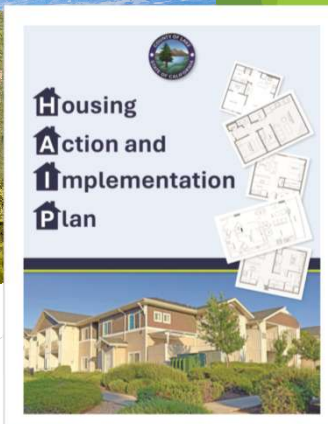


County of Lake
Board of Supervisors Meeting
July 29, 2025

Housing Action and Implementation Plan (HAIP)

Lisa Judd, County of Lake Deputy County Administrative Officer - Housing
Amy Sinsheimer, PlaceWorks, Senior Associate II
Nicole West, PlaceWorks, Senior Associate II



1

PROJECT OVERVIEW

- Comprehensive manual to address housing demands throughout Lake County
- Related to, but not a part of the General Plan

Components of the HAIP

- Analysis of Current Conditions
- Community Engagement Summary
- Gaps Analysis
- Goals and Strategies
- Action Steps and Resources
- Site Inventory and Analysis
 - Online, interactive webmap

Timeline, 2024-2025

MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
May: Project Kickoff			August-September: Stakeholder and community meetings, community survey						January-July: HAIP review period, presentation to Board of Supervisors, HAIP final draft					
May-July: Data collection and analysis of current conditions			August-December: Identify potential housing sites, draft HAIP											




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HAIP & COMMUNITY ENGAGEMENT

The HAIP team sought out community input and implemented a very extensive community engagement plan. This was accomplished by attending community events, a comprehensive community survey, outreach to local developers, hosting numerous stakeholder meetings, consulting with local tribal nations and collaborating with the Lake County 2050 team as well as attending LAP and GPAC meetings.

Appendix A lists the details of the Community Engagement for the HAIP and will be discussed later in this presentation.

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GAPS ANALYSIS

LOCAL LAND USE REQUIREMENTS

Lake County, Clearlake, Lakeport

General Plan and Zoning Ordinance requirements related to housing for each jurisdiction.





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GAPS ANALYSIS

PROJECTED RESIDENTIAL GROWTH

- Demographic Demand for Housing Development
- Housing Production Deficit
- Household Income
- Housing Demand by Tenure and Income
- Housing Demand Generated by Overcrowding
- Household Size
- Car Ownership and Parking
- Housing Affordability



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GAPS ANALYSIS

FUNDING OPPORTUNITIES

- Outlined in Table HAIP-9 of the HAIP are Federal and State programs that projects, organizations or agencies may be eligible for.

Table HAIP-9 Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to cities/counties on a competitive basis for a variety of housing and community development activities.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
Home Investment Partnership Program (HOME)	Grants available to cities/counties on a competitive basis for a variety of housing activities.	▪ Homebuyer Assistance ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	▪ New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	▪ Rehabilitation
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	▪ New Construction ▪ Rehabilitation ▪ Homeless Assistance ▪ Public Services

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GAPS ANALYSIS

HOUSING GAPS

- Housing Rehabilitation Needs
- Need for Housing of All Types and for Specialized Groups
- Vacant Infill Sites
- Insurance Industry and Coverage

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GOALS AND STRATEGIES

GOAL 1:

Create Housing for all Economic Levels and Build a Variety of Housing Types

Strategy 1.1: Work to increase the number of Accessory Dwelling Units (ADUs) in Lake County through a variety of strategies to promote housing affordability, resilience, and prevalence.



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GOALS & STRATEGIES

- Strategy 1.2: Increase the number of homeless housing options and programs to serve vulnerable populations, including actions to support a variety of housing types, such as transitional housing, supportive housing, and tiny home villages.
- Strategy 1.3: Expand opportunities for small lot residential development throughout the County.
- Strategy 1.4: Work to build a variety of residential options, particularly those that offer residents amenities, affordability, and resilience, such as mixed-use developments.

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GOALS & STRATEGIES

- Strategy 1.5: Create housing to serve Lake County's Workforce.
- Strategy 1.6: Address housing needs for first-time homebuyers.
- Strategy 1.7: Work to increase the number of housing units for veterans in Lake County.

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GOALS & STRATEGIES

- Strategy 1.8: Work to increase the amount of housing for seniors in Lake County.
- Strategy 1.9: Change Housing Authority model to increase viability, expand the number of available housing choice vouchers and establish a project-based voucher program.



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GOALS & STRATEGIES

- Strategy 1.10: Use Geographic Information Systems (GIS) to continue to update the HAIP sites inventory and refine the list of potential sites for housing development. Maintain an online, interactive webmap of identified sites.
- Strategy 1.11: Create opportunities for all three jurisdictions to collaborate on securing funding and administering programs.



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GOALS & STRATEGIES

GOAL 2: Encourage and Facilitate Infill Development

- Strategy 2.1: Focus the siting and design of new homes on infill in fire-safe areas, including integrating fire safety measures into housing development policies
- Strategy 2.2: Build homes in areas with access to infrastructure, resources, and transportation networks that are walkable and bikeable.



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GOALS & STRATEGIES

- Strategy 2.3: Establish a local land trust/community land trust to buy "checkerboard" lots left in areas where there were fires (e.g., Cobb) and do infill development. Building homes under this strategy would also address unmanaged vegetation on vacant lots, which is an additional fire hazard.



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GOALS & STRATEGIES

GOAL 3:

Maintain and Rehabilitate Homes and Neighborhoods

- Strategy 3.1: Support programs that assist with home repairs, in particular for elderly homeowners.
- Strategy 3.2: Increase technical assistance and capacity to assist with maintaining and rehabilitating homes.



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GOALS & STRATEGIES

GOAL 4:

Address Issues with Mobile Homes

- Strategy 4.1: Identify funding opportunities and pathways to update mobile home parks or replace them with affordable non-mobile home units for the tenants.



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GOALS & STRATEGIES

GOAL 5: Remove Regulatory Constraints and Streamline Processes to Facilitate Housing Development

- Strategy 5.1: Streamline development review processes, consider fee reductions, and increase communication and information for applicants.



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GOALS & STRATEGIES

- Strategy 5.2: Amend the County of Lake Zoning Ordinances and create incentives that are designed to increase the development of prioritized types of housing (as described throughout these strategies).



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APPENDICES

Appendix A: Community Engagement Summary

Appendix B: Current Conditions Summary Report

Appendix C: Gaps Analysis Tables



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APPENDIX A

Community Engagement Summary

- Introduction
- Community Survey Highlights
- Community Meetings
- Stakeholders and Housing Specialists
- Local Government Engagement



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APPENDIX B

Current Conditions Summary Report

- Introduction
- Demographic
- Regulatory Setting
- Fair Housing
- Resources



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APPENDIX C

Gaps Analysis Tables

- Table HAIP-C1 Historic Population, Household, and Housing Data
- Table HAIP-C2 Annual Forecasts for Population
- Table HAIP-C3 Annual Forecasts for Vacancy Rate
- Table HAIP-C4 Number of Households Forecast by Household Income Group



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SITE ANALYSIS: PURPOSE & DELIVERABLES

Purpose:

- Support implementation of the HAIP goals and strategies
- Identify priority sites to focus efforts for encouraging and incentivizing housing production
- CDD to Prepare for the upcoming 7th cycle Housing Element

Deliverables:

- Site Analysis Summary Report
- Geographic Information Systems (GIS) - based resources
- Geodatabase feature class ("GIS layer")
- Excel file export of the GIS layer's attribute table
- Interactive, online HAIP Parcel Map ("webmap")



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SITE ANALYSIS: PROCESS

Geographic Information Systems (GIS) - Based Analysis

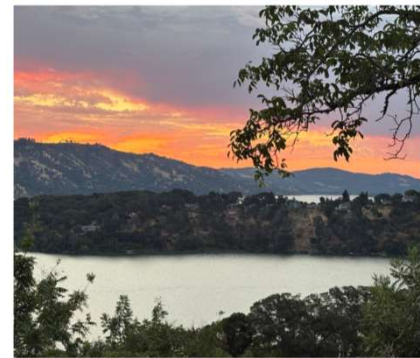
- Started with Countywide GIS-based parcel data:
 - *Location, acreage, land values, structure values, ownership, General Plan Land Use & zoning*
- Enriched it by adding data layers and embedding each parcel with additional information:
 - *Hazards & constraints, utilities, proximity to amenities, community growth boundaries, recently permitted housing projects, local knowledge*
- The lack of comprehensively reliable vacancy data is a major impediment.
- Conducted various analyses using combinations of different criteria to identify types of potential housing sites.

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SAMPLE SITE PRIORITIZATION FACTORS

- Parcel size
- Undeveloped
- Not open space, agricultural, or resource conservation
- Not in a hazard area
- Government owned
- Within a community growth boundary
- Would likely score additional points on competitive tax funding application due to proximity to amenities and services
- Allows at least 15 units per acre



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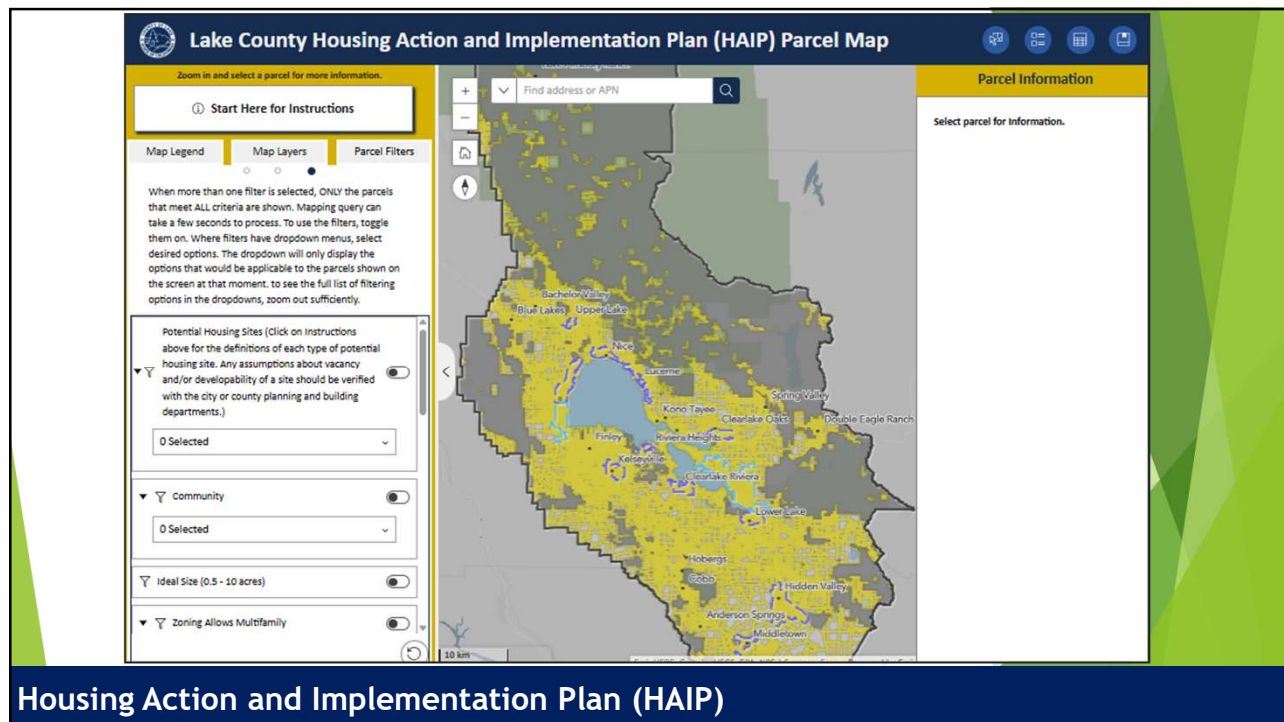
POTENTIAL* HOUSING SITES

	Total		County		Lakeport		Clearlake	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Potential Single-Family Housing Site	38,816	291,135	36,787	288,956	1,591	1,598	438	581
Potential Multifamily Housing Site	14,372	9,696	1,363	4,868	509	253	12,500	4,575
Potential Multifamily Housing Site - Priority Site	155	298	59	188	17	9	79	101
Potential Multifamily Housing Site - If Rezoned	68	28	68	28	0	0	0	0
Potential Multifamily Housing Site - If Rezoned - Priority Site	10	23	8	21	2	2	0	0
Total Potential Housing Sites	53,421	301,180	38,285	294,062	2,119	1,862	13,017	5,256

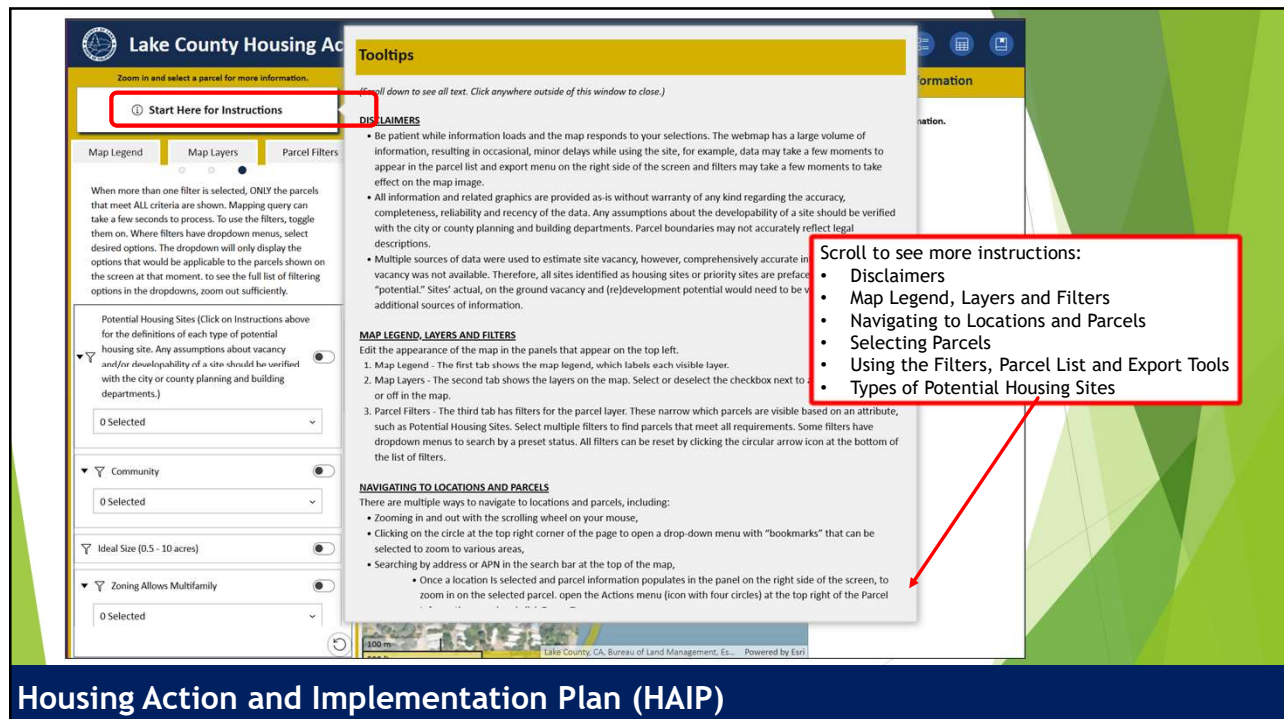
**Comprehensively reliable data on site vacancy was unavailable. The developability of a site should be verified with the city or county planning and building departments.*

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Lake County Housing Action and Implementation Plan (HAIP) Parcel Map

Zoom in and select a parcel for more information.

Start Here for Instructions

Map Legend **Map Layers** **Parcel Filters**

When more than one filter is selected, ONLY the parcels that meet ALL criteria are shown. Mapping query can take a few seconds to process. To use the filters, toggle them on. Where filters have dropdown menus, select desired options. The dropdown will only display the options that would be applicable to the parcels shown on the screen at that moment. To see the full list of options in the dropdowns, zoom out until the entire map is visible.

Menus in the 4 Bubbles:

- Select
- Parcel List (Visible and Filtered)
- Export
- Bookmarks

Scroll to see more information about selected parcel(s):

- Location, Size, Land Use and Planning
- Housing Sites
- Proximity to Resources
- Vacancy and Existing Development
- Utilities
- Hazards and Constraints

Parcel Information

044-352-19

Location, Size, Land Use and Planning

APN	044-352-19
ACRES	0.3
Ideal Size (0.5 - 10 ac.)	No
Address	9295 BASS RD
Address 2	KELSEYVILLE CA
County Land Use Designation	Low Density Residential
County - Proposed Land Use, if Applicable	None
City Land Use Designation	
General Plan Minimum Density (units per acre)	1
General Plan Maximum Density (units per acre)	5
County Zoning	Single-Family Residential

Housing Action and Implementation Plan (HAIP)

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Lake County Housing Action and Implementation Plan (HAIP) Parcel Map

Zoom in and select a parcel for more information.

Parcel Filters

When more than one filter is selected, ONLY the parcels that meet ALL criteria are shown. Mapping query can take a few seconds to process. To use the filters, toggle them on. Where filters have dropdown menus, select desired options. The dropdown will only display the options that would be applicable to the parcels shown on the screen at that moment. To see the full list of options in the dropdowns, zoom out until the entire map is visible.

Home

Bookmarks

Navigating:

- The map starts at a countywide scale. Zoom in and out with the scrolling wheel on your mouse.
- Use the home icon at any time to zoom out and return to the countywide scale.
- The map starts with all parcels outlined in yellow. When filters are applied, only the filtered parcels are shown in yellow outlines and the other parcel outlines disappear.
- Zoom into an area on the map by using the bookmarks menu.

Bookmarks

- Countywide Extent
- Clearlake
- Cobb Mtn.

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Search by Address or APN:

- The parcel will be located. It will be the only parcel on the map with a yellow outline, but the map won't automatically zoom to it.
- To zoom to the parcel, use the Export dropdown, click on the icon with the 4 bubbles and select Zoom to.
- Click on the parcel to select it. The Parcel Information pane will open on the right.

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Filters:

- Toggle on and off.
- Check selections in dropdown menus.
- When more than one filter is used, ONLY the parcels that meet ALL criteria are shown.
- Dropdown menus will only display the options that would be applicable to the parcels shown on the screen at that moment. To see the full list of filtering options in the dropdowns, zoom out sufficiently.
- Allow a few extra seconds for the map to process the request.
- Click the arrow in the circle to reset all filters.

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HAIP) Parcel Map

Selecting Parcels:

- When filters are applied, it affects what parcels are visible, but it does not automatically "select" the filtered parcels.
- Click your mouse once on a parcel to select it.
- Hold down the button on your mouse to pan, a hand icon will appear.
- Toggle the select tool on to be able to select a group of parcels. Select parcels by holding down the button on your mouse and dragging it.
- Data on the selected parcel(s) will appear on the right.

Select

Clear all

Layers

☒ Parcels 1

APN	00801625
ACRES	1.9
Ideal Size (0.5 - 10 ac.)	Yes
Address	4970 STEELHEAD DR
Address 2	KELSEYVILLE CA
County Land Use Designation	Rural Residential

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Lake County Housing Action and Implementation Plan (HAIP) Parcel Map

Zoom in and select a parcel for more information.

Start Here for Instructions

Map Legend | **Map Layers** | **Parcel Filters**

When more than one filter is selected, ONLY the parcels that meet ALL criteria are shown. Mapping query can take a few seconds to process. To use the filters, toggle them on. Where filters have dropdown menus, select desired options. The dropdown will only display the options that would be applicable to the parcels shown on the screen at that moment. To see the full list of filtering options in the dropdowns, zoom out sufficiently.

Vacancy from ESRI/FEMA (Results using this filter should be verified separately, as comprehensively accurate data on site vacancy was unavailable. See Instructions for more information.)

0 Selected

APR - 2018-2023 (Permitted or Certificate of Occupancy per jurisdiction's Annual Progress Report)

Fire Hazard Severity Zone

1 Selected

In Flood Zone

1 Selected

Using the Parcel List:

- Allow a few extra seconds for the list to fully populate.
- The filters affect parcels countywide; however, if you zoom in, the Parcel List will only show the ones that are visible on the map at that moment.
- Selected parcels have gold borders in the Parcel List.
- The count at the bottom shows the number of selected parcels and the total number of filtered parcels that are visible on the map at that moment.

Parcel List (Visible & Filtered)

02522306	690 N BRUSH ST	LAKEPORT CA
02522308	345 SEVENTH ST	LAKEPORT CA
02522309	695 N HIGH ST	LAKEPORT CA
02523101	295 NINTH ST	LAKEPORT CA
02523102	825 N FORBES ST	LAKEPORT CA
02523203	775 N FORBES ST	LAKEPORT CA
02523204	290 SEVENTH ST	LAKEPORT CA
02523205	270 SEVENTH ST	LAKEPORT CA
02523209	295 EIGHTH ST	LAKEPORT CA
02523210	750 N HIGH ST	LAKEPORT CA
02523211	727 N FORBES ST	LAKEPORT CA
02523301	801 N MAIN ST	LAKEPORT CA
02523302	755 N MAIN ST	LAKEPORT CA
02523402	601 N FORBES ST	LAKEPORT CA
02523403	680 N HIGH ST	LAKEPORT CA
02523404	625 N FORBES ST	LAKEPORT CA
02523501	690 N FORBES ST	LAKEPORT CA
02523502	675 N MAIN ST	LAKEPORT CA
Total: 96 Selection: 10 VAIN ST (per acre)		LAKEPORT CA

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Lake County Housing Action and Implementation Plan (HAIP) Parcel Map

Zoom in and select a parcel for more information.

Find address or APN

Start Here for Instructions

Exporting Parcel Data:

- Allow a few extra seconds for the list to fully populate.
- You can export only selected parcels or or all filtered parcels that are visible on the map at the moment (zooming in or out changes this).
- Click the icon with 4 bubbles to open the Export dropdown.
- Select CSV in the Export dropdown to download a spreadsheet with data about the parcels that is compatible with Microsoft Excel.
- The count at the bottom shows the number of selected parcels and the total number of filtered parcels that are visible on the map at that moment.

APR - 2018-2023 (Permitted or Certificate of Occupancy per jurisdiction's Annual Progress Report)

Fire Hazard Severity Zone

1 Selected

In Flood Zone

1 Selected

10 km

Export

Selection All (Visible & Filtered) ...

APN ... All data (410)

00202336 ... 11.2

00202395 ... 223.2

00202515 ... 40.5

00204803 ... 28.2

00300703 ... 22.7

00304029 ... 40.1

00304623 ... 80.8

00400920 ... 2.5

00402307 ... 10.5

00405824 ... 0.5

00406401 ... 9.7

Total: 410 | Selection: 0

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Housing Action and Implementation Plan

NEXT STEPS

- The HAIP is a Living Document
- Timeline
 - Near Term 1-5 Years
 - Mid-Term 6-10 Years
 - Many goals are ongoing

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Housing Action and Implementation Plan




NEXT STEPS

- **Prioritization for the Upcoming Year**
 - Completion of Housing Sites & identifying most suitable sites
 - Creating a Developer Friendly Atmosphere and attaining the Pro-Housing Designation
 - Creation of a Housing Rehabilitation Program, first phase

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NEXT STEPS

Near-Term Housing Goals

- ❖ Senior Housing
- ❖ Workforce Housing
- ❖ Veterans Housing
- ❖ Affordable Housing
- ❖ Agricultural Housing
- ❖ Transitional Housing
- ❖ Affordable and Homeless Housing

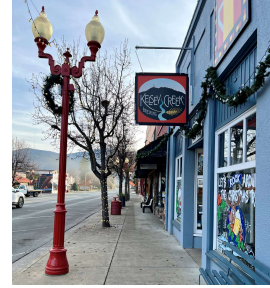
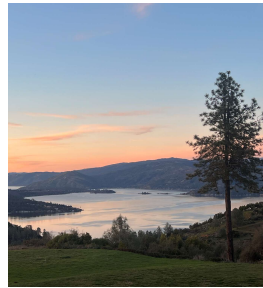


Mid-Term Housing Goals

- ❖ Establishing a Local Land Trust
- ❖ Developing strategies for mobile homes
- ❖ Identifying climate resistant building techniques and alternative sustainable materials
- ❖ Establishing or expanding first-time homebuyers' program
- ❖ Exploring opportunities for "agrihood" housing developments
- ❖ Establishing mini-manufacturing plants for housing production

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Thank you!

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