%	244 11.21%	1,466 7.35%

ACS 2011

The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2000, there were 3,385 SSI recipients in Lake County (including Lakeport and Clearlake) who were receiving benefits because they are blind or disabled.

While this information may provide some measurement of the population with various disabilities, it does not reveal that proportion of the population that may require specially adapted housing to accommodate their disabilities. In addition to mobility and self-care limitations, there are also developmental disabilities, such as mental illness and retardation. While accessibility may be of concern, supportive services are equally critical.

Of particular concern to the persons with disabilities is the question of whether their housing has living arrangements that are adaptable to their needs—adequate access to their individual dwelling units as well as common areas for those with physical disabilities, access to social services for those with mental and/or emotional disabilities, and a multiplicity of supportive living arrangements for all disabled individuals. It is also important that persons with disabilities have ready access to public transportation, shopping and medical facilities and that such housing be affordable because most are on low, fixed incomes.
The Housing Act of 1988 and the Americans with Disabilities Act require that local building and housing codes incorporate requisite regulations to accommodate the needs of the disabled. Therefore, newly constructed housing of four or more units or containing an elevator, constructed after 1991, and must meet minimum standards for access for persons with disabilities. With respect to older housing units and detached single-family units, however, the need for retrofitting is crucial.

Developmental Disabilities

SB 812 requires the County to include in the special housing needs analysis, needs of individuals with a developmental disability within the community. A developmental disability is a disability that refers to a severe and chronic disability that is attributed to a mental or physical impairment that originates before the individual's 18th birthday and poses a substantial handicap for the individual in three or more major life areas.

These disabilities include: mental retardation (intellectual disability), cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment.

The Redwood Coast Regional Center (RCRC) is the main provider of services to the developmentally disabled in Lake County. The RCRC also serves the Counties of Del Norte, Humboldt and Mendocino County. Any person who lives in Del Norte, Humboldt, Lake or Mendocino County, may call RCRC and speak to an intake specialist who will determine eligibility for services. RCRC is staffed by 107 individuals, including Intake Specialists, Psychologists, Nurses, Behavior Analysis, Autism Clinical Specialists, Service Coordinators, Customer Service and Fiscal staff.

RCRC provides the following services:

- Information and Referral
- Assessment and Diagnosis
- Prenatal Diagnostic Services
- Early Intervention Supports and Services

- Lifelong Individualized Planning and Service Coordination
- Behavioral Supports
- Employment and Day Services
- Health and Medical Services
- Family Support
- Residential Care
- Transportation

RCRC serves a total of 3,077 individuals, 603 of which are in Lake County. 1,413 are from Humboldt County, 281 are from Del Norte County and 780 are from Mendocino County.

A number of types of Residential Care (Housing Services) are provided by RCRC. RCRC supports individuals with developmental disabilities living in their own homes or with family members as long as possible and/or feasible. When the individual no longer prefers to live in his/her own or family home, or when an individual's needs can no longer be met in that setting, the regional center may purchase residential care. Licensed residential care services that are located in community neighborhoods can be a choice for some adults. Services to maintain the highest level of independence are provided. Certified foster family homes may be selected if important for the child.

Additional information as to the housing needs of individuals with developmental disabilities needs to be obtained in order to determine if adverse constraints exist either to housing availability, type or general access. The County will need to work with organizations such as RCRC and other similar groups to better identify the housing needs of these individuals and whether or not these needs are hindered inadvertently by standard practices.

# Pop		Residence						
County	ZIP	Community Care	Home Prnt/Grdn	ICF	Indep Living	Other	SNF	Total
Lake	95422	14	87		81		1	183
	95423	2	19		9			30
	95424	5	6		3			14
	95426	1	7		1			9
	95435		1					1
	95443		1		1			2
	95451	9	62	5	15			91

95453	2	48		43	1	3	97
95457		16		11			27
95458		16		16			32
95461	3	13		3	2		21
95464		11		7			18
95467		20		3			23
95485	6	12		4			22
Lake Total	**42**	**31 9**	**5**	**197**	**3**	**4**	**570**

Large Households

The housing problems that confront large families include an absence of units of sufficient size and within affordable price ranges for such families. Large families face numerous problems, including poverty income levels and having little choice other than living in dwellings that are in need of rehabilitation, as has been confirmed by the County's 2002 Housing Condition Survey.

The most critical housing need of large families is access to a larger supply of units with more bedrooms than the customary three-bedroom dwelling. Although such units are occasionally available, they are not available in the price or rental range affordable to the "special needs" large family market. Table 3-38 shows that less than 5 percent of all housing units in Lake County contain more than three bedrooms. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single- family houses because apartment and condominium units are most often developed with childless, smaller households in mind.

Household Size by Tenure (Including Large Households) (2007-2011)

	Lake Countywide		Clearlake		Lakeport		Unincorporated Area	
	#	%	#	%	#	%	#	%
Owner								
Householder living alone	4,442	60.3%	1,293	55.2%	315	44.5%	2,834	65.7%
Households 2-4 persons	11,193	69.2%	1,983	55.9%	830	66.8%	8,380	73.6%
Large households 5+ persons	1,102	52.0%	134	25.2%	85	100.0%	883	58.7%
Rental								
Householder living alone	2,924	39.7%	1,051	44.8%	393	55.5%	1,480	34.3%
Households 2-4 persons	4,974	30.8%	1,562	44.1%	412	33.2%	3,000	26.4%
Large households 5+ persons	1,019	48.0%	398	74.8%	0	0.0%	621	41.3%

Total:				
Total Householder living alone	7,366 100.0%	2,344 100.0%	708 100.0%	4,314 100.0%
Households 2-4 persons	16,167 100.0%	3,545 100.0%	1,242 100.0%	11,380 100.0%
Large households 5+ persons	2,121 100.0%	532 100.0%	85 100.0%	1,504 100.0%

Source ACS B25009

The U.S. Department of Housing and Urban Development (HUD) defines a large family as one with five or more members. According to the 2011 ACS there were 1,504 households classified as large families, representing 8.7 percent of total households in Lake County.

The lack of available housing for large families creates a problem for those non-owner families, particularly those renters who live in multifamily housing, since multifamily rental housing units generally provide one or two bedrooms and not the three or more bedrooms that are required by large families. For the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new multifamily housing developments, therefore, the provision of three-and four-bedroom units is an important consideration due to the likely demand for affordable, larger multifamily rental units.

Single-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non- related child. The 2011 ACS indicates that there are 1,830 households headed by a female, representing 15.8 percent of all households in the unincorporated area of Lake County. The majority (59.7 percent) of these female-headed households (1,092) have children living in them who are under 18 years of age.

Female Headed Households (2011)								
	Lake Countywide		Clearlake		Lakeport		Unincorporated Area	
Householder Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Female Headed Householders	3,153	19.5%	1,048	31.3%	275	22.3%	1,830	15.8%
Female Heads with Own Children	2,043	12.6%	775	23.1%	176	14.3%	1,092	9.4%
Female Heads without Children	1,110	6.9%	273	8.2%	99	8.0%	738	6.4%
Total Householders	**16,157**	**100.0%**	**3,348**	**100.0%**	**1,231**	**100.0%**	11,578	100.0%
Female Headed Householders Under the Poverty Level								

	1,294 54.3%	661 67.1%	43 44.8%	590 45.3%
Total families Under the Poverty Level	2,384 100.0%	985 100.0%	96 100.0%	1,303 100.0%

Source: ACS 2007-2001 B17012

Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools and youth services.

Extremely Low Income Households

Extremely low income (ELI) households—those making less than 30% of the Median Family Income for Lake County—face many challenges in securing adequate housing. These individuals and families can often be one step ahead of homelessness and are often marginally employed or collecting small amounts of government assistance such as Social Security. According to the 2005-2007 Comprehensive Housing Affordability Strategy (CHAS) conducted by the United States Department of Housing and Urban Development (HUD) just slightly more that 3,000 households in Lake County were considered to be classified as ELI.

Table 3-27: Housing Needs for Extremely Low-Income Households		
Renters	Owners	Total
Total Number of ELI Households		
Percent with any Housing Problems		

Percent with Cost Burden (>30% of income)
Percent with Severe Cost Burden (>50% of income)
Total Number of Households
Source: 2011 ACS

ELI households also tend to consist of individuals faced with other special housing needs previously discussed in this section. Many ELI households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. 72% of ELI households in the County are living in housing with identified housing problems. The percentage of owner-occupied ELI households with identified housing condition problems is nearly 88%, which is 15% greater than that of those who are renting. A large reason for this difference is related to the fact that nearly 70% of ELI owner-occupied households spend greater than 50% of their income on securing housing alone. This leaves little to no available income to address failing housing conditions.

To address the housing needs of ELI households, the County will need to employ a detailed housing strategy including promoting a variety of housing types, such as single- room occupancy (SRO) units and Supportive Housing facilities. Also referred to as single-resident occupancy, SRO's are generally single-room facilities which share other facilities such as kitchens and bathrooms. Often times SRO's are found in former hotels which now serve as permanent residences. In Lake County a particular issue of concern is the conversion and use of former resort facilities to permanent living establishments. These facilities are often substandard as their general infrastructure is often in poor condition and/or improperly designed for permanent residence. These facilities are also generally inappropriately zoned for use as permanent residences and are not located near general services such as, public transportation corridors, grocery stores or employment centers. Zoning standards should be modified to allow conversions of some existing motel sites for use as SRO type housing at suitable locations not identified as important resort areas, that have access to general commercial, employment and public services.

Use of existing single-family homes for SRO units is not regulated by the County and is considered a use by right in residential zoning districts. The County does not monitor landlord/homeowners who may want to sublet a room or two within their home. As long as there is adequate on-site parking, no overcrowding results that causes health and safety violations, and the home is not dilapidated the County does not get involved because activity is not prohibited by the Lake County Code.

Supportive Housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The County should make a greater effort to develop supportive housing and supportive services during the life of this plan. The County should partner and meet with nonprofit groups who specialize in providing and building housing for ELI households and supportive housing. This effort is designed to:

Build a long-term partnership in development,
Gain access to specialized funding sources, including applying for funding sources that support deeper targeting, Identify the range of local resources and assistance needed to facilitate the development of housing for ELI households, and Promote a variety of housing types, including higher density, multi-family supportive, single room occupancy and shared housing.

Homeless Persons

As elsewhere in the nation, homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

The term "homeless" is broadly defined by the McKinney-Vento Act's Education for Homeless Children and Youth Program. The term "homeless children and youth" means:

Individuals who lack a fixed, regular, and adequate nighttime residence …; and includes: children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative accommodations; are living in emergency or transitional

shelters; are abandoned in hospitals; or are awaiting foster care placement;
children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings ...
children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
migratory children who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii).

The 2020 Point-In-Time County, completed by the Lake County Continuum of Care on January 27, 2020, recorded 572 homeless individuals in the county, 231 of whom reside in the unincorporated areas of the County. Approximately 38 percent of the total count were female, and 6 percent were under age 18. Fifteen percent of the 332 individuals who were surveyed were fleeing domestic violence.
There are a number of different types of homelessness with unique sets of contributing factors. Chronic homelessness is defined as those who experience a protracted homeless period, often a year or longer, or whose spells in the homeless assistance system are both frequent and long.

Those who are homeless or at-risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through Lake County, while others are long-time residents. Often, there is crossover between one population group of "special needs" and another. For example, farm workers may become homeless due to seasonal employment or female heads of household, due to domestic violence. In each instance, the point of contact for addressing their homelessness is the problem that made them homeless.

About 12% of homeless individuals in Lake County are veterans, slightly higher than the 8% across the State. The U.S. Department of Veterans Affairs (VA) says the nation's homeless veterans are mostly males (approximately 91%) while, female homeless veterans represent an estimated 9% of homeless veterans. They are more likely than male homeless veterans to be married and to suffer serious psychiatric illness, but less likely to be employed and to suffer from addiction disorders. Comparisons of homeless female veterans and other homeless women have found no differences in rates of mental illness or addictions.

The Lake County Community Action Agency provides temporary assistance to the homeless and reports that all 5 available temporary housing units (25 beds) are occupied, with a waiting list of over 50 families. According to the Treatment Program Manager of the Drug Abuse Alternatives Center (DAAC), there are 30 women participating in their program. Eight of these women reside at the DAAC Transitional Living Center with their children and there is a waiting list of 17 women, many of whom
are homeless or in a "non-healthy living situation."

Emergency Shelters

In accordance with SB 2 amendments to Sections 65582-65589 of the California Government Code, every locality must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. California Health and Safety Code Section 50801(c) defines emergency shelters as: *"housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless* *person. No individual or household may be denied emergency shelter because of inability to pay."* The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, except that all local governments must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters.

The Lake County Zoning Ordinance includes provisions for the use of community care facilities, which are defined as any facility, place, or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. Community care facility shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code.

Community care facilities, which by the zoning definition includes emergency shelters, are allowed with a use permit in RL, RR, SR, R1, R2, R3, C1, C2 and C3 Zoning Districts. State law requires the consideration of emergency shelters within residential districts that must only be subject to the same restrictions that apply to similar housing types in the same zone.

The requirement to obtain a use permit is inconsistent with state law. Section 6 of the Housing Element provides an implementation program from the 2004 Housing Element to evaluate residential districts to establish an emergency shelter use within those districts, and establish a ministerial permit process that is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

The "C3", Service Commercial, zoning district has been identified as a compatible and suitable zone to allow emergency shelters as a permitted use. "C3" lands are located within close proximity to services and other uses allowed in the district are compatible with emergency shelters. Although primarily intended for heavy retail and service commercial uses the ranges of uses is very broad and includes the permitting of Day Care Centers, Pre-schools, Entertainment & Recreational Facilities (theatres, bowling alleys, etc.) and Community Care Facilities as mentioned above. The "C3" district does not permit heavy industrial or manufacturing type uses. Within the County of Lake, there are approximately 160 acres of vacant properties within the "C3" zoning district available in each community throughout the County and are situated near collector roads and have good access to public transit. Areas designated "C3" are located directly in or immediately adjacent to downtown community centers and essential basic services such as grocery stores and medical services. The table below indicates each unincorporated cities and areas adjacent to the incorporated cities of Lakeport and Clearlake vacant and occupied total acreages.

Table 3-28: "C3", Service Commercial Zoning Availability by Community		
Community	Vacant "C3" Properties	Occupied "C3" Properties
Clearlake Oaks	21.91 acres	31.6 acres
Coyote Valley	38.94 acres	78.99 acres
Kelseyville	5.97 acres	25.41 acres
Lakeport (North)	.79 acres	10.31 acres
Lakeport (South)	44.19 acres	163.69 acres
Lower Lake	1.35 acres	126.59 acres
Lucerne	.35 acres	.36 acres
Middletown	38.94 acres	78.99 acres
Nice	24 acres	14.96 acres
Upper Lake	0 acres	24.89 acres
Source 2010 aerial photography of County of Lake ARC GIS data		

Typical vacant "C3" zoned parcels are less than an acre in size, while some larger parcels (greater than ten acres) also are available. Many suitable areas are also available on "C3" zoned sites with established uses currently. The implementation program will result in a revision to the Zoning Ordinance to bring it into compliance with state law. Program HE-34 in Section 1 of the Housing Element provides an implementation program to establish a ministerial permit process for small group homes to allow those uses by right in residential districts and in the "C3" district. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law.

Farmworkers

Farm workers are often faced with the problem of overpaying for housing as well as overcrowded conditions. Furthermore, most of the housing that is available is in a severely dilapidated condition. Farmworker housing located near urban services is a critical need of farmworkers and their families. Although agricultural operators or labor contractors provide units for farmworkers on their farms and ranches, mostly for unaccompanied male migrant workers, there is more demand than supply, particularly for family housing. As soon as a unit is vacant, it is immediately reoccupied by another family.

Farmworkers accounted for 2.9 percent of the employed persons living in unincorporated Lake County in 2000. The 2000 Census reported a total of 439 permanent residents who were employed in farming, forestry, and fishing occupations. In 2007, the U.S. Department of Agriculture (USDA) reported in its Census of Agriculture that 2,415 individuals worked either fulltime or seasonal in Lake County agriculture, with 1,900 of those individuals employed for fewer than 150 days. The USDA also reported that for 2010, the average California field worker earned $10.20 per hour when employed. The California Department of Housing and Community Development (HCD), which licenses employee housing in the state, reports that for June 2011 it had active licenses for 887 employee housing beds. HCD, however, has no information regarding the number of beds provided for free too workers as part of their wages vs. the number of beds that are provided to these workers, almost exclusively unaccompanied males, for rent or a fee.

Despite the passage of a County zoning ordinance to facilitate the development of farmworker housing on farmlands, Farm Bureau members report that the process continues to be cumbersome and fraught with delays and red tape. Rural Communities Housing Development Corporation developed Oak Hill Apartments, which provides 40 rental housing units for farmworkers, in Kelseyville. RCHDC has been having difficulty filling these units with qualifying farm laborers since its funding sources require proof of tenant legal status.

Farmworkers – County-Wide (Lake County)		
Hired Farm Labor		
Farms	**Workers**	**$1,000 payroll**
248	2,415	14,632

The California Human Development Corporation (CHDC) provides services such as job training, English classes, job placements, first-time home buying program, and emergency help, to farmworkers and their families. At its Lake County public hearing in May 2011, attendees identified adequate housing and employment/unemployment as the top local priorities. The majority of farmworker families that live in the area lack access to adequate housing because most have temporary employment with low salaries and have no personal credit. They often have large families. There is still housing discrimination. There is not enough low-income housing available. Furthermore, farmworkers lack information on programs and assistance available to buy or rent homes on the open market.

The Migrant and Seasonal Farmworker Enumeration Profiles Study for California, completed in 2000, provided estimates of the numbers of migrant and seasonal farmworkers and their dependents for each county for health care programs for farmworkers. The estimate for Lake County overall, which includes the incorporated cities of Clear Lake and Lakeport, was 5,181 in the year 2000. This figure was much higher than the census figures above because it includes seasonal workers as well as dependents of farmworkers and covers the whole county.

Farmworkers by Days Worked (Lake County)	
150 Days or More	
Farms	105
Workers	515

Farms with 10 or More Workers	
Farms	13
Workers	291
Fewer than 150 Days	
Farms	221
Workers	1,900

Farm Worker Housing

Agriculture remains a critical component of the Lake County economy and therefore is affected by the seasons, with employment ranging from 600 workers in the winter months to more than 1,700 at harvest. Farmworker housing is allowed in all Agriculture zoned parcel.

4.0 RESOURCE INVENTORY

4.1 ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE

Roads

The Lake County Department of Public Works is responsible for maintenance of county roads. The Lake County Maintained Road System consists of *616* miles of roads that include *135* bridges along with 3,555 culverts and numerous drainage structures. These roads vary widely in their volume and type of traffic, pavement condition, and geometrics (such as pavement width). The basic standard for county roads is two lanes. Due to limited availability of funding and the inability to perform all of the maintenance it would like, the Lake County of Board of Supervisor's policy is to not take any additional roads into the County maintained road system. Many local roads require widening, intersection improvements, paving, or other measures to safely accommodate projected growth. A number of older, undeveloped subdivisions lack adequate roads. The County has assisted property owners in these areas with the formation of road improvement assessment districts.

All of the roads within the County system are classified under the Federal Functional Classification System and were approved by the Federal Highways Administration (FHWA) in 1992. Functional classification as a minor arterial or major collector makes a roadway eligible for Federal Aid funds. Of the County's *616* miles of roads, *480* miles (78%) are classified as rural minor (*collector*) or rural local roads and do not qualify for Federal or State Aid funds from programs such as the Regional Surface Transportation Program (RSTP) and the State Transportation Improvement Program (STIP).

Within the Maintained Road System, there are 136 miles of roads that constitute the County's Primary Road Network. Roads were identified as primary roads based on their importance in interconnecting the cities and communities within the County. The remaining *480* miles of County roads or secondary roads either have a lower functional classification on the Federal Aid system or are roads that the County has placed less importance. Of the *480* miles of secondary roads, 148 miles have a gravel or dirt surface.

The State highway system of Lake County is made up of 137.5 miles of State highway, which includes State Route 20, State Route 29, State Route 53, State Route 175, and State Route 281. With the exception of a 7.5 mile freeway segment on State Route 29 near Lakeport, the 3.0 mile Clearlake Expressway, and several shorter three lane sections in other areas, all of the State highways currently serving Lake County are two- lane facilities. The State highway system in Lake County is geographically constrained. The County is mountainous and highways must wind around the extensive lake system.

State Route 20 provides the main east west corridor through the County, extending from the Mendocino County line to the Colusa County line. For the communities of Nice, Lucerne, Glenhaven, and Clearlake Oaks, Route 20 is "Main Street." However, Route 20 itself is limited to a curving, two-lane facility by its surrounding geography.

Water and Wastewater Disposal

Water supply for domestic use in Lake County includes both groundwater and surface water. While several water distribution systems buy Clear Lake water from the Yolo County Flood Control and Water Conservation District, most use groundwater. The Lake County Health Department regulates over 100 water distribution systems. Of these systems, only 15 have 200 or more connections. The majority of systems, which have less than 100 connections, typically include smaller subdivisions, mobile home parks, and resorts. A combination of depleting groundwater supplies and increased treatment standards has resulted in the failure of a few systems.

The Lake County Sanitation District (LACOSAN) owns and operates the Northwest and Southeast Regional Wastewater systems at each end of Clear Lake. A moratorium was lifted in 2012 as a result of improvements to Lift Station number four. This fix was the result of sewage spills that occurred in the Highlands Harbor area, in the City of Clearlake. LACOSAN also operates local systems in Kelseyville and Middletown. In addition to LACOSAN-operated facilities, the Clearlake Oaks County Water District operates its own sewer system. The Hidden Valley Lake Community Services District provides sewer and water service to properties within the Hidden Valley Lake Subdivision, in Coyote Valley near Middletown. The remainder of the county uses septic systems.

In general, the ability of each Sewer or Water District to accommodate additional housing demand is closely tied to financial constraints. The willingness of current customers to increase current service charges or to assume new costs for the expansion of existing water and sewer systems plus the success in obtaining State or federal grants or loans will primarily dictate the ability to increase service capacities to accommodate new housing.

According to Lake County Special Districts, as of September 15, 2020, all of the LACOSAN wastewater systems have capacity to support new homes and future residential development. The Northwest Regional, Southeast Regional, and Kelseyville systems have capacity to support housing development with their current infrastructure. The Middletown Sewer System has capacity currently and is working on an upgrade to increase their capacity for new connections. The County's wastewater systems have sufficient capacity for multi-family development and to meet the County's RHNA.

County Operated Water Systems:

CSA #2, Spring Valley: County Service Area #2, is comprised of the customer base in the Spring Valley Lakes subdivision. The Spring Valley Water Treatment facility and distribution system serves customers in the Spring Valley subdivision. The treatment facility consists of a raw water pump station that takes water from an infiltration gallery located in the North Fork of Cache Creek and pumps it to the treatment plant. The Spring Valley Water system services *494* connections and includes over 66,000 ft of distribution pipeline, one *240,000* storage tank and 1 High – Lift Service pumping station. In September Of 2006, the Lake County Board of Supervisors enacted an Urgency Ordinance #2791 adopting emergency water conservation restrictions for water customers in CSA #2 Spring Valley. The original water system was constructed for a much smaller community than presently exists. Many portions of the original water system were constructed with less than ideal materials and design and during a time well before District staff had any role or oversight, and the system continues to be a maintenance challenge. Expansion plans have been completed for a network hydraulic model water distribution system and a capacity and expansion analysis was completed for the treatment facility. The capital improvements to the water treatment plant were completed in 2013. Distribution system improvements covered by a Division of Water Resources (DWR) Integrated Regional Water Management (IRWM) grant are scheduled for 2015-2016. This funding targets improving the system to reduce leaks).

CSA #6, Finley: County Service Area #6, was formed to establish a domestic water system for the residents within the community of Finley. The current water system has been upgraded from the original much smaller community water system with the intertie to the Kelseyville water system in 2006, which provides improved water quality and higher water pressure and flow. There are four active wells in the Kelseyville system which supply water to Finley. The system has *235* connections, over 28,000 ft. of distribution pipeline, one 5,000 gallon pressure tank, three storage tanks (1-1,000,000, 2-250,000 gallons), and one service pumping station. There are no capacity issues with this system.

CSA #7, Bonanza Springs: County Service Area #7, was formed (with the dissolution of its predecessors - Bonanza Springs, Seigler, and Forest Oaks Water Companies) to establish a domestic water system for the residents within the community in Bonanza Springs. The system consists of *177* connections, over 22,000 ft of distribution pipeline, one 100,000 gallon storage tank and one service pumping station. There are currently no restrictions on new connections, although the district has had capacity issues partly due to distribution leaks, which have since been located and repaired. ***Valley Fire damage***

CSA #13, Kono Tayee: County Service Area 13, serves The Kono Tayee Estates and Kono Tayee Heights subdivisions. The system consists of *141* connections with over 5,000 ft of distribution line, four storage tanks (1-100,000 gallon, 1-13,000 gallon, one 60,000 gallon tank) and one High-Lift Service pumping station on Verna Way. Meters were installed throughout the CSA #13 Kono Tayee water system in 2010. Many portions of the original water system were constructed with less than ideal materials and designed during a time well before County staff had any role or oversight. The system continues to be a maintenance challenge. There are currently no capacity issues for this system.

CSA #16, Paradise Valley: County Service Area # 16, was formed to establish a domestic water system for the residents within the community in Paradise Valley. The system consists of *72* connections with three production wells over 7,500 ft. of distribution pipeline, one storage tank (100,000 gallons) and one service pumping station. This water system is working on a capital project to connect their system to the Clearlake Oaks County Water District, which will result in the current moratorium being lifted. This intertie project is being funded by a Division of Water Resources (DWR) Integrated Regional Water Management (IRWM) grant).

CSA #18, Starview: County Service Area #18, was formed (with the dissolution of its predecessor, Starview Mutual) to establish a domestic water system for the residents within the community in Starview. The system consists of *147* connections served by over 12,000 ft of distribution line, one storage tank (100,000 gallons) and one service pumping station. Many portions of the original water system were constructed with less than ideal materials and design and during a time well before District staff had any role or oversight, and the system continues to be a maintenance challenge. There are no capacity issues for this system. ***Valley Fire damage***

CSA#20, Soda Bay: County Service Area #20, is comprised of the Soda Bay, Lakewood Park, and Riviera Heights areas of Lake County. CSA #20 was formed (with the dissolution of its predecessor(s) Riviera Mutual Water Company, Lakeview Estates Water Company, and over 14 additional small independent water systems) in March of 1989. The distribution system is divided into five pressure zones, which are served by the 135,000 gallon clear well, one 330,000 gallon, four 60,000 gallon, and one 30,000 gallon water storage tanks, 5 booster pump stations, and two high service pump stations. The system contains over 15 miles of distribution pipeline and serves 646 connections. The facility is operating efficiently and providing water to customers in compliance with all applicable water quality standards. However, highly variable water quality from Clear Lake creates significant challenges. There has also been a tight restriction on new connection during the previous housing cycle. In an effort to lift the connection restriction, the District is currently in the design phase of a capital improvement project, which should address the capacity issues).

CSA #21, North Lakeport: County Service Area #21, is comprised of the customer base for the North Lakeport Water Treatment facility and distribution system serving the North Lakeport area. CSA #21 was formed in 1989 and included more than 25 small independent water systems. The distribution system is divided into three pressure zones (PZ). PZ1 serves the largest number of customers and consists of approximately 128,500 ft. of piping, two 500,000 gallon storage tanks and is supplied directly from the water treatment facility through two pumps. PZ1 supplies most (99%) of the North Lakeport's water demand. PZ2 consists of 3,700 ft. of piping and two pumps. PZ2 directly serves 9 SFDs and supplies water to two 20,000 gallon storage tanks. PZ1 is the sole source of water for PZ2. PZ3 consists of 2,100 ft. of pipe and directly serves 8 SFDs through two pumps and a 1,000 gallon pressure tank. PZ2 is the sole source of water for PZ3. There is a total of over 25 miles of distribution pipeline serving 1300 connections. The N. Lakeport facility is in need of facility expansion for processing and storage. The State Department of Public Health issued a compliance Order on May 13, 2008 restricting any new service connections. The District is (2015) working with a consulting engineer to conduct a Design Definition Report in order to identify viable options for improvements, which will increase plant capacity. Subsequent to the DDR, the same engineer will perform the preliminary engineering tasks to generate plans and specifications for the improvement project, which can then be sent out for bid. Once the plans and specifications are completed, the District will seek construction funding from the California Drinking Water State Revolving Fund. This improvement project will increase capacity and should result in the connection moratorium being lifted).

CSA #22, Mt. Hannah: County Service Area #22, was formed (with the dissolution of its predecessor, Mt. Hannah Water Company) to establish a domestic water system for the residents within the community in Mt. Hannah. This is a small CSA that serves approximately 38 dwellings.

Kelseyville County Waterworks District #3: The Kelseyville water system was originally constructed in the late 1960's. The water system obtains water from four (4) wells. The Kelseyville Water system serves the downtown and surrounding residential areas of Kelseyville. Recent upgrades to the system (new well and storage tank) as well as an intertie with the Finley Water System (CSA #6) were completed in 2006. The system consists of 1020 service connections with over 29,000 ft of distribution pipeline, and one
(1) 1,000,000 gallon storage tank, and two (2) 250,000 gallon storage tanks. The expansion of the supply and treatment capabilities within the Kelseyville water system have been the primary focus within the system and those goals were successfully completed. Future improvement goals, mainly in regards to the distribution system (mainly piping and looping) are needed in the near term for the existing customer base and reasonable future growth. In order to comply with the conditions of the USDA/RUS loan that funded the system improvements in 2006, connections to the Kelseyville water system are mandatory.

Non - County operated water systems with over 500 connections:

There are several water systems operated by non-county entities to serve residents throughout the County. These include:

- Highlands Mutual Water Company
- Nice Mutual Water Company
- Upper Lake County Water District
- Clearlake Oaks County Water District
- Callayomi County Water District
- Buckingham Park Water District
- Cobb Area Water District
- Lower Lake County Waterworks District
- Konocti County Water District

Consultations with staff at each of these water districts confirmed that water systems throughout the County have sufficient capacity to meet the demand of the planned sites, including multi-family and the regional housing need for lower income households. These water districts serve parcels across the County, allowing development to occur on most vacant or non-vacant sites.

California Water Service Company: The California Water Service Company (formerly known as the Lucerne Water Company) provides approximately 1,350 water connections to the Lucerne community. The Water Company utilizes water from Clear Lake as its sole supply source. On November 7, 2006, the California Department of Health Services issued a Compliance Order that disallows additional water connections until the Company demonstrates that it has adequate treatment capacities to serve its existing customers. The Order was lifted on December 5, 2008 after the company completed the installation of a new treatment plant and additional storage capacity of 300,000 gallons, for a total capacity of over 900,000 gallons. The district can support approximately 10% growth (120-130 taps) for new water connections located within their existing service area.

Callayomi County Water District: The Callayomi County Water District (CCWD) supplies water to *403* active customers, with *74* reserved connections within the district boundary. Service is provided to residential, commercial, and agriculture uses, and to the Middletown Rancheria and Twin Pines Casino and Hotel. The property at the northeast corner of the intersection of Butts Canyon Road and Highway 29 was annexed into the district in 2011. The CCWD's water source consists of groundwater from three wells, one leased well on the Diamond D Ranch and two District owned wells on Big Canyon Road. CCWD's water storage system consists of two tanks with a capacity of 625,000 gallons, which just meets the needs of the existing customers. The District's Master Plan called for replacement of one 125,000 gallon tank with a 450,000 gallon tank on Rabbit Hill in 2010. CCWD operates a water treatment plant with a filtration system and carbon filter with transmission lines from the wells to the treatment facility at the corner of Brennan and Stewart Streets. The District has the water rights to supply properties within its district boundaries, but will require additional wells, storage and treatment facilities as lots are built-out in the community. ***Valley Fire Impacts***

Clearlake Oaks County Water District: The Clearlake Oaks County Water District has *1,649* active water connection accounts and a total of *1,954* accounts. They may expand to 2100 accounts before additional approval is needed from the State Department of Health. The water company utilizes water from Clear Lake with the capability of treating *500* gallons per minute (GPM), though the average intake is approximately 450 GPM. The company has *five* tanks on six sites with a total storage capacity of *625,000* gallons of potable water.

Hidden Valley Lake Community Service District: The Hidden Valley Lake Community Service District (HVL-CSD) was providing 2,437 water service connections as of 2008 to the Hidden Valley Lake Subdivision and some commercial parcels in the surrounding area along Coyote Valley and Hartmann Roads, including the golf course, clubhouse, Coyote Valley School (water only), Hardester's Market and Coyote Valley Plaza. The District currently has approximately 300,000 linear feet of piping, four potable water booster pump stations, seven storage tanks, and three ground wells, and a chlorine contact basin.

Lower Lake County Water District: The Lower Lake County Water District has over 1,050 service connections. The water system is currently in locally imposed water conservation which restricts the installation of new water meters. The district's water source is groundwater drawn from 8 wells (developing a ninth). All wells were operating at a reduced flow due to sediment plugging the water pathways to the wells in 2014 & 2015. Even after scrubbing, well performance did not improve. The District decided to move forward with new sources to improve the ability to lift the current moratorium. With the current drought, the District is only able to draw approximately 820,000 gallons per day from its sources. They use two 500,000 gallon storage tanks, one 220,000 gallon tank and one 30,000 gallon redwood tank (that the District is trying to take out of the system and replace with a pressure reducing valve if needed). Because of the long term drought and existing sources, the District has been in Stage 1 and 2 of the drought contingency plan in the last few years, with summer months requiring mandatory cutbacks. With the drought and issues with District sources, there is no plan to lift the current moratorium.

Mount Konocti Mutual Water Company: The Mt Konocti Mutual Water Company provides water service to residents of the Clear Lake Riviera Subdivision. The Water Company provides service to approximately 1,546 connections. Water is obtained from Clear Lake, and the treatment plant has a typical output of 1,000,000 gallons per day. The system infrastructure consists of roughly 26 miles of water main and ten water storage tanks, with a total capacity of 1.2 million gallons. The Water Company has service restrictions in place that only allow it to serve the Clear Lake Riviera Subdivision, which contains approximately 2,800 residential lots.

Nice Mutual Water Company: The Nice Mutual Water Company provides water service to the majority of the community area of Nice. Water is obtained directly from Clear Lake and is treated at a treatment facility located along Lakeshore Boulevard. The treatment plant has a maximum output of 650 gallons per minute. The district is providing water service to approximately 1,300 connections. The system has approximately 40 miles of distribution piping, and seven storage tanks with five tank sites totaling gallons 1.15 million Gallons.

Upper Lake County Water District: The Upper Lake County Water District provides water service within the community area of Upper Lake. Water is obtained from two wells. The district is providing service to 405 connections. It has a storage capacity of 400,000 gallons, which consist of two 100,000 gallon tanks and one 200,000 gallon tank. They are at maximum storage capacity and in the process of upgrading their water delivery and storage system. These upgrades include replacing the two 100,000 gallon tanks with a 500,000 gallon tank and creating a looped delivery system in order to meet current fire flow requirements.

The Konocti County Water District and the Highlands Water Company service areas are located completely within the city limits of Clearlake. The City of Lakeport supplies water to the incorporated areas within the City and a few small unincorporated areas south of the City.

Wastewater Systems

Northwest Regional Wastewater System: The Northwest (NW) wastewater collection system serves the communities of N. Lakeport, Upper Lake, Nice, Lucerne, Kono Tayee and Paradise Valley and utilizes aerated lagoons for treatment. The Northwest Regional Wastewater System has a total of *4,110* connections, 90 miles of pipe within the gravity collection system, 23 lift stations, and over 15 miles of force main piping conveying wastewater to the NW Treatment Plant. Many portions of the collection system were constructed 25-30 years ago when materials, construction techniques and inspections were not as comprehensive as they are today. Due to the age of the collection system, the close proximity to the lake, and seasonal high lake levels, inflow and infiltration of freshwater is common, and contributes a large percentage of winter flows. The high seasonal flows force lift stations to operate for extended periods of time and almost continuously during multi-day storm events. The District frequently hires emergency pumper trucks and crews to avoid or minimize spills. Treated wastewater is recycled at the Geysers steamfield for geothermal electricity production. According to the Master Plan (December 2005), the service area has a potential capacity for 7,379 connections. All projects greater in size than three single family dwelling equivalents are required to utilize an established hydraulic model that identifies the areas within the collection system where infrastructure improvements are necessary to accommodate the development. Capacity Expansion Fees, as well as the costs of mitigation as identified in the Capacity Analysis, are required of the developer.

The Southeast Regional Wastewater System: The Southeast Regional Wastewater System collects and treats wastewater from Pirates Cove to Lower Lake, including the City of Clearlake. The system has *6,185* service connections (*8,434* single family dwelling equivalents) and over 100 miles of collection system piping within the collection system. Like the Northwest Regional Wastewater System, portions of this system were constructed over 30 years ago. Due to the proximity to the lake and seasonal high water table, a significant amount of groundwater intrusion occurs within the system during the winter. Also like the Northwest System, winter rains contribute to inflow and infiltration and the increased flows in the winter requires the lift stations to operate more frequently, and almost continuously during multi-day storm events. During more intensive storm events, the District typically hires emergency pumper truck services to maintain collection system operations. All treated wastewater is recycled at the Geysers. According to the Master Plan (December 2005), the service area has a potential capacity of 14,641 connections. All projects greater in size than 19 single family dwelling equivalents are required to utilize an established hydraulic model to determine necessary upgrades that will result from the proposed development. Restrictions were in place until major capital improvements were completed at the end of 2012.

Kelseyville Wastewater Treatment System: The Kelseyville wastewater collection and treatment facility was constructed in the late 1960's. The collection system serves the downtown and surrounding residential areas of Kelseyville. Wastewater from the Clear Lake State Park was added during the 1970's and the wastewater collection system of Corinthian Bay was added in the late 1980's. Raw wastewater is conveyed through the collection system and treated at the Gaddy Lane treatment facility and pumped to the evaporation ponds facility on Mt. Konocti for final disposal. The system has 1,353 service connections and provides service to Clear Lake State Park. It has over 15 miles of pipe within the gravity collection system and over 4 miles of force main piping including six lift stations conveying wastewater flows to the Kelseyville Treatment Plant (Gaddy Lane). Two pumps convey the treated effluent from the Gaddy Lane facility to the evaporation ponds on Mt. Konocti. The Kelseyville Community Waste Water District #3 wastewater treatment plant, has no restrictions.

Middletown Wastewater Collection System: The Lake County Sanitation District manages the Middletown Wastewater Collection System and Treatment Plant with a federal grant from the EPA under the Clean Water Act. The plant began operation in April 1992. Developed parcels within the district were required to abandon existing septic systems, and undeveloped parcels began to be assessed for future connections. The existing plant has a tertiary treatment facility that includes primary and secondary treatment ponds discharged to a concrete basin for tertiary treatment. An effluent pump station injects the effluent into the Southeast Geysers Effluent Pump (SEGEP) Number 1, which has a capacity of 100 gallons per minute, or to a 240 acre-foot backup storage
pond when SEGEP is unavailable. Based on existing and anticipated population growth, the wastewater treatment facility is undergoing modification and phased capacity improvements. Funding, including grants and loans, is being sought from State and Federal agencies for the improvements, and is further supported by expansion fees for new development. A Master

facilities Plan was completed in September 2010, which was followed by the implementation of a project that marginally increased the capacity at the treatment plant.

Valley Fire impacts

South Lakeport/Lands End Waste Water Collection System: The South Lakeport wastewater collection system serves customers from Lands End, and portions of the Big Valley Rancheria, Soda Bay Road and S. Main Street. Raw wastewater is conveyed through a series of lift stations and the collection system and ultimately treated at the City of Lakeport's Wastewater Treatment Facility. The system provides service to *194* connections. The system has 5 miles of pipe within the gravity collection system, and over 2 miles of force main piping conveying wastewater flows to a connection point with the City of Lakeport's wastewater collection system. The District is moving forward with Infiltration and Inflow (I/I) mitigation, and will be investigating any sources of excess flow within these portions of the collection system. Costs for treatment are paid to the City of Lakeport through metered flow measurements. Costs for treatment continue to rise and the elimination of excess I/I is a priority.

Clearlake Oaks County Water District: The Clearlake Oaks County Water District operates a wastewater treatment plant in the community of Clearlake Oaks. The District's sewage collection system experiences substantial inflow and infiltration, which in the past have resulted in discharges of treated effluent to Clear Lake, which violates the state's waste discharge requirements. The Clearlake Oaks County Water District has been operating under a moratorium that was imposed in 2001 prohibiting any new sewer connections until additional capacity is provided, with system connection to the Geysers pipeline. The agency continues to repair local pipeline systems to correct inflow and infiltration problems.

Hidden Valley Lake Community Service District: The Hidden Valley Lake Community Service District (HVL-CSD) is providing *2,447* sewer connections Hidden Valley Lake Subdivision. A few commercial parcels in the surrounding area along Coyote Valley and Hartmann Roads, including a golf course, clubhouse, Hardester's Market and Coyote Valley Plaza are also served. The District has approximately 300,000 linear feet of piping, seven sewage booster pump stations and one wastewater treatment plant. All wastewater is recycled and used for golf course irrigation. Annexation of parcels into the service district and expansion of the sphere of influence within the Coyote Valley Community Boundary Area are supported, as is service to the Crazy Creek property, located between the communities of Middletown and Hidden Valley Lake on the east side of State Highway 29, to support commercial/industrial development and limited residential development consistent with policies of the Lake County General Plan and Housing Element.

4.2 INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

Lake County utilizes local, State, and Federal funds to implement its housing strategy. Because of the cost of new construction and the competition for available funds, more than one source of public funds is typically required to construct an affordable housing development. The County does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of available State and Federal sources.

The County has limited financial resources of its own to allocate for housing. The County competes for limited Community Development Block Grant (CDBG) funds, both planning and technical assistance grants and general grants through the statewide program administered by the Department of Housing and Community Development (HCD) as well as HOME funds.

Lake County Housing

The Lake County Department of Social Services (LCDSS) administers the County's housing programs. The LCDSS staffs the Lake County Housing Commission's office in Lower Lake and administers the HUD-funded rental assistance program for the entire county, including the cities of Clearlake and Lakeport.

Section 8 Program

Lake County provides 224 families/individuals rental assistance through the County's Housing Choice Voucher program. As per its contract with HUD, the agency cannot exceed the annual average of 224 vouchers. Approximately 36 percent of the participants in the program live in the unincorporated areas of the county.

As of January, 2015, there were 58 households on the waiting list, which is currently closed. It was last open in January 2014. The income limit for the County's Housing Choice Voucher program is 50 percent of median income; However, the assistance is targeted to extremely low-income households (30 percent or below of median income), with over 75 percent of the vouchers designated for this group.

The LCDSS also operates the Lake County Housing Administration Office for the County and administers HOME and CDBG grants and programs. Existing (2015) programs include the following:

Family Self-Sufficiency (FSS) Program: In December of 2000, the Lake County Housing Commission received an allocation of 50 Housing Choice Vouchers that were designated as FSS Vouchers. Those vouchers were to be allocated to families who would agree to enroll in a five to seven year program to work toward self-sufficiency, defined as being free from the use of welfare and CalFresh (Food Stamps). FSS is intended to promote economic self-sufficiency among families participating in the Housing Choice Voucher Program. Only families who are receiving rental assistance through the Housing Choice Voucher program are qualified to apply for FSS. Eligible families are connected to the appropriate support services and resources in their communities that are needed to move the family toward economic independence. FSS offers a financial incentive to families through the establishment of a savings account which becomes available to the family upon successful completion of the Contract of Participation. During the term of the contract, the savings credit is based on increases in earned income of the family. As of March 2015, 39 of these vouchers were issued.

CDBG and HOME Programs

The LCDSS also operates the Lake County Housing Administration Office for the County and administers HOME and CDBG grants and programs. Current (2015) programs include the following:

Owner-Occupied Rehabilitation Program: The purpose of this program is to improve the condition of owner-occupied properties in Lake County. This program provides rehabilitation loan at 2.5 percent interest for a 30-year term. Eligibility is limited to households at or below 80 percent of median income. The program is funded with CDBG and HOME funds.

First Time Home Buyer Program: The goal of this program is to promote home ownership in Lake County. Participants must be first-time buyers and have incomes at or below 80 percent of median. The program works in conjunction with CalHFA, local banks, and mortgage institutions and provides a deferred second mortgage (simple interest of two percent for up to a 45-year term). Currently, the maximum value of the home cannot exceed $149,000. The program is funded with HOME funds.

Traditionally, these programs tend to be successful when a number of factors are working together. When home prices are stable and the economy is doing well, there are more houses bought and sold and home owners tend to invest in making repairs in homes they are planning to live in. These factors have not been at play in the County of Lake for several years and therefore few loans have been made under these programs.

The County of Lake still (2015) suffers from a weak economy. With limited industry or major business employers, achieving a robust economy has been a challenge. The housing market in surrounding areas improved significantly in 2014 & 2015. The housing market is just starting to increase. This will more than likely result in most potential homeowners unable to purchase a home, even with programs such as the ones offered by the County.

The housing market meltdown also had a negative effect on the Owner Occupied Rehab program. A good percentage of the homes needing repairs in the County are "underwater". Homeowners do not want to invest any more in properties that they owe more than what it would sell for. Additionally, with the economy still lagging, the possibility of losing a home is still a very real scenario for a number of homeowners.

The downward spiral of housing values and continuing foreclosures are negatively affecting the County's loan portfolio for the Owner-Occupied Rehabilitation and First Time Home Buyer programs, funded by CDBG and HOME, impacting the County's ability to make new loans under these programs. Specifically, the portfolio of over $5.5 million of existing loans is affected by loss of loans through foreclosures on the first mortgages which are ahead of the County's second mortgages. When a foreclosure starts on the first mortgage, in most cases, the total amount owed on the first and second mortgages far exceeds the current value of the home thereby making it impossible to salvage the County's second mortgage. When the first mortgage completes foreclosure, our second mortgage is lost.

In some cases the County holds the first mortgage or there is a small first mortgage that makes it affordable to pay off and salvage the County's loan. However, this leaves the County owning a property it cannot sell for appraised value as required by County surplus property guidelines.

As part of the County surplus process, State law requires, in part, that "A written offer to sell or lease for the purpose of developing low-and-moderate-income housing shall be sent to any local public entity as defined in Section 50079 of the Health and Safety Code, within whose jurisdiction the surplus land is located. Housing sponsors, as defined by Section 50074 of the Health and Safety Code, shall, upon written request, be sent a written offer to sell or lease surplus land for the purpose of developing low-and moderate-income housing. All notices shall be sent by first-class mail and shall include the location and a description of the property. With respect to any offer to purchase or lease pursuant to this subdivision, priority shall be given to development of the land to provide affordable housing for lower income elderly or disabled persons or households, and other lower income households."

Some non-profits and Native American Tribes have shown interest in these properties however there have been no written offers or commitments. Since these are HUD funded projects, and the amount of HUD funds invested in them is more than the current value, approval for any below appraised sale or joint venture program would have to be obtained from HCD. Given the growing trend, the County should consider contacting knowledgeable consultants from other jurisdictions who can provide more effective models for addressing this problem.

Most owners of property in this loan portfolio are finding their homes upside down when the first and second mortgages are added together. These mortgages are 15-30 year deferred second mortgages that continue to accrue interest during the deferred period of time. Very few of these owners will ever be able to pay off our loans when the balloon payment comes due, and with the accrued interest the property will likely be valued at less than the loan amount. The County will be in a very difficult quandary at that time. The County may need to consider converting all portfolio loans to 0% interest loans retroactive to their origination date. It is also becoming extremely difficult to make new

Owner Occupied Rehabilitation Loans because of the downward spiral of housing values. Most owners have little or no equity. These loans cannot exceed the value of the home minus any other loans on the property. In some cases, owners have no mortgage on their properties, however rehabilitation bids exceed the after rehabilitation appraised value. One example - approval from the State was received to replace a mobile home that had burned down. The bid to replace the home was approximately $135,000. The appraised value of the new home placed on the site is $96,000. This is primarily because the only homes that are selling for the appraisal comps. are foreclosed properties and bank owned short sales.

The **First Time Homebuyer Program** requires a participant to qualify for a First Mortgage. This program will match the first mortgage amount with a silent second deferred payment mortgage. First Time Homebuyer's are having difficulties in qualifying for first mortgages because lenders have tightened up their loan requirements.

Table 4-1: Housing Programs in Lake County, 1995 to April 2015

Source	First Time Homebuyer	Owner Occupied Rehab	Rental Rehab	Tenant Based Rental Assistance
07-HOME-3070	3	4	-	-
09-HOME-6206	-	-	-	-
		Prior Programs		
95-STBG-0904	-	10		-
95-HOME-0151	23	-	-	-
96-HOME0210	14	-	-	-
99-HOME-0353	4	-	-	9
99-HOME-0379	11	-	4	-
00-HOME-0447	-	-	4	-
05-HOME-1703	2	2	-	-
CDBG REVOLVING LOAN FUND	-	17	1	9
HOME Program income fund	12	17	1	33
Total	69	50	6	42

Source: Lake County Housing Administration

Affordable Housing Projects in Lake County

Affordable housing projects in the unincorporated area of Lake County are summarized in Table 1-47. Many of the affordable housing projects in the County are located in the Cities of Clearlake or Lakeport and are not included here. As shown in the table, there are two developments in the unincorporated area that are specifically for seniors. North Shore Villas (31 units) developed by Rural Communities Housing Development Corporation (RCHDC) and Eskaton Clearlake Oaks Manor (23 units) developed by Eskaton Properties Inc. both under the HUD Section 202 program. Three family rental projects (Orchard Garden, Nice Village and Middletown Garden) were developed with financing from the USDA Section 515 program as well as the Low Income Tax Credit program.

In addition to the projects included in the table, the Collier Avenue Apartments (50 units), are not shown nor is Harmony Park, a 31-unit self-help subdivision developed in the early 2000's by RCHDC in Upper Lake. Over 200 households applied for the opportunity to purchase the three and four bedroom units. CDBG funds were used to develop the infrastructure for the homes, which are reserved for households with incomes at 80 percent of median or below. Some of the participants are also receiving deferred second mortgages as part of the County's First Time Homebuyer program.

Units At-Risk of Conversion

Government Code Section 65583(a)(9) requires that a housing element contain an analysis of existing assisted housing developments that are eligible to change from Low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees. The analysis must include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and non- elderly units that could be lost from the locality's low income housing stock in each year during the ten-year period.

The **California Housing Partnership Corporation (CHPC)** maintains a database of federally subsidized multifamily housing in California which tracks subsidized apartments that are at risk of conversion to market rate. The database of federally subsidized properties for Lake County was provided by CHPC in July of 2020. Table 4-2 provides information on assisted housing units identified by the CHPC database. The County does not have any units at-risk of converting to market rate in the next ten years.

the risk of conversion to market rate is one level lower than it otherwise would be. While not always the case, typically the risk of conversion is lower when a property is owned by a nonprofit whose mission is to maintain the affordability of apartments for lower income households.

Table 4-2: Assisted Housing Projects in Lake County, 2020

Name	Total Units	Affordable Units	Funding Source(s)	Expiration Year
Eskaton Clearlake Oaks 75 Lake Street, Clearlake Oaks	23	22	HUD	2049
Orchard Garden Apartments 5025 Gaddy Lane, Kelseyville	34	34	USDA	2037
Oak Hill Apartments 4425 Cruickshank Road, Kelseyville	40	40	USDA	2039
Kelseyville Family Apartments 5400 Gaddy Lane, Kelseyville	54	53	LIHTC	2072
North Shore Villas 5860 E Highway 20, Lucerne	31	31	HUD	2034
Middletown Garden Apartments 15750 Knowles Lane, Middletown	36	35	LIHTC; USDA	2049
Nice Village Apartments 6620 Collier Street, Upper Lake	28	28	LIHTC; USDA	2038
Total	**246**	**243**		
Total At-Risk	**62**	**62**		

Source: California Housing Partnership Corporation, July 2020

Although it is unlikely that these affordable housing units would be lost, California Housing Element Law requires jurisdictions to prepare an analysis of the cost of replacement for such units. The following information in Table 4-3 is provided for estimated replacement cost (i.e., new construction or rehabilitation) of an affordable housing unit. As shown within this table, the total cost of producing new of a type similar to the existing units is estimated at $248,000 per unit while rehabilitation costs of the existing units are estimated at $110,000 per unit.

Table 4-3: Estimated cost of replacement, preservation, and rehabilitation of assisted housing developments per unit.

	Land Acquisition	Construction	Financing & Development	Total Per Unit Cost
New Construction/ Replacement	$12,000	$162,000	$74,000	$248,000
	Acquisition	**Rehabilitation**		
Rehabilitation	$43,000	$34,000	$33,000	$110,000

Note: New construction and replacement based upon the average costs of recent affordable housing developments in Lake County. Rehabilitation costs based upon recent affordable developments within the region. Actual costs vary by project, dependent upon site specific project costs.
Source: Lake County Community Development Department

The County will monitor the status of projects with expiring affordability covenants and contact owners concerning their plans to continue in or opt out of the subsidy programs. If necessary, the County will identify potential buyers of the at risk projects. Rent- assisted projects that may be considered "at-risk" during the period of this Housing Element can be preserved through the management and operation of qualified, non- profit entities. In Lake County, there are four organizations which HCD considers to be qualified to own and/or manage affordable units:

Christian Church Homes of Northern California, Inc. 303 Hegenberger Road, Suite 201, Oakland, CA.

Lake County Housing Services Dept. 255 North Forbes Street, Lakeport, CA

Petaluma Ecumenical Properties Inc. 1400 Caulfield Lane, Petaluma, CA

Rural Communities Housing Development Corp. 499 Leslie Street, Ukiah, CA Source: California HCD – http://hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls

Other Funding Programs

There are a variety of local, State, and Federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. In most cases other entities, including for-profit and non-profit developers apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 or to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (CTCAC) for low- income tax credits.

The County can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP program, to which the County applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program, to which individual households apply.

County financial support of private sector applications for funding to outside agencies is very important. Funding provided by the County can be used as matching funds required of some programs. Local funding is also used for leverage. County support of private sector applications enhances the competitive advantage of each application for funds. The following list provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation and preservation from federal, State, local and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded.

Summary of Financial Resources for Housing

Federal Programs

Community Development Block Grant (CDBG) Program: Federal block grant program administered and awarded by the State Dept. of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, Homebuyer assistance, community facilities, community services and infrastructure improvements, among other uses that assist low-income persons.

Emergency Shelter Grants (ESG) Program: Federal block grant program administered and awarded by HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing. The Homelessness-assistance/hearth-act (HEARTH) revised the Emergency Shelter Grants Program to create the Emergency Solutions Grants (ESG) Program.

HOME Investment Partnership Act (HOME) Funds: Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties and private non-profit housing development agencies.

HUD Section 8 Rental Assistance Program: Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.

HUD Section 8 Housing Choice Voucher Program: HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.

Catholic Charities of Lake County: Acting through a Community Development Block Grant, Catholic Charities provides a wide variety of assistance in the area of homeless prevention. Aim is to act in times of emergency to stop homelessness from happening in the first place. Services include but are not limited to: rental assistance, utility payment support and relocation help.

HUD Section 202: Supportive Housing for the Elderly Program: Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.

HUD Section 203(k): Rehabilitation Mortgage Insurance Program: Enables homebuyers and homeowners to finance both the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.

HUD Section 207 Mortgage Insurance for Manufactured Home Parks Program: Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.

HUD Section 221(d)(3) and 221(d)(4): Insures mortgage loans to facilitate the new construction or substantial rehabilitation of multi-family rental or cooperative housing for moderate-income families, elderly, and the disabled. Single-Room Occupancy (SRO) projects may also be insured under this section.

HUD Section 811 – Supportive Housing for Persons with Disabilities: Provides funds for non-profits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.

HUD Self-help Homeownership Opportunity Program (SHOP): Provides funds for eligible non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families.
HUD Supportive Housing Program (SHP): Provides grants to develop supportive housing and services that enable homeless people to live independently.

Low-income Housing Tax Credit (LIHTC) Program: Federal and State income tax credit based on the cost of acquiring, rehabilitating or constructing low-income housing.

USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502): Provides low-interest loans to lower-income households. Also, guarantees loans made by a portion of their mortgage interest.

USDA RHS Home Repair Loan and Grant Program (Section 504): Provides loans to very low-income homeowners to improve or modernize a home, make it safer or more sanitary, or remove health and safety hazards.

USDA RHS Farm Labor Housing Program (Section 514): Provides loans for the construction, improvement, or repair of housing for farm laborers.

USDA RHS Rural Rental Housing – Direct Loans (Section 515): Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.

USDA RHS Multi-Family Housing- Rental Assistance Program (Section 521): Provides rent subsidies to ensure that elderly, disabled and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.

USDA RHS Rural Housing Sites Loans (Sections 523 and 524): Provides financing for the purchase and development of affordable housing sites in rural areas for low/moderate income families.

USDA RHS Housing Preservation Grant Program (Section 533): Provides grants to nonprofit organizations, local governments and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538): Provides funding for construction of multi-family housing units to be occupied by low-income families

State Programs

CalHFA Homebuyer's Down payment Assistance Programs (CHDAP): Provides deferred down payment assistance loans for first time homebuyers not exceeding HCD defined moderate income limits.

Affordable Housing Innovation Program (AHIP): Provides quick acquisition financing for the development or preservation of affordable housing.

CalHome Program: Provides grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including singe family subdivisions.

CalHFA Affordable Housing Partnership Program (AHPP): This program is intended for low-income first-time homebuyers who meet specified income limits and who are purchasing a new or existing home.

CTCAC Tax Credit Program: Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.

Building Equity and Growth in Neighborhoods (BEGIN): HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low-and moderate income homebuyers.

Emergency Housing Assistance Program (EHAP): EHAP provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 California counties based on a "need" formula derived from factors including population, unemployment, and poverty.

Infill Incentive Grant Program: Funding for public infrastructure to facilitate infill housing development.

Joe Serna, Jr. Farm worker Housing Grant (JSJFWHG): Programs Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.

Neighborhood Stabilization Program: Provides funds to State and local governments to purchase abandoned and foreclosed homes and residential property. This program is to help rejuvenate neighborhoods and communities that are hardest hit by the foreclosure crisis.

Mobile Home Park Resident Ownership Program (MPROP): Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

Multi-Family Housing Program (MHP): Provides low-interest loans for construction, rehabilitation and preservation of permanent and transitional rental housing for lower- income households.

Preservation Interim Repositioning Program: Provides a short-term loan to an organization for preservation of "at-risk" subsidized developments

Predevelopment Loan Program (PDLP): Provide predevelopment capital to finance the start of low income housing projects.

Private Resources
Federal Home Loan Bank Affordable Housing Program: Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing by lower and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.

Federal National Mortgage Association (Fannie Mae) Programs: Provides fixed rate mortgages issued by mortgage insurers, Funds for purchase and rehabilitation of homes.
Freddie Mac: Provides first and second mortgages including rehabilitation loans.

California Community Reinvestment Corporation (CCRC): Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.

Sources: HCD, USDA, HUD, CCRC, CalHFA, California State Treasurer, Lake County Housing Administration. *Various websites 2015.*

4.3 ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element shall contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, heat and electricity.

The County of Lake does not operate nor is it responsible for producing or operating any electrical or other power sources to provide energy to residential customers. Pacific Gas and Electric (PG&E) provides electricity services for Lake County. Private companies provide propane service. No natural gas services are available within Lake County. The Building Division of the Community Development Department has the responsibility of enforcing State Energy Standards for Residential and Non Residential Buildings. All new construction must comply with the standards in effect on the date a building permit application is made.

The Lake County Zoning Ordinance provides exceptions in setback requirements for solar energy systems in yards with south facing exposure. Additionally, Wind Energy Conversion Systems (WECS) are allowed with a Zoning Permit in larger lot residential districts.

In addition to Housing Element policies promoting energy efficiency, the Lake County General Plan contains policies to ensure that communities are designed in an energy efficient manner. The Land Use Element includes policies related to encouraging smart growth development, including; Creating walkable neighborhoods, mixing land uses, directing growth towards existing communities, taking advantage of compact building design, discouraging sprawl, encouraging infill, and creating a range of housing opportunities and choices.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

For divisions of land for which a tentative map is required, pursuant to Government Code Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system.

5.0 POTENTIAL HOUSING CONSTRAINTS

5.1 POTENTIAL GOVERNMENT CONSTRAINTS

Local governments have little or no influence upon the national economy or Federal monetary policies, which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local government to evaluate its past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

Land Use

General Plan Designations and Zoning

The land use element designates the general distribution, intensity, and ranges of appropriate land uses within the Planning Area. Standards of development density for residential uses are stated as the allowable range of dwelling units (DU) per gross acre. Below is a brief description of each general plan residential land use district.

Low Density Residential

This land use category is designed to establish areas suitable for single family homes at relatively low densities of 1-5 dwelling units per acre. In Lake County, the consistent zoning district is R1 and is only located within Community Growth Boundaries.

Medium Density Residential

This land use category is designed to provide areas for residential developments such as duplexes, triplexes, and mobile home parks at a density of 6-9 dwelling units per acre. In Lake County the consistent zoning districts include, but are not limited to, R2, R3 and PDR, and are only located inside of Community Growth Boundaries.

High Density Residential

This land use category is designed to provide for areas of multi- family residential uses that include a wide range of living accommodations, including duplexes, townhouses, and apartments at a density of 10-19 dwelling units per acre. In Lake County the consistent zoning districts include, but are not limited to, R2, R3 and PDR, and are also only located within Community Growth Boundaries.

Suburban Residential Reserve

This land use category serves as a transitional designation between rural residential and urban residential uses, but due to soil and slope characteristics, lots densities range from 1 dwelling unit per acre to 1 dwelling unit per in excess of 3 acres. The consistent zoning district is

Suburban Reserve. This designation is located inside of Community Growth Boundaries. However, exceptions have been made for existing subdivisions located outside of Community Growth Boundaries, and additional land division may be appropriate on parcels already designated Suburban Residential Reserve when found to be consistent with the existing development pattern already established in the vicinity.

Rural Residential

This land use category is designed to provide single-family residential development in a semi-rural setting at densities that range from 1 dwelling unit per 5 acres to 1 dwelling unit per 10 acres if average cross slope is 30% or greater. Typical uses permitted by right include single family residences; crop production; poultry, rabbits, and other small animals for domestic use; bovine animals, horses, sheep, and goats for domestic use; and sale of crops produced on the premises. Typical uses permitted conditionally include agricultural-related services and recreational facilities. The consistent zoning district is Rural Residential. This land use designation is primarily located outside of Community Growth Boundaries, but some areas will be appropriate inside these boundaries as well.

Rural Lands

The purpose of this land use category is to allow rural development in areas that are primarily in their natural state at densities of 1 dwelling unit per 20-60 acres, depending on slope characteristics. Typical uses permitted by right include, but are not limited to, animal raising, crop production, single family residences, game preserves and fisheries. Other typical uses permitted conditionally include, but are not limited to, recreational facilities, manufacturing and processing operations, mining, and airfields. The consistent zoning district is Rural Lands. This designation is located outside of the Community Growth boundaries.

Community Growth Boundaries

General Plan policy LU 2.6 indicates that the County shall limit urban development to the areas within designated Community Growth Boundaries which are located in the following communities: Clearlake Oaks, Clearlake Riviera, Coyote Valley, Kelseyville, Lower Lake, Lucerne, Middletown, Nice, North Lakeport, Soda Bay, South Lakeport, and Upper Lake. (3-17) Each of the boundaries contain enough vacant or underutilized land to accommodate a high, 3 percent average growth rate through the year 2030. (3-
2) Policy LU 2.2 encourages infill development within community growth boundaries where public services such as water and sewer systems, schools, and roads already exist and capacity is sufficient. Community Growth Boundaries can be considered as constraints to housing development, however the boundaries separate land to be developed at urban densities from land to be protected for natural resources or developed at rural densities (3-2) which cannot accommodate higher densities due to terrain, natural hazard and or lack of infrastructure.

Building Density

The maximum building density for residential districts that would be permitted by each Land Use Designation is summarized in Table 5-1below. The densities included in table 5-1 below are the typical densities for each designation. Densities below the threshold are not permitted.

Table 5-1: General Plan & Residential Development Permitting

General Plan Designation	Residential Use	Density Range	Corresponding Zoning Districts	Community Growth Boundary Location
Medium Density Residential	Duplexes, triplexes, or mobile home parks	6-9 units/ gross acre	R2 R3	Inside
High Density Residential	Multi-family units	10-19 units/ gross acre	R2 R3	Inside
Low Density Residential	Single family units	1.0-5.0 units/ gross acre	R1	Inside
Suburban Residential Reserve	Single family units	1.0 unit/ 1-3 gross acres	SR	Inside
Rural Residential	Single family units	1.0 unit/ 5- 10 gross acres	RR	Inside/ Outside
Rural Lands	Single family units	1.0 unit/ 20-60 gross acres	RL	Outside
Source: Lake County General Plan, 2008				

General Plan Policy Constraints

The general plan includes many elements that contain goals, policies, and implementation measures designed to protect and protect the public health, safety, and welfare of the community from any unreasonable risks while minimizing damage to structures, property, and infrastructure resulting from natural and manmade disasters. It further protects and enhances the natural and cultural resources that make Lake County unique, including but not limited to agricultural, mineral, energy, water, biological, cultural, scenic, open space, and recreational resources. (9-1) These policies can be considered constraints to housing; however they are in accordance with government code and various environmental laws.

Substandard Older Subdivision Combining District (SOS)

"The incorporation of the Substandard Older Subdivision or "SOS" combining district is intended to set minimum public health and safety standards, to provide basic access and fire protection for older subdivided lands, and to ensure geologic stability. The "SOS" district is applied to undersized subdivision lots in the planning area with no access to public services such as water, sewer, roads and power. These areas are concentrated in the paper subdivision lots traversing the steep ridges outside of the Lucerne and Clearlake Oaks community areas. Prior to obtaining a building permit in a "paper subdivision" that includes the "SOS" zoning district, a property owner may be asked to improve access to the property, fire protection facilities or public water and/or sewer systems. " (shoreline AP)

Zoning Ordinance

The current Lake County Zoning Ordinance was adopted in 1986, although several minor revisions have since occurred. It is a typical ordinance in that it establishes districts that allow particular uses either by right or by discretionary permit. Within each district, certain requirements are established regarding lot coverage, construction height and setbacks, and minimum parking standards.

There are seven residential zoning districts in Lake County, "R1" Single-Family Residential, "R2" Two-Family Residential, "R3" Multi-Family Residential, "RL" Rural Lands, "RR" Rural Residential, "PDR" Planned Development Residential, and "SR" Suburban Reserve.

Single-Family Residential, R1 . The permitted uses in this district include: One (1) single-family dwelling or mobile home, One (1) foster or small family home, family care home, supportive housing unit, transitional housing unit or small family day care home not to exceed six (6) persons in addition to the resident family, One (1) granny unit or one (1) residential second unit, One (1) guest house, bed and breakfast, and residential accessory uses and accessory structures. A use permit is required for a community care facility, and a large family day care.

Two-Family Residential, R2. The permitted uses in this district include: One (1) single-family dwelling or mobile home, duplexes up to five (5) per project, one (1) foster or small family home, family care home, supportive housing unit, transitional housing unit or small family day care home not to exceed six (6) persons in addition to the resident family, one (1) granny unit or one (1) residential second unit, bed and breakfast, and residential accessory uses and accessory structures. A use permit is required for community care facility, large family day care, and mobile home parks and duplexes over five (5) per project.

Multi-Family Residential, R3. The permitted uses in this district include: Duplexes, triplexes, fourplexes or apartment buildings; multi-family dwelling groups up to twenty (20) dwelling units per project, accessory residence, bed and breakfast, and residential accessory uses and accessory structures. A minor use permit is required for dwelling groups such as townhouses, time shares and condominiums, but not including single-family residences and mobile homes, multi-family dwelling groups containing more than twenty (20) residential dwelling units per project, mobile home parks, community care facility, bed and breakfast inn, and large family day care.

Rural Lands, RL. The permitted uses in this district include: One (1) single-family dwelling or mobile home, one (1) granny unit or one (1) residential second unit, farm labor quarters and one (1) guest house, bed and breakfast, and agricultural and residential accessory uses and accessory structures. A use permit is required for bed and breakfast inn, large family day care, community care facility and farm labor camps.

Rural Residential, RR. The permitted uses in this district include: One (1) single-family dwelling or mobile home, agricultural and residential accessory uses and accessory structures, one (1) foster or small family home, family care home, supportive housing unit, transitional housing unit or small family day care home not to exceed six (6) persons in addition to the resident family, one (1) granny unit or one (1) residential second unit, farm labor quarters or one (1) guest house, and bed and breakfast. A use permit is required for bed and breakfast inn, community care facility, large family day care and private or public campgrounds.

Planned Development Residential, PDR. The permitted uses in this district include: One (1) single-family dwelling or mobile home, agricultural and residential accessory uses and accessory structures, including barns and stables, one (1) foster or small family home, family care home, supportive housing unit, transitional housing unit or small family care home not to exceed six (6) persons in addition to the resident family, ag-family dwelling, bed and breakfast, farm labor quarters, granny unit, and guesthouse.

Suburban Reserve, SR. The permitted uses in this district include: One (1) single- family dwelling or mobile home, agricultural and residential accessory uses and accessory structures, one (1) foster or small family home, family care home, supportive housing unit, transitional housing unit or small family day care home not to exceed six (6) persons in addition to the resident family, one (1) granny unit or one (1) residential second unit, one (1) guest house, and bed and breakfast. A use permit is required for community care facility, bed and breakfast inn, and large family day care.

Permitted Uses and Residential Development Standards

Table 5-2 summarizes permitted use in County residential zones. Table 5-3 Table 5-3 summarizes development standards for the same residential zoning categories.

Table 5-2: Residential Permitted Uses

Zoning District	Single Family Dwelling	Duplex	Triplexes, Fourplexes or Apartments	Multifamily dwelling (up to 20 per project)	Multifamily dwelling groups (more than 20 per project)	Mobilehome Park	Townhouse/ Timeshare/ condos
R1	P						
R2	P	P less than 5 UP over 5				UP	

R3		P	P	P	MUP	UP	UP
PDR	P				UP	UP	UP
SR	P						
RR	P						
RL	P						
P = Permitted, MUP = Minor Use Permit, UP = Use Permit							

Table 5-3: Residential Zoning District Standards

Zone	Typical Uses Permitted	Min. Lot Area Water	Sewer	Well	Septic	Sq.ft.	Minimum Setback (ft) FY	SY	RY	Building Height Limits (ft)	Lot Coverage (%)	Min. Density	Minimum Open Space per Unit
R1	Single Family Dwellings	X	X			6,000	20	5	15	Primary- 35 ft.	One story – 35%	6,000 sq.ft./ DU	NA
			X	X		15,000				Accessory- 20 ft.	Two story – 30%		
		X			X	15,000							
				X	X	40,000							
R2	Single Family Dwellings; Duplexes	X	X			8,000	20	5	15	Principal- 35 ft.	One story – 40%	Single Family - 6,000 sq.ft.	NA
			X	X		15,000				Accessory- 20 ft.	Two story – 35%		
		X			X	15,000						Duplex - 4,000 sq.ft.	
				X	X	40,000							
R3	Multifamily Dwellings	X	X			10,000	20	5	20	Principal - 45 ft.	One story – 40%	1 DU/ 3,000 sq.ft.	Apartment units - (100 sq. ft.)
			X	X		20,000				Accessory - 20 ft.	Two story – 35%		
		X			X	20,000					Three story 30%		<7 dwelling units - (300 sq. ft.)
	-			X	X	40,000							
PDR	Planned Development Plans	NA					NA			NA	One story – 40%	1DU/ 3,000-6,000 sq.ft.	SFD (1000) Townhouse- >7 units (300 sq. ft.)
											Two story – 35%		Townhouse- >7 units (300 sq. ft.)
											Three story – 30%		Apts - (100 sq. ft.)
SR	Single Family Dwellings	40,000 sq.ft.					30	5	20	Principal- 35 ft. Accessory- 20 ft.		1 DU/ 40,000 sq.ft.	NA

RR	Single Family Dwellings; Farmworker Housing; Farm Labor Camps	5 acres	30	15	25	Principal- 35ft. Accessory- 20ft. Agricultural Accessory- 45ft.	-	-	N/A
RL	Single Family Dwellings; Farmworker Housing; Farm Labor Camps (MUP)	20 acres	30	15	25	Principal- 35 ft. Accessory- 20 ft. Agricultural Accessory- 45 ft.	-	-	N/A

Analysis of Land Use and Development Standards Related to Residential Development and Affordable Housing

The County has more than enough vacant land, zoned at a variety of densities, to accommodate its housing needs. Current adopted residential development standards have not posed any significant constraints to the creation of more affordable housing.

Site development Standards

Through its Zoning Ordinance, the County enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size and width, setbacks, lot coverage, maximum building height, minimum parking standards, open space and overlay districts and manufactured homes.

Maximum number of dwelling units

The county permits a maximum of two dwelling units within the R1, SR, RR, RR and PDR zoning districts. The R2 zoning district permits up to five duplexes per project if the project does not exceed a maximum permitted density of 4,000 square feet per dwelling unit and the General Plans allowed density. The R3 zoning district permits duplexes, triplexes, fourplexes or apartment buildings, multi-family dwelling groups up to
20 dwelling units per project if the project does not exceed a maximum permitted density of the General Plan. Approval of a use permit can allow duplexes over 5 per project and mobile home parks within the R2 zoning district. The R3 zoning district allows mobile home parks, dwelling groups such as town houses, timeshares and condominium, and multifamily dwelling groups containing more than twenty (20) residential dwelling units per project and those projects

requesting a reduction in development standards, subject to approval of a Minor use permit. Affordable housing projects are expedited through the approval process. Alternative design projects, such as clustered housing, can use the discretionary "Planned Development Residential" procedure, which permits customized development standards. The County does grant density bonuses, reduction or alteration of standards, fee waivers or other incentives to projects, which provide affordable, senior, energy-saving and/or innovative design housing.

Minimum Lot Size and Width, Setbacks and Maximum Building Height

These development standards are identified in table 1-51. Minimum lot sizes range from 6,000-40,000 square feet and minimum lot widths 60-150 feet for the R1, R2, R3

and SR zoning districts. The RR, and RL zoning districts minimum lot sizes vary depending upon slope, fuel loading and landslide risk. Those minimum lot sizes range from 5-65 acres and the minimum lot width ranges from 200-400 feet. The maximum building height for a single family residence is 35 feet, unless the development is proposed within the scenic corridor. The scenic height regulations provide a maximum building height range of 18-35 feet depending upon setback from scenic roadway. The maximum building height within the R3 zoning district is 45 feet and the height limit may be increased subject to obtaining a use permit. These standards are comparable to those in other counties and do not pose any undue constraints to the development of housing in the County.

Exceptions to Certain Development Standards

Because of Lake County's often mountainous terrain and a surplus of older subdivision lots created prior to any local regulation, many properties are difficult to develop in accordance with the normal zoning standards. Therefore, the 1986 Zoning Ordinance included special provisions that allow reduced setbacks by right when certain conditions exist, such as substandard lot size or width, substantial slope, or for infill in an older neighborhood. Where one of the special provisions does not apply, a setback reduction of not more than 25 percent may be approved through a "minor use permit" provision. Since the Community Development Director is designated as the public hearing officer, this procedure is faster and less expensive than the previously required variance from the county's Planning Commission. The state-mandated variance findings, which often are difficult to make, also are unnecessary in approving a minor use permit.

Lot Coverage

The maximum lot coverage requirements on R1, R2, and R3 lots range from 30-40%. SR, RR and RL zoned lots do not have a maximum lot coverage requirement. These requirements do not pose a constraint or undue hardship upon development.

Table 5-4: Parking Requirements for New Housing	
Unit Type	*Parking Requirements*
Single Family Dwelling	2 uncovered
Single Family Dwelling within the RD District	2 covered
Single Family Dwelling with Granny Unit less than 720 sq ft	3 uncovered
Single Family Dwelling with Granny Unit between 720-1008 sq ft	4 uncovered
Single Family Dwelling 2 bd or less within the PDR District	1 covered / 1 uncovered
Single Family Dwelling 3 bd or more within the PDR District	2 covered / 1 uncovered
Residential Second Unit	2 uncovered
Duplex	2 uncovered per unit
Multi Family	2 spaces per unit, 1/2 uncovered guest parking for each unit, and 1 RV space per 5 units

Source: Article 46, Lake County Zoning Ordinance

The parking standards are identified in Table 1-52 above. The zoning ordinance provides for exceptions to the required parking through the minor use permit procedure when the following findings are made by the Review Authority:

1. The characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter; and

2. That reduced parking will be adequate to accommodate on the site all parking needs generated by the use.

Pursuant to Section 21-46-13 Location Requirements:

(a) Parking required in any district shall be located on the same lot as the building or use that it is to serve, or located on an adjacent or contiguous lot pursuant to an agreement with the County that the lots in question be held as one lot for the life of the project or merged to create one lot, except as provided in Subsections (b) and
(d) below. Off-street parking shall be available without charge except for public institutions.

(b) Off-street, off-site, and non-contiguous parking lots may be permitted when located within three hundred (300) feet of the lot line, containing the building or use that the parking is to serve subject to a minor use permit, or when located further than three hundred (300) feet of the lot line, containing the building or use the parking is to serve subject to a major use permit, and provided that the parking lot is in the same ownership as the use, or is under a recorded lease with the use that provides that the parking will exist as long as the use it serves, unless the parking is replaced with other spaces that satisfy the requirements of this Article.

(c) Shared on-site parking adjustment: Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced through adjustment at a rate of five (5) percent for each separate use, up to a maximum of ten (10) percent as long as the total number of spaces is not less than required for the use requiring the largest number of spaces. The parking adjustment shall be reviewed and approved by the Review Authority.

(d) Joint use parking adjustment: Where two (2) or more nonresidential uses propose to share parking spaces on or off-site, the applicant shall meet the applicable requirements of Subsection (b) and the applicant shall show that there is no substantial conflict in the operating hours or uses. The required parking shall equal that of the use requiring the higher number of parking spaces pursuant to this Article.

Open Space and Building Separation

The R3 zoning district has open space and building separation requirements that apply to multifamily and other dwelling groups. Apartment units are required to have 100 square feet per unit of private open space and developments over 7 units are required to have a usable open recreational and leisure area totaling at least 300 square feet.

The minimum building separation requirements depend upon building configurations and range from 10-to over 30 feet.

Overlay Zoning Districts

A series of "overlay" districts can vary the required residential development standards. In most of the unincorporated county, a single residence must include a minimum of 720 square feet living area. A minimum width of fifteen feet also is imposed, which ensures that a manufactured home will be a double-wide unit. The attachment of "Residential Design" to the base zoning (as In "R1-RD") raises the minimum living area to 1,000 square feet. A two-car garage also is required within the "RD". However, the "RD" overlay district is used only in subdivisions where requested by the homeowners association, and is adopted subsequent to the required public hearings.

Manufactured Homes

Manufactured homes certified under the National Manufactured Home Construction and Safety Standards Act of 1974 may be utilized wherever a residence is permitted, (including granny units and residential second units) subject only to the minimum development standards of the zoning district. Older mobile homes occasionally are permitted for special uses by special permit. Lake County, however, does not regulate the placement of mobiles within its State-licensed mobile home parks.

Nearly one-third of the residential units developed annually in the County, are for manufactured homes. As discussed previously, these dwellings cost approximately 50% of what a site-built home costs. A permit tracking process should be developed that can track how many of these units meet the criteria for affordable housing. Certainly, double-wide manufactured homes that are placed on smaller lots without garages are meeting thresholds for affordable housing, and the Community Development department believes that small-lot subdivisions within the "PDR" zoning district developed with 1,200 to 1,400 square foot manufactured homes could also be developed for affordable housing.

Bonus Densities

According to the Lake County Zoning Ordinance, a developer who plans to construct a residential development that meets the Density Bonus provisions will be granted a density bonus and an additional incentive or financial equivalent incentive as determined by the County. The density bonus is allowed with a Major Use Permit within the following zoning districts: R1, R2, R3, SR, and RR.

Local Ordinances

The County does not have any locally adopted ordinances, such as an inclusionary ordinance or short-term rental ordinance, that would hinder the development of housing.

5.2 SPECIAL HOUSING

Special Housing types are identified in Table 5-5, below.

Table 5-5 Special Housing Types

Zoning District	R1	R2	R3	PDR	SR	RR	RL	Parking Spaces
Family Homes (foster or small family home, family care home, supportive housing unit, transitional housing unit or small family day care home) for six or less persons	P	P		P	P	P		2 spaces
Emergency Shelter	UP	UP	UP		UP	UP	UP	Determined through process
Community Care Facility	UP	UP	UP		UP	UP	UP	Currently determined through Permitting Process

Granny Unit/ Residential Second unit	P	P		P Granny Unit only	P	P	P	Granny Units under 720 sq ft. - 1 space (otherwise 2 spaces) Residential Second Unit - 2 spaces
Farm Labor Quarters				P		P	P (Farm Labor Camps - UP)	2 spaces
Guesthouse and Hardship Guesthouse	P			P	P	P	P	1 space
Ag-Family dwelling				P				1 space
Temporary Dwelling	P	P		P	P	P	P	2 spaces
Accessory Residence	Permitted within all commercial zoning districts							1 space
P = Permitted, MUP = Minor Use Permit, UP = Use Permit								

The Zoning Ordinance defines *family* as: One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.

Foster or Small Family Home

The Zoning Ordinance defines a Foster family home as: Any residential facility providing twenty-four (24) hour care for six (6) or fewer children which is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. A Family home, small is: Any residential facility providing twenty-four (24) hour care for six (6) or fewer foster children who have mental disorders or developmental or physical disabilities and who require special care and supervision as a result of their disabilities.

Small Family Day Care Home

A Small family day care home is a home which regularly provides care, protection and supervision of six or fewer children (including children who reside at the home) for periods of less than twenty-four (24) hours per day.

Family Care Home

A family care home is defined as: Any residential facility providing twenty-four (24) hour care and supervision for six (6) or fewer juveniles or adults.

Community Care Facility

The Lake County Zoning Ordinance defines Community Care Facilities as Any facility, place, or building which is maintained and operated for more than six (6) person(s) to provide non-medical residential care, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. "Community care facility" shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code and Supportive Housing as defined in subdivision (b) of Section 50675.14 of Health and Safety Code and Transitional Housing as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code. Community Care Facilities are currently permitted with a Major Use Permit in the following zones: RL, RR, SR, R1, R2, R3, C2, and C3. These regulations are not consistent with state code.

Emergency Shelter

The Lake County Zoning Ordinance defines Community Care Facilities as a facility which provides shelter not exceeding a one hundred twenty day duration within a 12- month period to homeless persons or others in need of shelter. Such accommodations may include lodging, meals, laundry, facilities, bathing, and or other basic non-medical support services. Emergency Shelters are permitted with a Use permit in "RL, RR, SR, R1, R2, R3, C1, and C2" Zoning Districts and within the C3 zoning district with a zoning permit, subject to the following terms and conditions.

1. Purpose. The purpose of these regulations is to establish standards to ensure that the development of emergency shelters (shelters) does not adversely impact adjacent parcels or the surrounding neighborhood and that they are developed in a manner which protects the health, safety and general welfare of the nearby residents and businesses. These performance standards shall apply to all shelters. A use permit is required to establish a shelter that does not meet the location, development, and/or operational standards of this section or that would provide more beds than allowed by this section.

2. Location. A shelter may be established in any "C3" Service Commercial District; provided, that the property boundaries are located more than three hundred (300) feet from any other shelter (measured from property line to property line) unless it is separated there from by a state highway.

3. Maximum Number of beds. A maximum of twenty-four beds may be provided.

4. Property Development Standards. The development shall conform to all property development standards of the C3 zoning district, as well as Sections 21-41, 21- 45, 21-46.10, and 21-53.

5. Length of Stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five day period.

6. Hours of Operation. Shelters shall establish and maintain set hours for client intake/discharge. Hours of operation must be prominently posted on site. Clients shall be admitted to the facility between six p.m. and eight a.m. during Pacific Daylight Time and five p.m. and eight a.m. during Pacific Standard Time. All clients must vacate the facility by eight a.m. and have no guaranteed bed for the next night. Clients using optional Facilities/Services may remain onsite outside of these hours.

7. Onsite Parking. Onsite parking shall be provided in the ratio of one space for every six adult beds or one-half space per bedroom designated for family units

   with children. One space shall be provided for each manager/staff member. Bike rack parking shall also be provided by the facility.

8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/down lit away from adjacent properties and public right of way.

9. Required Facilities. Shelters shall provide the following facilities.

   i. Indoor client intake/waiting area of at least one hundred square feet. If an exterior waiting area is provided, it shall not be located adjacent to the public right of way and shall be visibly separated from public view by minimum six foot tall visibly screening mature landscaping or a minimum six foot tall decorative masonry wall. Provisions for shade and or rain protection shall be provided.

   ii. Interior and or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen square feet per client, with a minimum overall area of one hundred square feet. Common space does not include intake areas.

10. Optional Facilities/Services. Shelters may provide one or more of the following types of common facilities for the exclusive use of residents:

    i. Central cooking and dining room/s) subject to compliance with county health department requirements. Only clients that have been guaranteed a bed shall be eligible for a meal.

    ii. Recreation room.

    iii. Counseling center.

iv. Child-care facilities.

v. Other support services intended to benefit homeless clients.

11. Shelter Management. The shelter provider or management shall demonstrate that they currently operate a shelter within the state of California or have done so within the past two years and shall comply with the following requirements:

i. At least two facility managers shall be on site and one shall be awake at all times the facility is open. The manager's area shall be located near the entry to the facility. Additional support staff shall be provided as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

ii. An operational and management plan (plan) shall be submitted for review and approval by the Community Development Director. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, said plan shall contain provisions addressing the following issues:

(aa) Security and safety: Addressing both on and offsite needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.

(ab) Loitering/noise control: providing specific measures regarding operational controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on site and or when services are not provided.

(ac) Management of outdoor areas: including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses. Smoking shall be allowed in designated areas only.

(ad) Staff training: with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income. At least one facility manager shall be CPR and First Aid certified.

(ae) Communication and outreach with objectives to maintain effective communication and response to operational issues which may arise in the neighborhood as may be identified by city staff or the general public.

(af) Adequate and effective screening: with the objectives of determining admittance eligibility of clients and providing first service to Lake County area residents.

(ag) Litter control: with the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility.

Supportive Housing

Supportive Housing is defined as Housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code Section 50675.14(3), and that is linked to on and off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.

Transitional Housing

Transitional Housing and Transitional Housing Developments is defined as Buildings configured as rental housing developments, but operated under program requirements (Health and Safety Code 50675 Multifamily Housing Program) that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

Granny Unit/Residential Second Unit

"Granny" units not exceeding 720 square feet of living area can be constructed or installed on any residentially-zoned lot under 40,000 square feet, as long as residential design standards can be met. For lots over 40,000 square feet, Granny units can be up to 1,008 square feet of living area. The County requires one uncovered parking space for units under 720 square feet and two for units over 720 square feet to be provided for the exclusive use of the granny unit in addition to the parking requirements of the principal residence.

If the lot has at least twice the land area required by the general plan's minimum density standards, a residential second unit which meets the residential design standards can be constructed. For residential second units, there is no maximum lot square footage (size) requirement but a minimum size of 720 square feet is required. The County requires two uncovered parking spaces for residential second units in addition to the parking requirements of the principal residence.

Building permit fees run approximately $1.30 1.34 square foot of living area for both granny units and residential second units that are site-built. The permit fees are much lower for installation of manufactured homes, since only the foundation and installation need be inspected. Applicants requesting a granny unit or second unit permit must fill out an over-the-counter zoning permit, which takes approximately 30 minutes for the applicant to complete and the County to issue. The zoning permit is a ministerial permit, and is typically issued along with the issuance of the building permit, which simplifies the process for the applicant. The County is in compliance with AB 1866, and will continue to promote the use of granny units and residential second units.

The County approves an average of 30-15 second units per year. Roughly half of those are granny units and half are residential second units. The lower cost of manufactured homes, and the lower building permit fees are incentives for development of second units.

Farm Worker Housing

In Lake County, farm labor quarters are the primary source of permanent and temporary farm worker housing. Farm labor quarters, are generally rooming and boarding houses, trailer coaches, mobile homes, single family dwellings and mess halls for any numbers of farm help customarily employed principally on land owned by the owner of the building site occupied by said structures, are an allowed use under the following zoning districts: APZ, A, TPZ, RL, RR, PDR, & PDC. The County continues to support development of farm labor quarters. These projects are approved via an over-the counter zoning permit, which costs $65. Once a Zoning Permit is granted, the applicant need only apply for building permit and pay normal sewer, water, fire, school and building permit fees. The building permit fee is reduced by 50% for farm labor quarters, in accordance with Chapter 5 of the Lake County Code. A Farm Labor Camp is allowed in APZ, A, and RL subject to obtaining a Major Use Permit. A farm labor camp is defined as: Living accommodations, including structures, tents, trailers and mobile homes, mess halls, garages, and accessory buildings and uses, for any number of persons, maintained in connection with any work or place where work is being performed, and including the premises on which said building and uses are situated or the area set aside for them. Labor camp and labor quarters shall also include any such living accommodations, and the premises which they occupy, which are owned, operated or maintained by any person engaged in the business of supplying lodging or meals for five (5) or more persons who are or may be employed by him or by others.

Permanent rental housing affordable to low and very low income households is another option for farmworkers in need of housing. Locations identified for multi-family residential, such as the "R3" district, would provide sites to accommodate farmworker households.

Health and Safety code section 17021.5 and 17021.6 generally requires employee housing to be a permitted use without a use permit and to be regarded as a single family residential use for less than six persons.

Guesthouse and Hardship Guesthouse

A guesthouse can be permitted on a site where a granny unit or residential second unit has not been constructed. The guesthouse is a detached living quarter that does not contain a kitchen. A hardship guesthouse with a temporary kitchen may alternatively be permitted through the minor use permit process provided that it meets the conditions listed in section 21-27.3i(9) of the Zoning Code. One of the requirements is that "The Review Authority granting a use permit for a hardship unit shall find, based on a physician's or other licensed health care professional's documentation, that a physical or mental impairment has resulted in the need for a supervised living environment for the impaired person. For a hardship guest house located in the "APZ", "A", or "TPZ" districts, physical impairment shall not include any respiratory, allergic, or other impairment incompatible with agricultural operations."

Agricultural Family dwelling

A single residence is also permitted in the "Agricultural" district and Planned Development Residential, although an additional residence for another family member or for farm labor is allowed by right when certain criteria are met regarding the property's size and/or use.

Temporary Housing (dwelling)

Lake County permits by right use of a temporary housing unit, such as a recreational vehicle, on a site where a permanent home is being constructed. Under certain conditions the temporary unit can be used for up to three years. This provision is most often used by persons who are personally constructing their own home, saving in both construction and rental costs.

Single Room Occupancy Units (SRO)

Apartment buildings are a use permitted within the R3 zoning district. The apartment units contain a room or rooms within a building but comprising an independent self-contained dwelling unit, with kitchen or cooking facilities, occupied or suitable for occupation as a residence for eating, living and sleeping purposes.

Accessory Residence (Mixed Use Residential Units)

The County currently allows one accessory residence to a commercial use in all of its commercial districts: R3, C1, C2, C3, CR, CH, M1, M2, MP and PDC, As long as a primary commercial use is established or proposed to be constructed, an accessory residence can be constructed above the commercial use, or behind it on the rear half of the lot. The residence can be a manufactured home or a site-built structure.

Revisions to the Lake County Zoning Ordinance are underway that includes a proposal to allow mixed-uses. This would allow multi-family residential development above ground-floor commercial in downtown community areas throughout the County. There are numerous benefits to mixed used development within community commercial areas. The Community Development Department intends to formally propose this concept to the Board of Supervisors as part of the draft zoning ordinance, in 2011.

If Lake County does adopt an ordinance to allow mixed use development within the community commercial areas in the County, this will open up significant opportunities for affordable housing to be developed within town centers. There are presently approximately 155 "C2" zoned, Community Commercial Designated parcels within the various Community Areas in Lake County. It is difficult to speculate how many units would actually be developed in the next five years.

5.3 FEES AND EXACTIONS

Lake County collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, fire district impact, sewer and water expansion and lateral fees, traffic impact and building permit. These fees comprise a significant part of housing costs in the County. However, the County's fee structure does not appear to pose an undue constraint on the production of housing. The County's fees are lower than those of other jurisdictions in the region. Table 1-54 identifies the basic fees that apply to new residential construction in Lake County.

Building Permits

Typical building permit fees 2013, including zoning clearance, plan check, and permit fees, for a site-built dwelling are $1.34 per square foot of living area (which includes the garage and a typically-sized deck or porch). Fees for a typical 1,500-square-foot house with a two-car garage and 10 X 20 front porch would be $2,000. The average building permit fees for installation of a manufactured home are $500, however the fees can range up to $900 if a garage is included.

School and Fire District

School and fire district impact fees are required for new residential development. The typical school impact fee is $2.67 per square foot, based on living area. The fire district impact fees range from $ .44 to $1.00 per square foot for all floor space under roof. These fees would amount to about $5,085 for the typical 1,500-square-foot house described above.

Table 5-6: Building Impact Fees (Schools)	
School Fee Description	Fee
School Impact Fees	Fee
Kelseyville	$2.24/square foot
Konocti	$2.97/square foot
Lakeport	$2.24/square foot
Lucerne	$2.97/square foot
Middletown	$2.97/square foot
Upper Lake	$2.63/square foot

Table 5-7: Building Impact Fees (Fire Districts)	
Fire Impact Fees	Fee
Lakeport	*$1.00/square foot*
Kelseyville	*$.85/square foot*
Lake County Fire Protection District	*$.44/square foot*
Northshore Fire Protection District	*$.80/square foot*
Southlake County Fire Protection District	*$1.00/square foot*

Sewer

Sewer capacity expansion fees are also required for residential development within the service areas of Lake County. Please refer to Table 30 for the current fees. In addition, there may be additional fees such as system capacity fees and connection charges which will very depending upon location.

Table 5-8: 2010 Building Impact Fees (Sewer)

Sewer Fee Description	Fee
Sewer Capacity Expansion Fee (SERWTP)1	$4,659
System Capacity Fee	$4,919
Sewer Capacity Expansion Fee (NWRWTP)2	$4,002
Sewer Capacity Expansion Fee (Middletown)	$4,659
Special Connection Charge3	$1,575
Sewer Capacity Expansion Fee (Assessment District 9-2)	$4,555
Sewer Capacity Expansion Fee (Assessment District 9-1 and 9-3)	Determined by City of Lakeport
Sewer Capacity Expansion Fee (KCWWD#3)4	$4,555
Sewer Lateral5	$50 inspection fee
1 Southwest Regional Wastewater Treatment Plant	

2 Northwest Regional Wastewater Treatment Plant	
3 For new construction not assessed under original Assessment District 2-2	
4 Kelseyville County Waterworks District #3	
5 Lateral Taps are constructed by a licensed contractor	

Table 5-9: 2010 Building Impact Fees (Water)

Water Fee Description	Fee
Capacity Expansion Fee (CSA #2, Spring Valley)[6]	$19,217
** Meter Set, (with Tap to Main)*	$797 ($911)
Capacity Expansion Fee (CSA #2, Finley)	*$2,500*
** Meter Set, (with Tap to Main)*	*$350 ($450)*
Capacity Expansion Fee (CSA # 7, Bonanza Springs)	$1,500
* Meter Set (with Tap to Main)	$350 ($450)
Capacity Expansion Fee (CSA # 13, Kono Tayee)	$1,500
* Meter Set (with Tap to Main)	$350 ($450)
Capacity Expansion Fee (CSA # 16, Paradise Valley)	$1,500
* Meter Set (with Tap to Main)	$350 ($450)
Capacity Expansion Fee (CSA # 18, Starview)	$2,000
* Meter Set (with Tap to Main)	$350 ($450)
Capacity Expansion Fee (CSA # 20, Soda Bay)	$4,555
Soda Bay Capital Improvement Fee [7]	$6,750
* Meter Set (with Tap to Main)	$797 ($911)
Capacity Expansion Fee (CSA # 21, North Lakeport)	$4,555
North Lakeport Capital Improvement Fee[8]	$5,900
* Meter Set (with Tap to Main)	$797 ($911)
Capacity Expansion Fee (CSA # 22, Mt. Hannah)	$1,500
* Meter Set (with Tap to Main)	$350 ($450)
Capacity Expansion Fee (Kelseyville County Waterworks, District. #3)	$2,500
* Meter Set (with Tap to Main)	$350 ($450)
6 Connection Moratorium currently in place 7 Applies to Properties without a previously incurred debt from the Department of Water Resources	
8 Compliance order in effect restricting new service connections	

Multi-family

With regard to multi-family development, the sewer, water, school and fire fees are typically the same as for single family development on a per unit basis. However, the building permit fees are usually lower, as these fees are based on contract cost of the project, which includes economies of scale. Counting impact and building permit fees, the total cost of permits for a 30 unit-complex consisting of two-bedroom, 1020 square foot apartments would be approximately $8,410, which is considered comparable to other jurisdictions in the region.

Table 5-10: Building Impact Fees (Other)

Fee Description	Fee
Traffic Impact Fee	50% of 1% of value
State Fee for Green Building Standards	$ 1 per $25,000
Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)	$17
Building Permit Fee 9	$1.34/square foot

9 Fee for Typical 1,500 square foot home with two car garage and front porch

Planning / Development

Building related and impact fees are due at the time of building permit issuance. The County also requires fees for processing development applications. The fees are based on the average cost of processing an application. The current (2010) fees include the following:

Table 5-11: Planning Fees		
Planning and Application Fees	*Single Family / Multi- Family*	*Multi-Family*
Zoning Clearance	$60	$115
Zoning Permit	$60	$60
Minor Use Permit	$430 simple $ 593 complex	$430 simple $ 593 complex
Design Review/Development Review	$362	$362
Variance	$752	$752
Use Permit	$1,667	$1,667
General Plan of Development	$1,827	$1,827
Specific Plan of Development	$1,667	$1,667
Rezone	$1,512	$1,512
General Plan Amendment	$1,792	$1,792
Subdivision		
Lot Line Adjustment	$678	$678

Parcel Map	$1,572	1572
Final Parcel Map	$808	$808
Subdivision Map	$2351 plus $65 per lot	$2351 plus $65 per lot
Final Subdivision Map fee	$1865 plus $43 per lot	$1865 plus $43 per lot
Subdivision Develop. Agreement	$633	$633
Environmental		
Initial Study	$250	$250
Categorical Exemptions	$65	$65
Environ. impact Report (staff)	$46/hr with $2000 non ref. dep.	$46/hr with $2000 non ref. dep.
Environ. impact Report (consultant)	%15 of contract w/$2000 non ref. dep.	%15 of contract w/$2000 non ref. dep.

Open Space and Park Requirements

Lake County follows Quimby Act requirements (Government Code Section 66447, et seq.) for parkland dedications in new subdivisions. Neither the amount of open space set aside in the General Plan nor the County's park dedication requirements represent excessive constraints on residential development. The County's Subdivision Ordinance has a calculation of fees in lieu of park land dedication which was determined by taking the average cost to acquire 1 acre of park property and to develop park facilities in the County. The Park in lieu was determined to be $3,393 per dwelling unit. These requirements would not impede the County's ability to meet its overall share of the region's housing needs.

Fees as a Percentage of Total Development Costs

It is difficult to determine specific information in regards to the actual impact of fees and exactions as a percentage of total development. The actual cost of fees and total development cost is site specific. Site improvements are required to supply services, mitigate site and environmental constraints, and ensure community compatibility. Site improvements may include wells, septic systems, basic infrastructure improvement, mitigations to address flooding, steep slopes, seismic or other environmental constraints.

The two most variable costs to development concern the construction of housing in areas that do not have access to public water or sewer service and require the individual provision of these basic services. The feasibility of water and septic depends on the groundwater level and percolation rate of soils. In general, water availability can vary widely from lot to lot. Costs for drilling a well range from $5,000 to over $15,000 depending on the depth of the well and groundwater levels. The cost of the pump system can range from $4,000 to $10,000. Depending upon water quality the inclusion of a filtration system may also be necessary; these systems are specific to the individual needs of the site and vary widely in cost. With these costs combined the cost of developing a well can be as high as $25,000. In addition to the costs of drilling the wells, the Lake

County Environmental Health Division requires a well permit fee of $248.

The engineering, design, and installation of septic systems can cost between $7,500 to $14,000 for standard systems and $16,000 to $25,000 for engineered systems. The Lake County Environmental Health Division also requires a site evaluation fee of $319 and a septic permit fee for $473 for standard systems and $580 for engineered systems.

Fees of all types add to the final cost of housing in Lake County. The extent to which they affect housing costs depends greatly on what permits are required, where the structure(s) are proposed and the size and number of units in the development. These variables make it extremely difficult to create a single countywide average percentage of housing costs attributable to fees. Table 5-12 below depicts six typical building scenarios which are a representative sample of standard housing permit options. A multitude of other options exist, but for the most part are variations and combinations of the six options outlined in Table 5-12.

_LAKE COUNTY HOUSING ELEMENT

Table 5-12: Fees as a Percentage of Total Development Costs

Costs		1200 sq. ft. Manufactured Home (with public infrastructure)	1200 sq. ft. Manufactured Home (without public infrastructure)	1200 sq. ft. standard Single- Family Unit (with public infrastructure)	1200 sq. ft. standard Single- Family Unit (without public infrastructure)	4-unit Multiple Family Housing Complex (600 sq. ft per unit)	21-unit Multiple Family Housing Complex (800 sq. ft. average unit size)
Building Permit & Plan Check		$411	$411	$1,668	$1,608	$2,482	$8,145
Design Review		$0	$0	$0	$0	$362	$0
Use Permit		$0	$0	$0	$0	$0	$1,667
Septic System Permit		$0	$792	$0	$792	$0	$0
Well Permit Fee		$0	$248	$0	$248	$0	$0
Public Water Meter Set 1		$449	$0	$449	$0	$1,796	$9,429
Sewer Lateral Tap 2		$1,195	$0	$1,195	$0	$4,780	$25,095
Traffic Impact Fee 3		$75	$75	$617	$617	$1,126	$5,157
School District Impact Fee 4		$3,204	$3,204	$3,204	$3,204	$6,408	$44,856
Fire District Impact Fees5		$984	$984	$984	$984	$1,968	$13,776
Subtotal Fees/Exactions		$6,318	$5,714	$8,117	$7,453	$18,922	$108,125
Development Costs6		$85,800	$77,800	$240,000	$240,000	$390,000	$2,520,000
Septic7/Well Costs8		$0	$38,500	$0	$38,500	$0	$0
TOTAL COSTS	2	$85,800	$116,300	$240,000	$278,500	$390,000	$2,520,000
FEES AS A PERCENTAGE OF TOTAL HOUSING COST	7 0	7.4%	4.9%	3.4%	2.7%	4.9%	4.3%
1 Midpoint, Ranges from $350-797							
2 Midpoint, Ranges from $1,185-1,	05						
3 Equals 1/2 of 1% of the total of project value							
4 Midpoint, Ranges from $2.24-2.9							
5 Midpoint, Ranges from $0.44-1.0							

6 Single-Family Unit costs are based on 2009 Building Industry Association figures of $200 per sq. ft., $150 per sq.ft for Multi-Family units (Manufactured Home rate of $59 per sq. ft. based on Baughn & Cameron, Lower Lake estimate, December 2011)

7 Midpoint, Ranges from $8,800-25,000 (Lake County Environmental Health & CK Doud Construction estimates, February 2012)

8 Midpoint, Ranges from $9,000-35,000 (Lake County Environmental Health and Weeks Drilling estimates, February 2012)

Demonstrated above in Table 5-12 fees as a percentage of total development costs is variable and dependent upon specific types of construction and fluctuate depending upon the individual site needs of a lot. Overall, the fees and exactions for the development of housing in Lake County account for a minor portion of the total development cost, and do not represent an undue constraint to housing. The County's fees are comparable to or lower than those of other jurisdictions in the region.

5.4 PROCESSING AND PERMIT PROCEDURES

A lengthy review process can add to the cost of development. Processing times for development review varies. The review time is necessary for public agencies to comment and the planners to prepare the development proposal and environmental studies. The County works closely with developers to expedite approval procedures.

Table 5-13: Timelines for Permit Procedures

Types of Approval Or Permit	*Typical Processing Time*	*Approval Body*
Zoning Clearance	over the counter	Ministerial (Staff)
Zoning Permit	over the counter	Ministerial (Staff)
Categorical Exemptions	up to 1 week	Ministerial (Staff)
Minor Use Permit	2 to 3 months	Zoning Administrator
Design Review/Development Review	1 month	Zoning Administrator
Variance	3 to 5 months	Planning Commission
Use Permit	3 to 5 months	Planning Commission
Administrative Appeal	4-8 weeks	Planning Commission
Parcel Map (tentative)	3-6 months	Planning Commission
Subdivision Map (tentative)	3-8 months (depending upon # of lots)	Board of Supervisors
General Plan of Development	4-6 months	Board of Supervisors
Rezone	4-6 months	Board of Supervisors
General Plan Amendment	4-6 months	Board of Supervisors
Board Appeals	4-8 months	Board of Supervisors

Land Divisions

Permit processing can have a significant impact on the cost of housing. All private divisions of land are subject to the requirements of the Subdivision Map Act and the Lake County Subdivision Ordinance, with environmental review under the California Environmental Quality Act (CEQA). Minor subdivisions (four or fewer lots) are processed as tentative parcel maps and are typically subject to lesser development standards than are major subdivisions. The above regulations along with the State's Permit Streamlining

Act include time limits under which the County operates. An application submitted with all the information necessary to determine compliance with the applicable regulations typically takes substantially less time to process through the County system than what is permitted by law. Single family and multi-family developments typically take four months or less to process, which is considered a

reasonable timeframe and comparable to most jurisdictions. Processing time for administrative building permit approval is 2-weeks (often less time).

Minor Use Permit for Multi-Family Housing Developments of Greater than 20

Single family development, when not part of a subdivision, and multi-family development of projects of 20 units or less do not require approval of a use permit. However, multi-family developments larger than 20 units require a minor use permit to be approved by the Planning Commission. The additional time and cost required to obtain a permit for these projects may present a constraint on development of multi-family housing with greater than 20 units.

The approval process for a minor use permit typically takes two to three months and involves a public hearing before the Zoning Administrator if requested by neighboring property owners. The County's intent is not to add time or cost to a project but to ensure health and safety concerns are met in addition to compliance with local ordinances and the General Plan. The County is mindful of projects working within tight budgets and as such, has included Program HE-72 to review the minor use permit requirement and remove or mitigate to remove any constraint on housing development.

Design Review

Design Review is typically required for all commercial, industrial, and multi-family residential projects for the following issues: new buildings for businesses or industries, new apartment buildings, and substantial additions to existing commercial buildings. Design review involves a review of the plans by the design review committee and a permit issued by that committee. The review is intended to ensure that the development is consistent with the County's adopted standards and any adopted community plan guidelines, and may cover the following issues: traffic and circulation, building arrangement, architectural design, setbacks, walls and fences, noise emissions, parking, grading and drainage, landscaping, lighting, signs, public services and utilities. The design review committee consists of five members representing the County's environmental Health Division, Department of Public Works, and the building and safety, and planning divisions of Community Development. The Community Development Director or their designee chairs the committee. The plans that are required to be submitted depends on the permit application. The Design Review process typically takes about 1 month.

A Design Review permit application and applicable fees are submitted to the Development Review Committee for most projects that meet the above criteria. The Development Review Committee has review authority for all design review permits. A public hearing is held for design review applications and an application is only approved, or conditionally approved, if the proposed use is a permitted use in the district it is located, the site is adequate to accommodate the use and has adequate public and private services, the project conforms with the Zoning Ordinance and General Plan, and the design of buildings is compatible with existing development. Should the project meet these criteria, the Development Review Committee will notify the applicant of the approval, and any conditions. Design review permits are effective when issued unless appealed within seven calendar days to the Planning Commission.

While this process could constrain the housing development process, the County takes several measures to mitigate any potential constraints. The County offers pre-submittal consultations to developers and property owners who may be unfamiliar with County rules and regulations to provide guidance, make the review process easier, and in some cases advise on how to design the project so as to avoid the need for Design Review. Development review staff conduct an average of 100 of these consultations annually. Additionally, in order to streamline the process further, the Community Development Department often waives the Design Review process for residential development proposals, provided that the architecture, parking, and landscaping details are provided and are consistent with Zoning Ordinance standards. Larger projects that trigger a use permits, and are therefore decided by the Planning Commission, receive their design approval by the Planning Commission at the approval hearing.

5.5 CODES, ENFORCEMENT AND ON AND OFFSITE IMPROVEMENT STANDARDS

Codes and Enforcement

New construction in Lake County must comply with the 2019 California Code of Regulations Title 24, the state amendment to the 2018 ICC model codes. The County has not adopted any local amendments to the California Building Code.

Enforcement of the California Building Code is the responsibility of the County Building and Safety Division and is carried out through the plan check process, as well as at the time of site or building inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction. Inspections may also be conducted in response to public complaints or an inspector's observation that construction is occurring without permits. The main purposes of these codes are to protect health, safety and general welfare and do not pose a constraint on the development of housing.

On- and Off-Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. Residential subdivision projects require street widths as follows:

- Total right-of-way for a minor arterial is 60 feet in width, with moving lanes typically 24-36 feet in width respectively; parking is not allowed along minor arterials (typical Lake-200A).
- Total right-of-way for major and minor collectors is 50 feet in width, with moving lanes typically 24-32 feet in width, parking may be prohibited (typical Lake-200B).
- Total right-of-way for a minor road, residential section is 50 feet in width, with moving lanes typically 36 feet in width, with travel lanes 10 feet in width and parking 8 feet in with (typical Lake-200C).
- Total right-of-way for a minor road, rural ADT is 50 feet in with, with travel lanes 24 feet in width; parking may be prohibited (typical Lake 200-D).
- Total right-of-way for minor road, rural ADT <400, is 50 feet in width, with moving lanes typically 20 feet; parking may be prohibited (typical Lake 200-E).

As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure that development is constructed according to established codes and standards.

Developers of multifamily projects and single-family housing tracts are generally required to pay for curbs, gutters, and sidewalks and, depending on the location, extension of sewer and water services. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing. The City does not impose any unusual requirements as conditions of approval for new development.

Lake County is in compliance with Health and Safety Code 17980(b)(2) and gives preference to the repair of a substandard building rather than requiring vacation when economically feasible to do so.

5.6 CONSTRAINTS—HOUSING FOR PERSONS WITH DISABILITIES

Both single family and multi-family housing in Lake County may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments. Article 70 of the Lake County Zoning Ordinance, The County does not require any fees, in addition to the standard residential development fees, associated with the development or rehabilitation of housing for people with disabilities. Reasonable Accommodation provides a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices and/or procedures of the County to ensure equal access to housing.

Lake County complies with state laws that regulate residential care facilities with fewer than six persons. As discussed under Special Housing, foster or small family home, family care home, and housing and small family day care home are permitted within R1, R2, SR, RR and PDR zoning districts. The County's Zoning Ordinance definition of family does not discern between unrelated and related individuals and only refers to persons.

Transitional and supportive housing are permitted as a residential use in R1, R2, SR, RR and PDR zoning districts and are subject to only the same restrictions as other residential uses of the same type in the same zone. To comply with SB 2 and AB 2162 Program HE-59 has been included.

The County's Zoning Ordinance allows for Community Care Facilities, with a use permit, in almost all of its residential zones (i.e., RL, RR, SR, RL, RR, SR, R1, R2, R3) and two of its non-residential zones (i.e., C2, C3). These facilities, which serve the physically handicapped, mentally impaired, or incompetent persons, are subject to all applicable State regulations and limitations. The parking standards require one space for each two beds plus one space for manager or owner.

The Zoning Ordinance allows Emergency Shelters as a use permitted within the C3 zoning district and with a Major Use Permit in the RL, RR, SR, R1, R2, R3 and C2 zones.

5.7 NON-GOVERNMENTAL CONSTRAINTS

Environmental Features

Land in some areas of Lake County is unavailable for development because of environmental features. These features either pose a hazard to those who may otherwise choose to develop in the area or diminish valuable natural resources. As a result, housing developers avoid these areas, because they understand the danger or potential loss involved or do not wish to incur the added cost of building in these areas.

The Lake County General Plan identifies environmental features that may influence housing development potential. These features include:

Erosion Hazards

Some areas of the county contain soils that will erode heavily when disturbed by development. As a result, they may be unstable for building construction or add considerable cost to correct the problem. In addition, erosion may degrade water quality of nearby watercourses or bodies.

Excessive Slope

In areas of 30 percent slope, improvements for accessibility, site preparation, and sewage disposal are very difficult. Development on steep slopes also can result in erosion problems. Consequently, these areas are generally avoided for residential development.

Fire Hazard

The State of California has identified portions of Lake County as having a high or very high fire hazard risk. Fire hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. The most prominent criteria forming an area's fire hazard risk considers vegetation, topography, typical weather patterns and other similar items. Additional building code requirements and infrastructure improvements (i.e. road widths & water supply) may be required for new construction and development in areas designated as having a high or very high fire hazard rating.Higher density zoning designations are located outside of High Fire Severity zones, within Community Growth Boundaries where fuel loading is reduced. However, most of the land available for Moderate and Above Moderate housing development in Lake County is located within High Fire Severity zones, resulting in increased construction and property maintenance costs.

Flood Hazards

Development in flood hazard areas can result in property damage and loss of life. Flood hazards in Lake County are most significant adjacent to Clear Lake and Scotts Creek, Cache Creek, Adobe Creek, Putah Creek, Cole Creek, and Kelsey Creek. Development in flood prone areas is either discouraged or additional construction measures are required. Development within the floodplain, which is designated by the "Floodway Fringe" overlay district, requires an additional three feet in height for finished floor elevation of all development.

Community Development staff paid close attention to flood hazard risks in its analysis of housing sites suitable for the development of affordable housing (Table 2-6). Of the thirty-four (34) identified sites, eight (8) have a portion of the parcel in a flood prone area. Further analysis determined that flood hazards could be mitigated whether through avoidance or elevation of building pads. In those areas where avoidance is necessary, either due to environmental or fiscal restraints, adequate developable areas outside of these designated flood zones are readily available.

The AB 162 revisions to Government Code Section 65302 also include provisions requiring jurisdictions to revise and regularly update their Land Use, Conservation, and Safety Elements of their respective General Plan for greater management of flood hazard. One specific provision will require the County to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of ground water recharge and stormwater management. It is possible that the mapping and delineation of these areas will have an effect on existing properties listed within the affordable housing site inventories of this Housing Element. As these ground water recharge and stormwater management areas are identified, the

Community Development Department will need to revisit and analyze the continued suitability of designated areas for affordable housing.

Geologic Hazards

The State has identified several areas in Lake County with significant seismic activity potential. Within these Alquist-Priolo Act earthquake zones, geotechnical studies identifying hazard potential and necessary construction requirements are required prior to any land subdivision.

Severe Septic Tank Limitations

The ability of the soil to accept septic tank filter fields outside sewer service areas is an important determinant of rural housing development. Impermeable surfaces or steep slopes can prevent septic systems from working properly and can foreclose the possibility of residential development in these areas. Several areas in the County, including lands in the vicinity of Upper Lake, Clear Lake, and Lakeport, have experienced problems with septic tank failures.

Land Costs (2010)

Land costs vary widely in Lake County, depending on location and availability of services. Land near Clear Lake and in established communities tend to be more expensive than other outlying, more remote areas. The cost of lakefront lots or view lots can be considerably higher.

The Lake County Assessors records provided the information on the table 5-13 below. The table details the average assessed value per zoning designation that have an improvement value of less than $1,000 within communities in Lake County. Land costs in Lake County are considerably less than the majority of California.

Table 5-14 Average Assessed Value

Zoning District	R1	R2	R3	SR	RR	RL
Average Assessed Value	$18,832	$32,910	$46,693	$20,715	$19,524	$62,898

Source: Lake County Assessor's Office, 2010

Development Costs (2010)

Site Improvement Costs: Upon securing the raw land, a residential developer would have to make certain improvements to "finish" the lot before a home could actually be built on the property. Improvements required include proper grading, installation of water and sewer systems, storm water drainage, and streets.

Construction Costs: Construction costs in the county vary widely due to site constraints, such as steep slopes or expansive soils, and type of home. Manufactured homes, which are common in Lake County, range in cost from about $35 per square foot for used homes. According to a local manufactured home dealer a new 1,200 square foot home, including setup and delivery, ranges from $57 - $65 per square foot.

Availability of Financing

The Lake County Housing Administration office administers the First time Home Buyers Program. The First Time Home Buyer Assistance Program is aimed at providing financial support to families who might otherwise be unable to purchase a home.

The average mortgage interest rates for the years 2005-2009 can be found in table 34 below. The federal government passed legislation that allows first time home buyer to receive a $8,000 tax credit for homes purchased in 2009 and 2010. California also passed legislation in 2009 that allows first time home buyers a $10,000 tax credit.

Table 5-15: Average Annual Mortgage Interest Rate 2005-2009

Year	Annual Average
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009	5.06

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-year Fixed-Rate Mortgages

6.0 STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT

The following section reviews and evaluates the County's progress in implementing the 2014-2019 Housing Element. It reviews the results and effectiveness of programs, policies and objectives for the previous Housing Element planning period. Table 6-1 provides an evaluation of the Lake County Housing Element (2014-2019) policies and implementation programs.

Table 6-1: Evaluation of 2014-2019 Lake County Housing Element Programs

Program		Status	Evaluation
HE-1	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	Complete Ongoing	The Department continued to use the pre-application development review process, and identified ways to streamline the permit process. The Department continues to regularly review the permit process, and continues to waive design review permits whenever possible.
HE-2	The Community Development Department shall continue to hold pre-application conferences with developers to assist them in identifying suitable sites and understanding permit procedures. The Department shall encourage pre-hearing conferences between developers and the residents of the area where new large-scale housing projects are proposed.	Complete Ongoing	The Department continued to hold pre-application development review for I projects that require an entitlement for approval. Input is sought from the sewer and water agencies, fire districts and the Department of Public Works. Staff also continues to assist potential affordable housing developers with identifying suitable sites using our GIS system, Available Housing Sites Inventory, and institutional knowledge of sites.
HE-3	The County shall apply, based on the availability of staff resources, for those funds from available from state and federal programs which provide for low to moderate income housing.	Complete Ongoing	There are two County programs funded by the HOME and CDBG Grant program: Owner Occupied Rehab (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014. First Time Home Buyer (income qualified 2.5% low interest loans) -- 4 units assisted between 2010 & 2014. A housing project was developed in Nice in 2012. The development partner in the 50- unit affordable family housing project is Rural Communities Housing Development Corporation (RCHDC). The goal of 80 low & very low income units was not achieved.

HE-4	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County. The County will develop a specialized mailer to distribute to interested non-profit and for profit organizations who manage affordable housing providers in Northern California with specific	Complete Ongoing	The Economic Development Director produced a mailer and circulated to regional affordable housing developers, and conducted a successful tour of sites in 2013. No new projects have as yet come forward.

	information on funding opportunities, available sites and permit streamlining procedures in Lake County.		
HE-5	The County shall provide developers with information regarding suitable potential high density housing site locations.	Complete Ongoing	Lake County continued to encourage and assist developers interested in developing affordable housing projects. The Economic Development Director was proactive in shopping sites and marketing between 2012-2015.
HE-6	The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion units restricted to very-low, low-, or moderate income households.	Complete	The Community Development Department continues to fast-track all affordable housing projects. These are priority projects and staff seek ways to reduce the amount of process requirements, and waives design review whenever possible. These projects move to the front of the line for any entitlement permit processing and for construction plan review.
HE-7	To increase the development community's awareness of Lake County, and the availability of sites for affordable projects, the County shall take the following actions;	See 7a and 7b below	See below for responses corresponding to HE-7a and HE-7b
HE-7a	Prepare and mail out to affordable housing developers active in nearby counties information about housing development opportunities in the county and particularly the	Complete & On-going	Completed in 2012 & 2013 but no further efforts have been made. Working with the Chamber of Commerce, the Rotary Club and other organizations to get the message out would be an activity for the Housing Authority and/or other NGO's to increase affordable housing availability.

	Project Area.		
HE-7b	Sponsor a tour of potential affordable housing sites in the county for potential developers.	On-going	The Economic Development Director and the Community Development Department regularly encouraged and assisted developers interested in developing affordable housing projects. A tour was conducted, but no new projects resulted.

Table 6-1: Evaluation of 2014-2019 Lake County Housing Element Programs

Program		Status	Evaluation
HE-8	The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community. a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers. b).The County shall publicize the availability of the grants and loans	The County no longer has funding to support this program. Priorities have not been re-established with an RDA replacement organization	The Redevelopment Agency and County Administrative Office continued to apply for and provide financial support for new affordable housing projects. With the dissolution of the RDA in 2012, no new funds have become available to assist in public/private partnership. Northshore Project Area Implementation Plan, 2011 – 2016, produced by the RDA, analyzed progress made between 2001 and 2010. The following excerpt is taken from that analysis: *"163 units have been built or substantially rehabilitated in the Project Area since 2001. Of those 163 units, 23 were constructed with Agency assistance; and of those 23 units, 22 are deed-restricted to be occupied by Very-low and Extremely-Low income senior households. Of the 22 new deed restricted units, two meet a replacement obligation, leaving 20 units to meet the Agency's affordable housing production requirement, all are very low-income units".* The Redevelopment Agency's priorities were published on the County website; http://www.co.lake.ca.us/Assets/Administration/Redevelopment+docs/116.pdf?method=1. This was removed in 2013.
HE-9	The County shall facilitate better communications with non-profit and other organizations dedicated to providing affordable housing, farmworker and self-help housing opportunities. The County will host two collaboration workshops aimed at better understanding funding needs for the provision of affordable housing and how County resources can be best utilized to assist interested organizations to provide new affordable housing opportunities.	Incomplete	Coordination and communication thus far has been ad hoc, as needed and as questions arise. A more formal process, and an established County Wide Housing Task Force, post RDA should be established. Without a designated entity with affordable housing as its sole mission these critical actions will probably not occur. No County government department has been designated with this specific responsibility since the dissolution of the RDA.

HE-10	The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach campaign. The County shall review and update the list annually.	Complete & On-going	The Housing Element, including the list of available affordable housing sites, is posted on the Lake County website. In addition, copies of the list are available at the Community Development Department and Planning staff have been instructed to notify the Community Development Director or Senior Planner when the list is requested. Direct assistance would then be provided to assure consistent, helpful service and that any potential developer be made aware of any programs or other assistance that are available.
HE-11	The County shall continue to encourage the use of density bonuses for low- and very low-income housing in all proposed residential projects. The County shall inform developers of the benefits of density bonuses in pre-application conferences.	Complete, Ongoing	Please see comments for HE-13. The County continues to encourage and support density bonuses and uses the pre-application review process to work out details and options with potential developers.
HE-12	The County shall actively promote community education on second units by posting information regarding these units on the County's website and providing brochures at the public counter in the Community Development Department. The	Completed updated	Information concerning granny units and residential second units has been made available on the County Website. In addition, the planning staff are aware of, and promote the use of granny units when speaking with interested persons at the counter. The County currently has no means of verifying the affordability and rental nature of these units, nor determining the age of persons occupying a "Granny Unit". but there is an assumption that a primary owner is renting a smaller unit as income property. Rental rates however are not restricted or monitored.

	County shall review and revise, as necessary, the promotional materials on an annual basis. Residential second units shall be encouraged and promoted as affordable, permanent rental housing.		The County is in full compliance with AB 1866.
HE-13	The County shall continue to support fee waivers for use permit fees for large, affordable multi-family projects when a conditional use permit is required.	Completed, determined not to be necessary.	The County Board of Supervisors prefers to consider fee waivers on a case-by-case basis versus a fee ordinance amendment.
HE-14	The County shall use its pre-application review process to encourage development in the R-3 zone to be developed at the highest end of the density range.	An alternative process is used	Because the County typically waives the design review process, and design review permits are processed on the tail end of the review process, the County instead uses the pre-application development review process to encourage affordable housing developments at the highest end of the density range.
HE-15	The County Administrative Office shall maintain current information on federal, state, and local affordable housing programs, disseminate this information where appropriate, and brief the Board of Supervisors periodically on the County's progress towards meeting its housing goals.	Complete, ongoing	County staff work cooperatively to obtain grant information and report progress to the Board of Supervisors. Progress is also reported whenever the County requests any action from the Board, such as approving a grant application and approving or amending an agreement with an affordable housing developer.

Table 6-1: Evaluation of 2014-2019 Lake County Housing Element Programs

Program		Status	Evaluation
HE-16	The County will work to preserve existing subsidized housing developments, considered at risk for transfer to market rate. The County will contact interested non-profit and for profit organizations who manage affordable and subsidized housing developments in Northern California providing information on possible financing opportunities and linking potential organizations with housing developments at risk.	Complete, ongoing	The CDD, CAO & DSS are informed in advance when affordable housing sites' affordability covenants are getting close to expiring. No sites had reached or neared their affordability covenant terms during this Housing Element timeframe, and therefore no action has been necessary.
HE-17	The County shall continue to work in conjunction with CalHFA, local banks, and mortgage institutions in implementing the First Time Home Buyer Program.	Complete, On-going	There are two County programs funded by the HOME and CDBG Grant program: Owner Occupied Rehab (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014.. First Time Home Buyer (income qualified 2% low interest loans) -- 4 units assisted between 2010 & 2014. These programs are managed by the Social Services Department through their Housing program.
HE-18	The County shall continue the Mobile home Replacement Program	On-going	This program has had no activity during this housing cycle.
HE-19	The County shall monitor the status of assisted housing with expiring affordability covenants and endeavor to maintain their affordability. The County shall monitor the status of these projects, and, as necessary identify potential buyers and possible sources of funding.	Complete, ongoing	The CAO & DSS are informed in advance when affordable housing sites' affordability covenants are getting close to expiring. However, no sites had reached or neared their affordability covenant terms during this Housing Element timeframe, and therefore no action has been necessary.

Table 6-1: Evaluation of the 2014-2019 Lake County Housing Element Programs

Program		Status	Evaluation
HE-20	The County website shall post information about the Housing Authority's voucher program, affordable projects that are under development or planned, and other housing programs (i.e., Owner Occupied Rehabilitation Program, etc.)	Complete, ongoing	The Social Services Department maintains information on their website regarding: First-time Home buyer program Owner occupied rehab program Section 8 Housing Choice Voucher – *the average wait list has been roughly 20 HHs over the past 2 years, for the 224 vouchers available for the County.* The Department's website is: www.co.lake.ca.us/Government/Directory/Social_Services/Housing_Programs.htm
HE-21	The County shall continue to seek funding to expand the existing housing rehabilitation loan program for lower income households. (Existing Program 4.1). When these funds are exhausted, the County shall apply for additional CDBG funds.	On-going as needed	The Housing Services Division or the Social Services Department regularly prepares grant applications and requests Board action to submit applications to the HOME program for the homeowner rehabilitation program.
HE-22	Based on the availability of staff resources, the County shall provide permitting assistance and repair recommendations to individuals, when on building inspections.	Complete, Ongoing, not entirely practical due to liability implications	The Building and Safety Division field inspectors assist owners as much as they legally can, in providing advice and assistance to those conducting their own residential repairs. The Division is limited in its ability to provide specific design work (or drafting construction plans) due to liability concerns. A list of non-profit volunteers and professionals could also be handed out.
HE-23	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans to maintain affordability of these projects	On-going	These units are still in the County's pool of affordable units.

HE-24	The County will continue to work with both non-profit and other affordable housing providers experienced in self-help housing. The County will assist developers through site identification, expediting permit processing, providing fee waivers, support funding applications and providing financial assistance.	Incomplete	Not much work has been done to outreach and move forward with specific projects due to staffing and funding issues.
HE-25	County shall continue to provide fee waivers for affordable multi-family housing projects which includes a minimum of 10 percent of units with four or more bedrooms.	Completed	Adopted. There have been no new applications for multi-family housing in the past housing element cycle.

Table 6-1: Evaluation of the 2014-2019 Lake County Housing Element Programs

Program		Status	Evaluation
HE-26	The County shall provide grant application assistance, based on the staff resources, to community-based organizations seeking funding for homeless services and programs.	Incomplete On-going	The Continuum of Care Task Force has begun to assist in this effort. The County has also assisted the Lake Family Resource Center by providing funding assistance and permit fee waivers for their transitional housing site (women's shelter) in Kelseyville. A countywide partnership between County government agencies and non-profit organizations involved in affordable housing solutions, could be of help in implementing this program.
HE-27	The County should adopt Universal Design standards through the adoption of an ordinance. This ordinance should be similar to that of the Model Universal Design Ordinance provided by the State of California Department of Housing and Community Development.	Incomplete	County discussions revealed that this issue was in part implemented through the 2013 State building code. However, landscape and other site requirements are not fully developed for all uses. All commercial uses must meet these requirements.

HE-28	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, to include universal design features	Incomplete	Same as above, HE-32.

HE-29	The County shall identify potential partners and assist, based on available staff resources, in the construction of farmworker housing which meets the needs of both the migrant and the permanent resident workforce.	Incomplete	The County was unable to identify or partner with potential farm worker housing developers. However, the County has offered expedited permitting and letters of support to Rural Communities Housing Development Corporation for remodeling and repairs to the existing farm worker housing located along Cruickshank Road, Kelseyville
HE-30	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations requiring the Public housing Authority, Lake County Housing Commission, to affirmatively further civil rights and fair housing in all federally-assisted housing programs. Civil Rights Posters in thirteen languages are posted in the reception lobby of the Public Housing Authority Office and Dept. of Social Services. A link to the HUD's online fair housing complaint form and information should be placed on the Department of Social Services homepage and also be noted on all civil rights posters disseminated throughout the County.	On-going	These are basic noticing and posting actions that are maintained in all DSS facilities that work directly with the public.

HE-31	The County shall continue to provide density bonuses of up to 25 percent for innovative energy-efficient housing projects.	On-going	The County continues to offer density bonuses both for energy efficiency and affordability, but this implementation measure isn't very successful due to lack of projects of sufficient density.
HE-32	The County shall continue to promote all available programs through P.G. & E. to local homeowners and developers to help reduce residential energy costs County-wide.	On-going	Through the Energy Watch Program administered by the Community Development Department, information is made available at the counter and on the County website for energy efficient construction practices. Website Link: www.co.lake.ca.us/Government/Directory/Community_Development /Green_Building_Information.htm In addition, the County is actively supporting retrofits of existing homes with solar through the PACE (Property Assessed Clean Energy) program.
HE-33	Consider developing revisions to the Zoning Ordinance to encourage and promote solar and wind energy generation on existing and new residences.	Completed	Solar energy is now a simple ministerial building permit.
HE-34	The County should implement an ordinance providing fee reductions and waivers to non-profit organizations providing energy efficient improvements for the provision of affordable housing (new construction and rehabilitation projects)	Incomplete	The County is examining it's fee structure. As many fee's have been suspended to encourage economic development since the economy fell, and need to be reconsidered now that the economy is stabilizing or picking up again.
HE-35	The County shall identify sufficient sites within its jurisdiction where new industries can be located.	On-going	The County adopted a permit fee waiver policy for projects that result in economic development (create jobs or contribute significantly to the sales tax base).

HE-36	The County shall continue to actively outreach to potential developers and businesses while coordinating with land owners to complete entitlement process for local job creation projects.	On-going	The County assisted several businesses in relocation and business expansion, and is continuing to do so. A better relationship between the Economic Director and the Planning Department would probably make these actions more efficient for the developer and business owner.
HE-37	The County shall continue to pursue funding of a Section 8 Family Self-Sufficiency Program which includes job training and education opportunities for the assisted households.	On-going	Assisted households are served under the CalWORKs program and have been successful and well received by the community as a whole. This is administered by the County Department of Social Services, and information can be found at: http://www.co.lake.ca.us/Government/Directory/Social_Services/CalWORKs.gov
HE-38	The County shall consider adopting amendments to the zoning ordinance that would allow additional residential development in community commercial areas, where appropriate services are available.	Incomplete Ongoing	This has not yet been fully completed but is included within the list of revisions needed in the Zoning Ordinance. Currently, a single "caretaker, owner or manager" dwelling unit is allowed in most commercial zones. The Community Development Department sent out requests for proposals (RFP) from consulting firms in November 2011 to seek a planning consultant to assist Department staff with completing a major overhaul to the Zoning Ordinance in 2012. Developing standards for mixed-use (residential) in downtown commercial areas was specifically mentioned in the RFP.
HE-39	As area plan updates are publicly noticed and adopted, the very-low and low income site index shall be updated to include any additional sites made available for development of affordable housing.	On-going	The Shoreline Communities Area Plan adoption created additional affordable housing sites when adopted in August 2009. The Affordable Housing Sites Inventory was updated in 2011. There have been no reductions in the site inventory due to Area Plan Updates during the 2009-2014 HE Cycle.
HE-40	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will initiate rezoning to provide a project the ability to be developed at a higher density, and will provide flexibility in design. In such	Incomplete	This program was not met because there were no proposals to develop any of the MDR designated properties within the Affordable Housing Sites Inventory. The County will continue to encourage affordable housing to be developed at these sites and will use the pre-application development review process to work closely with developers to avoid potential process or construction cost constraints. Developer's tend to avoid the PDR designation because it currently requires additional planning steps such as a General Plan of Development. It may be more appropriate to use flexible cluster development options and design review to enable higher densities and various patterns not associated with standard development patterns.

	cases, development at maximum density will be encouraged		
HE-41	Lake County will implement /comply with Health & Safety Code §17980(b)(2) by giving preference to repair rather than requiring vacation when economically feasible	Complete On-going	This is standard policy. No new action is required. Each case is reviewed and owners are asked to repair, prior to any abatement action.
HE-42	Lake County will comply with Health & Safety Code §17980(c) by assuring that tenants and landlords are given notice of defective conditions as required.	Complete On-going	Provide notice of information to tenant at the same time as to owner.
HE-43	Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that the County has knowledge of.	Incomplete	This has not been consciously achieved, although all county plan documents are circulated to agencies and districts for input and comment.

HE-45	Assist public water and sewer providers to expand or upgrade services by providing planning assistance. Special attention shall be given to those service areas which are currently constrained. Focus of planning assistance shall be aimed towards mitigating for constraints within the planning period. The Community Development Department (CDD) shall host an annual meeting with county public service providers of water and sewer, to identify infrastructure development constraints and ways in which CDD and the County can assist in identifying needed planning resources. Public water and sewer providers managing constrained districts should develop a comprehensive infrastructure improvement plan. This plan should outline existing constraints and provide five (5) year capital improvement plans aimed at removing identified constraints.	Incomplete	Same as above. A long-range Capital Improvement plan for all water and sewer districts has not been adopted. Individual Districts have improvement plans, but there has not yet been a comprehensive infrastructure plan adopted to meet all needs identified by adopted land use and zoning.

HE-46	The County will initiate discussion with water and sewer agencies to obtain 'conditional will serve' outlining how each public and private water and sewer provider will grant priority for provision of service for affordable housing projects. Provide written verification that sufficient water and sewer capacity exist to serve all parcels which have been identified in the Housing Element sites inventory in accordance with Government Code §65589.7. Conditional will serve letters should contain detailed information pertaining to fees, studies and capital improvements necessary to be completed, in order to provide adequate services to a proposed affordable housing development within that particular service district.	Incomplete	This has not been consciously achieved, although all county plan documents are circulated to agencies and districts for input and comment. This so far is generally understood to be county position, but has not been ratified and adopted by all the districts in the County.

HE-47	The creation of a public-private partnership agreement between the County, non-profit housing assistance groups & tribal housing authorities modeled after the Federal program administered by HUD, "National First Look Program." The County should establish a qualification process whereby non-profit housing assistance groups & tribal housing authorities who can demonstrate that a vital portion of their service includes the provision of affordable housing. Registered non-profit groups & tribal housing authorities would then be notified and provided with an exclusive period of time whereby they could purchase tax default, surplus and other similar properties prior to properties being made available for purchase to the general public.	Incomplete	To date, changes in staffing in multiple departments have precluded development of a formalized process.

HE-48	The County shall strengthen its relationship with non-profit organizations & tribal housing authorities engaged in providing affordable housing opportunities. The County should meet with the non-profit organizations, tribal housing authorities and members of the developer community periodically to identify constraints to affordable housing. The County shall actively participate in partnerships with non-profit organizations & tribal housing authorities to seek state and federal funding for the provision of affordable housing, especially housing projects which target the very low income populations.	Incomplete	Other than the Continuum of Care Task Force, which primarily addresses the homeless population, no other housing organization has been created to actively address affordable housing in the county.
HE-49	The County will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing in-kind technical assistance, providing expedited permit processing, reduced development fees, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, offering density bonuses.	Incomplete	Other than the Continuum of Care Task Force, which primarily addresses the homeless population, no other housing organization has been created to actively address affordable housing in the county.

HE-50	Investigate measures aimed at reducing and/or deferring all or portions of development mitigation fees (e.g. planning, building, road impact, fire, school, water & sewer) for very low and extremely low, housing projects. The County should examine the adoption of an ordinance to reduce and/or defer development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	Incomplete	This has been generally discussed but has not been formally adopted by County Government or other agencies.
HE-51	The County shall allow 35 percent density bonuses for low and very low income affordable housing projects, consistent with California Government Code §65915, for the MDR and HDR designated sites listed in Table 2-6 (Vacant/Underutilized Land Inventory	Complete	Adopted, Jan.16, 2015 #3021

HE-52	The County will work directly with service providers for the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of Lake County residents who are developmentally disabled. Additionally, the County shall assess the types of housing currently being utilized by those with developmental disabilities and whether additional housing and housing related services are necessary to provide housing to this special needs group.	Incomplete	This is currently being addressed by the Department of Social Services and other charitable organizations.
HE-53	County staff should annually perform a review of its affordable housing site inventories, specifically for those sites designated for very low- and low-income housing, to determine that updated flood zone and general flood risk information does not result in substantial increases making the location of affordable housing at identified sites unrealistic.	On-going	This is done as sites are removed by development projects or requests for rezoning occur.

HE-54	Immediately following revisions to the Health & Safety and Open Space, Conservation & Recreation Elements of the Lake County General Plan, required by AB 162, the Community Development Department shall review the updated mapping of ground water recharge and stormwater areas. Areas designated for the appropriate location of affordable housing, specifically for very-low and low-income housing, shall be reviewed for their continued suitability for the provision of affordable housing. Sites deemed to be no longer suitable for affordable housing shall be removed from the affordable housing site inventory of this Housing Element and replaced with new qualified sites.	Complete	This action was completed in 2014 and established that the county was in compliance. However, new LIDAR data is expected to be released in 2016, so further review will need to be conducted at that time.

What was learned from the 2014-2019 Housing Element

2019

As part of the Housing Element Update process, the State requires an analysis and evaluation of the policies and programs implemented during the prior five-year period. Taken individually, the programs included in the 2014 Housing Element were generally successful in achieving their objectives. For example, a number of housing related zoning ordinance amendments were adopted in January 2015 (AM14-01) which implemented roughly nine (9) programs. While it took a year to draft and take them through the public process, it is considered a major step forward in implementing the Housing Element.

However, the larger goal of creating and maintaining a housing stock of sufficient size, diversity, and affordability countywide has not been attained. The reasons include a lack of interested developers to develop multi-family affordable housing, (partly due to the prevailing wage requirements for State programs and rent restriction regulations), administrative delays with State programs (e.g., HOME), and the County's difficulty in obtaining matching funds for many of its programs (e.g., mobile home replacement program the elimination of RDA funds). One of the largest obstacles in moving forward with many of the implementation programs was the dissolution of the RDA and no real replacement agency, department of organization that is championing and focused on housing issues.

Considering the County's limited financial resources, the County made significant steps that will eventually lead to the production of affordable housing. Many of the constraints to developing affordable housing in Lake County, as described in previous chapters, are non-governmental constraints outside the County's purview or involve administrative red-tape at the State level. However, there are several improvements the County can make to assist in increasing the production. The following changes are made to the 2014-2019 Housing Element:

- Establish a unified, diversified public, private & NGO based Housing Task Force associated with a 501C3, that has affordable and diverse housing as it's mission.
- Undertake an outreach program to increase the development community's awareness of available higher density sites;
- Coordinate with other local jurisdictions, non-profits, and other agencies struggling with the same issues, regarding affordable housing programs and administration;
- Distribute and delegate appropriately, so that expectations of workload can actually be met, and the programs and tasks identified can be accomplished;
- Monitor the status of assisted housing with expiring affordability covenants;
- Publicize, using the County's website, available housing programs (e.g., voucher

program, Owner-Occupied Rehabilitation Program);

- Set strategic priorities within realistic time frames, that are directly tied to the creation of a specific number of units, for specific population groups.

* All sites allow for one (1) residential unit, are vacant, have ready access to basic infrastructure & contain no environmental constraints

Data is auto-populated based on data entered in Tables A, A2, C, and D			
Jurisdiction	Lake County - Unincorporated		
Reporting Year	2025	(Jan. 1 - Dec. 31)	
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027	
Building Permits Issued by Affordability Summary			
Income Level			**Current Year**
Acutely Low		Deed Restricted	0
		Non-Deed Restricted	0
Extremely Low		Deed Restricted	0
		Non-Deed Restricted	0
Very Low		Deed Restricted	12
		Non-Deed Restricted	0
Low		Deed Restricted	0
		Non-Deed Restricted	5
Moderate		Deed Restricted	0
		Non-Deed Restricted	20
Above Moderate			26
Total Units			**63**
Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	27	26	11
2 to 4 units per structure	12	12	0
5+ units per structure	0	0	11

Accessory Dwelling Unit	9	6	2
Mobile/Manufactured Home	21	18	15
Total	**69**	**62**	**39**
Infill Housing Developments and Infill Units Permitted		**# of Projects**	**Units**
Indicated as Infill		1	1
Not Indicated as Infill		56	61
Housing Applications Summary			
Total Housing Applications Submitted:			0
Number of Proposed Units in All Applications Received:			0
Total Housing Units Approved:			0
Total Housing Units Disapproved:			0
Use of SB 423 Streamlining Provisions - Applications			
Number of SB 423 Streamlining Applications			0
Number of SB 423 Streamlining Applications Approved			0
Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**
Streamlining Provisions Used - Permitted Units		**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone		0	0
SB 9 (2021) - Residential Lot Split		0	0
AB 2011 (2022)		0	0
SB 6 (2022)		0	0
SB 423 (2023)		0	0
Ministerial and Discretionary Applications		**# of Applications**	**Units**

Ministerial		0	0
Discretionary		0	0
Density Bonus Applications and Units Permitted			
Number of Applications Submitted Requesting a Density Bonus			0
Number of Units in Applications Submitted Requesting a Density Bonus			0
Number of Projects Permitted with a Density Bonus			0
Number of Units in Projects Permitted with a Density Bonus			0
Housing Element Programs Implemented and Sites Rezoned			**Count**
Programs Implemented			60
Sites Rezoned to Accommodate the RHNA			0
Cells in grey contain auto-calculation formulas			

Jurisdiction	Lake County - Unincorporated					This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.			
Reporting Year	2025	(Jan. 1 - Dec. 31)				Please contact HCD if your data is different than the material supplied here			
Planning Period	6th Cycle	08/15/2019 - 08/15/2027							
Table B									
Regional Housing Needs Allocation Progress									
Permitted Units Issued by Affordability									
		1	**2**					**3**	**4**
Income Level		**RHNA Allocation by Income Level**	**2021**	**2022**	**2023**	**2024**	**2025**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	**-**
	Non-Deed Restricted		-	-	-	-	-		

Extremeley Low	Deed Restricted	-	-	-	-	-	-	8	**-**
	Non-Deed Restricted		-	2	5	1	-		
Very Low	Deed Restricted	332	-	-	-	-	12	**30**	**302**
	Non-Deed Restricted		-	2	3	5	-		
Low	Deed Restricted	224	-	69	-	1	-	**130**	**94**
	Non-Deed Restricted		49	-	3	3	5		
Moderate	Deed Restricted	207	-	-	-	-	-	**83**	**124**
	Non-Deed Restricted		24	9	8	22	20		
Above Moderate		576	30	31	49	50	26	**187**	**389**
Total RHNA		**1,339**							
Total Units			**103**	**113**	**68**	**82**	**63**	**430**	**909**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
    - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.