

LAKE COUNTY

GENERAL PLAN HOUSING ELEMENT ADMINISTRATIVE DRAFT

2019-2027

April 5, 2016

prepared by

**THE LAKE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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LAKE COUNTY HOUSING ELEMENT

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	iii
INTRODUCTION	viii
1.0 HOUSING GOALS AND POLICIES	1-1
1.1 Goals & Policies	1-3
1.2 Implementation Programs	1-15
2.0 REGIONAL HOUSING NEEDS	2-1
2.1 Future Housing Needs	2-1
2.2 Forces Impacting Housing Needs in Lake County	2-2
2.3 Survey of Available Land	2-6
2.4 Vacant/Underutilized Land Inventory	2-21
2.5 Vacant/Underutilized Land Maps	2-28
2.6 Quantified Objectives	2-62
3.0 HOUSING NEEDS ASSESSMENT	3-1
3.1 Demographic & Employment Characteristics & Trends	3-1
3.2 Housing Stock Characteristics	3-12
3.3 Housing Conditions	3-14
3.4 Housing Costs Compared to Ability to Pay	3-19
3.5 Special Housing Needs	3-26
4.0 RESOURCE INVENTORY	4-1
4.1 Adequacy of Public Facilities and Infrastructure	4-1
4.2 Inventory of Local, State & Federal Housing & Financing Programs	4-11
4.3 Energy Conservation Opportunities	4-27
5.0 POTENTIAL HOUSING CONSTRAINTS	5-1
5.1 Potential Government Constraints	5-1
5.2 Special Housing	5-12
5.3 Fees & Exactions	5-17
5.4 Processing & Permit Procedures	5-23
5.5 Codes Enforcement and On & Offsite Improvement Standards	5-25
5.6 Constraints—Housing for Persons with Disabilities	5-25
5.7 Non-Governmental Constraints	5-26
6.0 STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT	6-1
APPENDIX A - PUBLIC PARTICIPATION	
APPENDIX B - MODERATE INCOME HOUSING SITE INVENTORY & MAPS	

TABLES

TABLE 1-1	HOUSING ELEMENT IMPLEMENTATION PROGRAMS	1-17
TABLE 2-1	REGIONAL HOUSING NEEDS	2-2
TABLE 2-2	NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMITS	2-3
TABLE 2-3	TOTAL RESIDENTIAL HOLDING CAPACITY	2-6
TABLE 2-4	SUMMARY OF VACANT UNDERUTILIZED LAND	2-10
TABLE 2-5	LANDS AVAILABLE FOR HIGHER DENSITY HOUSING BY COMMUNITY	2-15
TABLE 2-6	QUANTIFIED OBJECTIVES TO MEET RHNA	2-62
TABLE 2-7	QUANTIFIED OBJECTIVES TO MEET RHNA	2-62
TABLE 3-1		3-2
TABLE 3-2	POPULATION (LAKE COUNTY AND INCORPORATED CITIES)	3-2
TABLE 3-3	AGE DISTRIBUTION	3-2
TABLE 3-4	RACE/ETHNICITY (UNINCORPORATED LAKE COUNTY)	3-3
TABLE 3-5	AVERAGE HOUSEHOLD SIZE (UNINCORPORATED LAKE COUNTY)	3-3
TABLE 3-6	HOUSEHOLD TYPE CHARACTERISTICS	3-4
TABLE 3-7	HOUSEHOLD TENURE (UNINCORPORATED LAKE COUNTY)	3-4
TABLE 3-8	HISTORIC POPULATION & HOUSING	3-5
TABLE 3-9	STATE INCOME LIMITS	3-6
TABLE 3-10	HOUSEHOLD INCOME DISTRIBUTION	3-6
TABLE 3-11	MEDIAN HOUSEHOLD INCOME	3-7
TABLE 3-12	FAMILIES & INDIVIDUALS BELOW THE POVERTY LEVEL	3-7
TABLE 3-13	TOTAL EMPLOYMENT	3-8
TABLE 3-14	COUNTY UNEMPLOYMENT	3-9
TABLE 3-15	EMPLOYMENT BY INDUSTRY	3-10
TABLE 3-16	POPULATION BY EDUCATIONAL ATTAINMENT	3-11
TABLE 3-17	TOTAL HOUSING UNITS	3-12
TABLE 3-18	HOUSING BY UNIT TYPE	3-13
TABLE 3-19	OCCUPIED HOUSING	3-13
TABLE 3-20	VACANCY BY TYPE	3-14
TABLE 3-21	AGE OF HOUSING STOCK	3-14
TABLE 3-22	NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMITS	3-15
TABLE 3-23	LAKE COUNTY HOUSING CONDITIONS, 2002	3-17
TABLE 3-24	LAKE COUNTY MOBILE/MODULAR HOME CONDITIONS, 2002	3-18
TABLE 3-25	LAKE COUNTY DEFINITIONS OF HOUSING INCOME LIMITS	3-19
TABLE 3-26	MAXIMUM MONTHLY HOUSING COSTS BY INCOME GROUPS	3-20
TABLE 3-27	HOUSING AFFORDABILITY BY INCOME GROUP	3-21
TABLE 3-28	AVERAGE MEDIAN HOUSING SALE PRICES	3-21
TABLE 3-29	FAIR MARKET RENT	3-22
TABLE 3-30	LAKE COUNTY RENTAL COSTS	3-23

TABLE 3-31	RENTERS OVERPAYING BY AGE	3-23
TABLE 3-32	RENTERS OVERPAYING BY INCOME	3-24
TABLE 3-33	OWNERS OVERPAYING BY AGE	3-24
TABLE 3-34	OWNERS OVERPAYING BY INCOME	3-25
TABLE 3-35	HOUSEHOLD OVERCROWDING	3-25
TABLE 3-36	SENIORS IN UNINCORPORATED LAKE COUNTY	3-26
TABLE 3-37	NUMBER OF HOUSEHOLDS AGED 65+	3-27
TABLE 3-38	DISABILITY STATUS	3-28
TABLE 3-39	HOUSING UNITS BY NUMBER OF BEDROOMS	3-30
TABLE 3-40	FEMALE HEADED HOUSEHOLDS	3-31
TABLE 3-41	HOUSING NEEDS FOR EXTREMELY LOW-INCOME HOUSEHOLDS	3-32
TABLE 3-42	"C3", SERVICE COMMERCIAL ZONING AVAILABILITY BY COMMUNITY	3-37
TABLE 4-1	HOUSING PROGRAMS IN LAKE COUNTY, 1995 TO APRIL 2015	4-13
TABLE 4-2	HISTORICAL HOUSING SET-ASIDE REVENUES	4-16
TABLE 4-3	ASSISTED HOUSING PROJECTS IN LAKE COUNTY 2014	4-16
TABLE 4-4	ESTIMATED COST OF REPLACEMENT, PRESERVATION & REHABILITATION OF ASSISTED HOUSING DEVELOPMENTS PER UNIT	4-18
TABLE 5-1	GENERAL PLAN & RESIDENTIAL DEVELOPMENT PERMITTING	5-3
TABLE 5-2	RESIDENTIAL PERMITTED USES	5-6
TABLE 5-3	RESIDENTIAL ZONING DISTRICT STANDARDS	5-7
TABLE 5-4	PARKING REQUIREMENTS FOR NEW HOUSING	5-9
TABLE 5-5	SPECIAL HOUSING TYPES	5-12
TABLE 5-6	BUILDING IMPACT FEES (SCHOOLS)	5-20
TABLE 5-7	BUILDING IMPACT FEES (FIRE DISTRICTS)	5-20
TABLE 5-8	BUILDING IMPACT FEES (SEWER)	5-20
TABLE 5-9	BUILDING IMPACT FEES (WATER)	5-21
TABLE 5-10	BUILDING IMPACT FEES (OTHER)	5-21
TABLE 5-11	PLANNING FEES	5-22
TABLE 5-12	FEES AS A PERCENTAGE OF TOTAL DEVELOPMENT COSTS	5-24
TABLE 5-13	TIMELINES FOR PERMIT PROCEDURES	5-25
TABLE 5-14	AVERAGE ASSESSED VALUE	5-30
TABLE 5-15	AVERAGE ANNUAL MORTGAGE INTEREST RATE	5-30
TABLE 6-1	EVALUATION OF 2009-2014 LAKE COUNTY HOUSING ELEMENT POLICIES	6-3

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 Supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- 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

The proposed 2014-2019 Housing Element is consistent with the Lake County General Plan, adopted in October 2008.

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.

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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: in relation to improving the conditions and affordability of housing:

- 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 ~~as identified in this Housing Element would are be~~ 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.

~~The Housing element law recognizes that in developing~~ housing policy and programs, ~~identified~~ housing 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 ~~3,849~~ 3,847,794 units (~~908~~ 198 very low, ~~122,644~~ low, ~~694,142~~ moderate, ~~3324,604~~ above moderate).

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Policy HE-1.2 Consistency with Fair Share Allocation

The County shall ensure that community and area plans 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. As area plans are updated, the housing inventories in Appendix C and the maps in Appendix D shall be updated to include any additional sites available for construction of affordable housing.

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.

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Policy HE-1.109 Rental Housing Opportunities

The County shall place a priority on the development of new rental housing.

Policy HE-1.110 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-1.124 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-1.132 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-1.143 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-1.154 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-1.165 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-1.176 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-1.187 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-1.198 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-1.2149 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-1.230 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.

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Intergovernmental Cooperation**Policy HE-1.254 Intergovernmental Coordination**

The County shall attempt to coordinate with Clearlake, Lakeport, local Tribal Governments and surrounding counties in addressing housing issues.

Infrastructure**Policy HE-1.262 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.

Policy HE-1.273 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-1.284 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 ~~the~~ parcels.

Policy HE-1.295 Development of Underutilized Parcels

The County shall encourage the development of underutilized parcels with an existing single family house ~~and that are~~ zoned R-2 and R-3.

Policy HE-1.3026 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.

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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 insure 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 Mobilehomes

The County shall continue to make the replacement of older single wide mobilehomes 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.

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Policy HE-4.32 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-4.43 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-4.54 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.

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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.

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Policy HE-4.5 Emergency Shelters

The County shall amend the Zoning Ordinance to allow emergency shelters by right as a 'permitted use' in the "C3" Service Commercial zoning district, provided that the site is:

1. located in a water and sewer district;
2. located more than 300 feet from industrial uses;
3. not located within the "AA" Airport approach zoning combining district;
4. not located in an Alquist Priolo Fault zone; and,
5. meets development standards to which other residential and commercial structures in this zone are subject to;

Large Families

Policy HE-4.86 Provision of Large Rental Units

The County shall encourage developers of rental units to build units for large families.

Persons with Disabilities

Policy HE-4.97 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-4.108 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-4.119 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)

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Farmworkers

Policy HE-4.129 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-4.134 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-4.142 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.

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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.

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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
- ~~RDA Northshore Redevelopment Agency~~
~~(Or designated successor administrator of RDA programs)~~
- EDD Economic Development Director
- NGO Non-governmental and charitable organizations

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Table 1-1. Housing Element Implementation Programs

Implementation Measure		Policy	Who is Responsible	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 9 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 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.	1.3 1.4 1.21 9	CDD	General Fund	--	On-going as proposals are submitted and reviewed
HE-3	The County shall apply, based on the availability of staff resources, for those funds from available from state and federal programs which are appropriate to the County's needs which provide for low to moderate income housing.	1.3 1.10	DSS RDA*	Housing Set-Aside & CDBG & HOME Program Income	40 very low and 40 low units	On-going Annual grant opportunities are pursued
HE-4	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County, especially the Redevelopment Project Area. 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, RDA*, CAO, & DSS, EDD	CDBG, RDA Set-Aside Funds & General Fund	Develop strategic mailer and distribute to N. CA affordable housing organizations	Dec. 2012 & annually
HE-5 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 RDA*	General Fund & NGO's	County has been implementing this program under the 2004 Housing Element & will	Ongoing as proposals are submitted and reviewed

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* Or designated successor administrator of RDA programs						
HE-6	The County shall undertake a review of policy constraints to develop housing, including the County's policy against accepting new roads into the County system.	1.19	CDD, PC, BOS	General Fund	Discuss with BOS viable alternatives	July 1, 2013
HE-67	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 households.	1.214 9	CDD, BOS	General Fund	--	Ongoing 2019
HE-78	To increase the development community's awareness of Lake County, the Redevelopment Project Area and the availability of sites for affordable projects, the County shall take the following actions: —a). Prepare and mail out to affordable housing developers active in nearby counties, information about housing development opportunities in the county, and particularly the Project Area. b). Sponsor a tour of potential affordable housing sites in the county for potential developers.	1.5 1.8	CDD; RDA*; BOS; EDD	RDA set-aside funds EDD; CAO; NGO's County Ambassador or program	--	Ongoing 2019
* Or designated successor administrator of RDA programs						
HE-89	The County shall utilize a portion of available Redevelopment Housing Set-Aside Funds to assist affordable housing production by private developers within the project area. The Agency/County shall take the following actions: -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.	1.110 2.2 3.3	DSS; CDD; EDD; NGO's R DA*	RDA set-aside funding		Ongoing 2019

	<p>b).—The County shall publicize the availability of the grants and loans.</p> <p>— The County shall develop and set priorities for the types of affordable housing projects that the Agency wants to encourage and could be offered financial assistance, for example, housing for seniors, multi-family housing for very low-income families, etc.</p> <p>—The County shall publicize the Agency's priorities as well as the potential availability of the subsidy funds for certain projects in order to identify interested developers. Post information on the County Redevelopment Agency's website to make developers aware of its programs. The Agency will also publicize the availability of subsidy funds as part of the outreach program</p> <p>—Once the amount of available funds has reached \$700,000, the County shall issue a NOFA or RFQ to affordable housing developers, emphasizing the County's priorities and the types of assistance available. Notice will be given to developers identified in the outreach programs.</p>					
*Or designated successor administrator of RDA programs						
HE-9 ¹⁰	<p>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 strategic planning to meet the organizations to provide new affordable housing opportunitieschallenge.</p>	1.7 1.1 ¹⁰ 2.2	CDD, RDA*, CAO, & DSS, NGO's	CDBG, RDA-Set-Aside Funds, & General Fund, 501C3	Host two collaborative workshops	<u>Annually Dec-2012 & Dec 2013</u>
HE-11	The County shall include self-help housing as a priority category for the use of RDA housing set-aside funds.	1.7 1.10	RDA*	RDA-Set-Aside Funds	--	Ongoing, annually
HE-10 ²	The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach	1.5 1.8	CDD, CAO, EDD	General Fund, RDA-Set-Aside	--	Ongoing, annually

	campaign. The County shall review and update the list annually.			Funds		
HE-13	The County shall provide incentives, such as density bonuses, expedited permit processing, and technical assistance, to encourage developers to consolidate small lots and/or develop on underutilized sites zoned R-2 and R-3. _____ FY 2004	1.4 1.15 1.24	CDD	General Fund	--	Ongoing
HE-114	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 1.132 1.143 1.165	CDD	General Fund	--	Ongoing
HE-125	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. <i>Residential second units shall be encouraged and promoted as affordable, permanent rental housing.</i>	1.8 1.176 1.187	CDD	General Fund	50 very low income units; 50 low income units; 100 moderate income units	Ongoing, update annually
<i>* Or designated successor administrator of RDA programs</i>						
HE-136	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 as proposals are submitted and reviewed
HE-147	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.	1.132 1.295 1.32	CDD RDA*	General Fund	--	Ongoing as proposals are submitted and reviewed
HE-158	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-169	The County will work to preserve existing subsidized housing	2.1 2.2	CDD, RDA*;	Grants 501C3Set	Host two housing	As neededD

	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 and host a series of workshops providing information on possible financing opportunities and linking potential organizations with housing developments at risk.		CAO & DSS; <u>EDD</u>	Set-Aside Funds	workshops focused on preservation Task Force meeting of for at risk housing.	ec. 2012 & Dec. 2013 <u>Monitor Annually</u>
HE-1720	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-1824	The County shall continue the Mobilehome Replacement Program.	3.1 3.3 3.8	<u>RDA*</u> DSS	CDBG & HOME & <u>Set-Aside</u> Funds	5 very low, 10 low <u>units 15 units</u>	Ongoing
<u>*Or designated successor administrator of RDA programs</u>						
HE-1922	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	<u>DSS;</u> <u>CDD</u> <u>RDA*</u>	General Fund	--	Ongoing, annually review
HE-203	The County shall <u>website shall</u> post information on the County's website 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	<u>RDA*</u> & DSS	General Fund	--	Ongoing
HE-214	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 CDBG funds.	3.1 3.2 3.3 3.4 3.5	BOS, DSS	CDBG, Cal Home	10 low, 10 very low	Ongoing, as needed
HE-225	The County shall, Based on the availability of staff resources, the County and nonprofit partners shall provide permitting assistance and appropriate repair recommendations based on individuals, when on building inspections, site inspections to individuals who intend to make their own housing unit repairs.	3.3	<u>CDD;</u> <u>DSS;</u> <u>Non-Profits</u>	Cal Home, General Fund, <u>RDA set-aside</u> funding	-	As needed

HE-263	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans. If necessary, the County shall work with potential buyers, such as nonprofit developers, to maintain affordability of these projects, by identifying possible sources of County funding, such as RDA funds, to supplement primary state and federal sources.	2.1 2.2	RDA*	RDA Set-aside funds	--	Annually Monitor Annually
* Or designated successor administrator of RDA programs						
HE-247	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 1.110 1.13 2.2 4.2	CDD, RDA*, CAO & DSS	RDA Funds & General Fund	Establish procedure (possible ordinance for waiver of fees, a Housing Task Force, & partner with a 501C3 for funding-)	Ordinance July 2012 Annually Pre-application On-going
HE-28	The County shall distribute literature on universal design and disabled accessibility through the Building and Planning Divisions. These efforts should include the preparation of an informational flyer promoting the principles of universal design to be made available for public distribution.	4.7 4.8	CDD	General fund	Completion of detailed brochure & adding information to County website	Dec. 30, 2012
HE-29	Revise the Zoning Ordinance to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). Emergency shelters will be allowed by right, without the requirement for a CUP or other	4.1 4.4 4.5	CDD & BOS	General Fund	Amend Zoning Ordinance	Jan. 15, 2013

	discretionary approval in the "C3", Service Commercial zoning district. The ordinance will establish development standards that will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the C3 zone.					
HE-2530	County shall <u>continue to consider</u> providing fee waivers for affordable multi-family housing projects which includes a minimum of 10 percent of units with four or more bedrooms.	4.86	CDD, BOS, RDA*	General Fund	--	On-going Dec. 30, 2013
*Or designated successor administrator of RDA programs						
HE-2634	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.	4.43 4.54 4.119	NGO's CDD, CAO, DSS, EDD	General Fund	--	On-going as proposals are submitted and reviewed
HE-2732	The County should <u>consider the implementation of adopt</u> Universal Design standards, <u>through the adoption of an ordinance</u> . 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.	4.97 4.108	CDD, BOS	General Fund	BOS discussion to determine if ordinance is necessary	Ongoing Dec. 30, 2013
HE-2833	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, <u>sponsored by the County or the Redevelopment Agency</u> , to include universal design features	4.97	CDD, BOS	General Fund	--	Ongoing Dec. 30, 2013
HE-34	<u>Revise the Zoning Ordinance to identify transitional and supportive housing as an allowed use in all residential zoning districts, and subject only to the same standards as other residential uses within each district.</u>	4.1 4.4 4.5	CDD & BOS	General Fund	Amend Zoning Ordinance	Jan. 15, 2013
HE-2935	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 4.134	CDD, CAO, Ag. Com.	General Fund	Develop and maintain list of partners	Ongoing
*Or designated successor administrator of RDA programs						

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HE-306	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations that require the Public housing Authority, which is the 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. The poster contains the name and the telephone of the Department of Social Services Civil Rights Coordinator. Fair housing complaints are currently referred to the HUD office located in San Francisco. 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, by July 2013.	5.2	DSS	General Fund	Dissemination of information in public places and adding links to services on department website	July 2013 On going
HE-317	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 as proposals are submitted and reviewed
HE-328	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. The County shall distribute information to developers and builders on energy-efficient standards for residential buildings.	6.1 6.2	CDD	PG&E Energy Watch, General Fund	Maintain information on County website & participate in PG&E Energy Watch	On-going
HE-339	Consider developing revisions to the Zoning Ordinance to encourage and promote solar and wind energy generation on existing and new construction. 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.	6.3 6.46-4 6.2	CDD CDD	PG&E Energy Watch & General Fund	Amend Zoning Ordinance. Maintain information on County website & participate in PG&E Energy Watch	On-going On going

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<u>*Or designated successor administrator of RDA programs</u>						
HE-40	The County should consider developing revisions to the Zoning Ordinance that would help encourage and promote solar and wind energy generation on existing and new residences.	6.3 6.4	CDD	General Fund	Amend Zoning Ordinance	July 1, 2013
HE-3441	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	<u>On-going Dec -30, 2013</u>
HE-3542	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 for development & provide entitlement for fee waivers	<u>On-going Sep t-30, 2012</u>
HE-3643	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 for development; provide entitlement for fee waivers & assist in marketing sites	Ongoing
HE-3744	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-4385	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 Zoning Ordinance to provide standards for mixed use development	<u>2017 July 1, 2013</u>
<u>*Or designated successor administrator of RDA programs</u>						
HE-3946	As area plan updates are publicly noticed and adopted, the very-low and low income housing site index shall be	1.1 1.2	CDD	General Fund	Update very-low & low housing	<u>On-going as proposals are</u>

	updated to include any additional sites made available for development of affordable housing.				site inventory as area plans are updateds are completed	submitted and reviewed
HE-40 ⁷	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will supperinitiatet rezoning to "PDR" when that zoning will 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.	1.14 ³	CDD, PC, EDD, BOS	General Fund	--	On-going as proposals are submitted and reviewed
HE-41 ⁸	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 to review feasibility of repair	On-going
HE-42 ⁹	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	Provide nNotice of information to tenant at the same time as to owner	On-going
HE-50	Lake County will comply with Health & Safety Code §17975 et seq. through the establishment of procedures for local enforcement to provide information pertaining to relocation benefits entitled to tenants ordered to vacate structures by code enforcement officials.	3.9	CDD	General Fund	Update procedures manual for Building & Safety staff and provide relocation information	July 1, 2012
*Or designated successor administrator of RDA programs						
HE-43 ⁵⁴	Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable,	1.26 ² 1.27 ³	CDD, Special Districts, & Private Water/ Sewer Provider	General Fund	Provide very-low and low affordable housing site list to applicable	July 1, 2012 Ong ong2019

	compact development that the County has knowledge of.		s		agencies	
HE-4552	<p>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. <u>Focus of planning assistance shall be aimed towards mitigating for constraints within the planning period.</u></p> <p>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.</p> <p>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.</p>	1.273	CDD, Special Districts & Private Water/ Sewer Provider s	General Fund	Develop comprehensive improvement plan	Updated annually, by Dec. 30 th each year
*Or designated successor administrator of RDA programs						
HE-4653	<p>The County will initiate discussion with water and sewer agencies to obtain 'conditional will serve' <u>letters for each district</u> outlining how each public and private water and sewer provider <u>does or</u> will grant priority for <u>the</u> provision of <u>water and sewer facilities service</u> for affordable housing projects <u>or</u> <u>provide written verification indicating</u> 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.</p> <p>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</p>	1.262 1.273	CDD, Special Districts & Private Water/ Sewer Provider s	General Fund	Obtain 'conditional will serve letters' from each water and sewer provider	<u>Annually Dec. 30, 2013</u>

	affordable housing development within that particular service district.					
HE- 4754	The creation of a public-private partnership agreement program between the County, and non-profit housing assistance groups & tribal housing authorities should be 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 such properties being made available for purchase to the general public.	1.1 ⁵ 4	CDD, Tax Collector CAO ; EDD .	General Fund	Meet with tax collector to establish priority procedure	Ongoing Dec. 30, 2013
*Or designated successor administrator of RDA programs						
HE- 4855	The County shall strengthen its relationship 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. 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 projects which target the very low income populations.	2.2	CDD, DSS, RD A* , CAO, EDD	General Fund & Available Grants	Meet annually with affordable housing advocates & providers	Annual meeting July of each year
HE- 4956	The County will encourage development of housing for extremely-low income households through a variety of activities such as outreach to housing developers, providing in-kind technical assistance,	1.3 ⁰ 2 6	CDD, CAO , EDD , NGO's	General Fund		Annual review of progress

	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.					
HE-50 ⁷	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 waive, reduced and/or deferred development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	1.30 ² 6	CDD & BOS, CAO, DSS, NGO's	General Fund	Review of impact fee structure & consensus with other agencies	2017 Ordinance by June 1, 2012; Letters to applicable public and private agencies collecting mitigation fees by Jan. 1, 2013.
* Or designated successor administrator of RDA programs						
HE-58	Broaden provisions and reduce constraints pertaining to the County's granny unit and second residential unit permitting criteria on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code, including age restrictions. Continue to allow granny units and second units to be approved by a ministerial, rather than a discretionary action. Identify methods for reducing County and other development mitigation fees for granny and second units below those of primary residential units sufficient to encourage construction of second units in meeting special housing needs.	1.26	CDD	General Fund		Zoning Ordinance Update by June 1, 2013; Identification and approval of mitigation fee reductions by Jan. 1, 2013
HE-59	Amend Zoning Ordinance to reduce parking standards for multi-family housing units. Consider adopting standard based on number of bedrooms rather than strict standard of two spaces per unit	1.3 1.6 1.15 1.19	CDD	General Fund	Amend Zoning Ordinance Parking Standard	Jul. 15, 2013
HE-51 ⁶⁰	The County shall continue to allow 35 percent density bonuses for low and very low income affordable housing projects, consistent with California	1.4 1.13 ²	CDD, PC & BOS	General Fund	PC and BOS hearings	Adopted, Jan. 16, 2015 #3021E#

	Government Code §65915, for the MDR and HDR designated sites listed in Table 2-6 (Vacant/Underutilized Land Inventory).					ective upon Housing Element Adoption in 2012
HE-61	The Lake County Zoning Ordinance shall be amended to permit multi-family residential developments of 50 units or less to be an allowed uses within the "R3" Multi-Family Residential zoning district, as a means to reducing government constraints upon the provision of affordable housing.	1.3 1.5 1.19 4.1	CDD & BOS	General Fund	Amend Zoning Ordinance	July 2013
*Or designated successor administrator of RDA programs						
HE-562	The County will work directly with service providers of the for the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of Lake County residents who are developmentally disabled. Additionally, t The County shall also 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.	4.1	CDD & DSS, Housing Task Force	General Fund	Host a workshop aimed at identify the number of developmentally disabled and are aimed at determining their housing needs.	As needed and as a part of the HE update 2019Dec-2013
HE-563	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.	1.230	CDD, DWR	General Fund	Annual Review On-going as rezoning or projects occur	Annual Review, Dec. each year
HE-564	Immediately following revisions to County Flood Maps based on new LIDAR data, 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	1.230	CDD, DWR	General Fund	Remove sites deemed to have substantial flood hazard risk & replace with	Complete prior to July 2014 2016-2017.

	for the appropriate location of affordable housing, specifically for very-low and low-income housing; shall 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 of this Housing Element and replaced with new qualified sites.				qualified sites.	
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				2019
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-57	The Zoning Ordinance shall be amended to reduce the minimum home size to 360 square feet	1.24	CDD, PC			2019
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			2019
HE-59	The Zoning Ordinance shall be amended to allow supportive housing by right in Commercial or other zoning designations that have access to support services.	4.2	CDD, PC			2019
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			2019
HE-61	The Zoning Ordinance shall be amended to accommodate agricultural employee housing of 6 to 12 units or	4.15	CDD, PC			2019

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	<u>up to 36 beds in all zones permitting agriculture as a permitted use.</u>					
HE-71	<u>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.</u>	<u>HE-7.4</u>	<u>CDD, PC</u>			<u>2019</u>
<u>*Or designated successor administrator of RDA programs</u>						

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Additional Programs:

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Program HE-55. Reduce Minimum size for residential units

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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 AFFORDABLE HOUSING NEEDS SITE INVENTORIES

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 ~~five~~ ten year period. ~~Previous sections of this chapter have identified existing needs and needs of special groups.~~ 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 units ~~homes~~ that are affordable, in standard condition, and not overcrowded. ~~These needs, therefore, This projection includes needs~~ these of the existing population, as well as ~~the~~ needs of ~~the~~ additional population and households expected to reside in the county in the next five years, to 2027 ~~hence,~~.

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Regional Housing Needs Allocation

~~A housing need allocation plan was prepared by Lake County City Area Planning Council (APC) in 2013, in coordination with the California Department of Housing and Community Development (HCD) to define the magnitude of future housing needs. As described in the 2013 Lake County Regional Housing Needs Plan, unincorporated Lake County is allocated 55.5% percent of the total countywide housing need, for a total of 1,430 housing units for the period January 1, 2014, through June 1, 2019. The allocation is equivalent to an annual need of 794 housing units for the 5-year time period for the unincorporated County. The housing needs are broken down by four income categories: very low (0-50% of area median income), low (50-80% of area median income), moderate (80-120% of area median income), and above median (above 120% of area median income).~~

Table 2-1: Unincorporated Lake County Regional Housing Needs Allocation by Income, January 1 2014 – June 2019

Income Category	Housing Units	Percentage
Very Low	198	25%
Low	122	15%
Moderate	142	18%
Above Moderate	332	42%
TOTAL	794	100%

~~Source: Lake County — City Area Planning Council, 2013~~

In 201~~3~~8 future housing needs were projected for the time horizon 2018-2027, and then allocated to each jurisdiction, by the California Department of Housing and Community

Development (HCD). The 2019 Lake County Regional Housing Needs Plan for unincorporated Lake County should plan to absorb at least 69 percent of the total countywide affordable housing need, or 1,430 housing units for this Housing Element cycle. This translates to 286 affordable homes per year, for the 5-year time period. Housing needs are broken down by four income categories: very low (0-50% of area median income >\$18,000), low (50-80% of area median income \$18,000 - \$28,797), moderate (80-120% of area median income), and above median (above 120% of area median income). 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	Unincorp, County Totals	Unincorporated Percentage
Very Low	460	332	72%
Low	310	224	72%
Moderate	300	207	69%
Above Moderate	835	576	69%
TOTAL	1908	1341	70%

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

This total housing need is substantially lower than the 2008-2014 RHNA housing allocation of 3,847 homes. Although the total housing gap remains high, and is unlikely to be realized, the Lake County Area Planning Council (APC) did not appeal this allocation.

2.2 FORCES IMPACTING HOUSING NEEDS IN LAKE COUNTY

Between 2008 and 2014, a seven year time frame, roughly 580 total dwelling units, or an average of 82 DU's per year, were constructed in Lake County. Between 2009 and 2014, the previous Housing Element cycle, a total of 303 homes were constructed. This average of 60 homes per year reflects all income levels and types of construction, and fell far short of the RHNA.

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In an effort to relate this building permit activity to the 2014-2019 Regional Housing Need Allocation figures, more than 158 homes per year would need to be under construction, or almost as many homes constructed over the previous three years combined. If the economic downturn that began in 2008 does not fully recover, this average annual rate of construction would not produce the needed housing allocation without substantial assistance. A gap of roughly 491 homes for low income residents would still be needed.

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Table 2-2 below documents unincorporated Lake County building completions by housing type.

Table 2-2: New Housing Units Authorized by Building Permits

Year	New Single-Family Units	New Manufactured Home Construction	New Multiple Family Units	Total New Housing Units
2000	59	44	0	103
2001	176	69	50	295
2002	262	95	0	357
2003	326	102	2	430
2004	359	168	9	536
2005	401	147	11	559
2006	387	113	4	504
2007	298	90	44	432
2008	191	58	4	253
2009	103	33	25	161
2010	63	18	0	81
2011	48	14	0	62
2012	33	12	1	46
2013	44	15	1	60
2014	34	18	2	54

Source: Lake County, Building Division, 2015

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Population, Labor Force & Income

Job growth, population growth, labor force and income levels in Lake County have been static since 2010. Housing prices have also not recovered, which makes home prices in the county very attractive to commuters employed in neighboring Napa and Sonoma Counties. Current estimates indicate that the senior (65 and older) population is increasing and makes up almost 20% of the County population. Most of the population in this age bracket is likely to be on a fixed income. Additionally, Lake County's self-employment rate is four times the state and national average, which can be indicative of an underground economy, with inconsistent income streams, unreported and under-reported incomes, which may impact the housing allocation numbers and methodology.

Availability of Suitable Sites and Public Facilities

Given the rural nature of unincorporated Lake County there is a significant amount of vacant and underutilized 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.

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.

Lake County Redevelopment Agency

The loss of this agency in February 2012, resulted in a vacuum in housing leadership at the countywide level. Without either the funding or staffing dedicated to addressing safe and affordable housing issues across all need profiles, County wide efforts have been limited to Section 8, the Home Loan Program, the Department of Social Services wrap around services, non-profit organizations (like Habitat for Humanity) and charity efforts. This vacuum has still not been filled as of 2019.

2.2 BALANCE OF NEED

Between July 1, 2008, and July 2011, which is within the planning timeframe of the Housing Element, Lake County approved or built 658 new units. In an effort to relate this building permit activity to the 2008-2014 Regional Housing Need Allocation figures, County Staff assigned each new unit to one of the four income categories specified in the APC needs allocation. 72 units are classified as being designated very low income housing, 500 as moderate units with the remaining 158 classified as above moderate housing units.

Table 2-2: Balance of Need – 2014 to 2019

Income Category	2014 to 2019 HCD Need Determination	Units Constructed/ Planned 2008-2011 *	Percentage of Need Met	Balance of Existing Need
Very Low	908**	72	7.93%	836
Low	641	unknown	0%	641
Moderate	694	428	61.67%	266
Above Moderate	1,604	158	9.85%	1446
Total	3,847	658	17.10%	3,189

* August 2008 to August 2011

**454 of the Very Low housing units (50%) are assumed to be Extremely Low Income Units

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*** Figures include 22 unit Eskaton Senior Housing Project (completed 2010) & 50 unit Collier Ave Housing Project (applied for 2011)
Source: Department of Housing and Community Development; Lake County Community Development Department

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Very Low- & Low Income Construction & Approval (August 2008-August 2011)

During the portion of the elapsed planning period the County of Lake has approved two affordable housing developments consisting of a total of 72 units. The Eskaton Senior Housing Project in Clearlake Oaks involved has been approved and constructed and includes 22 senior housing affordable units. The Collier Avenue Housing Project in Nice consists of 50 unit affordable housing apartment complex. The project has completed the development approval process and is in the preliminary building permit stage process already having constructed a new transit bus stop at the project location. Both of these affordable housing development projects contain deed restrictions assuring that they will be available only to qualified those in the very low income classification.

Moderate & Above Moderate Construction & Approval (August 2008-August 2011)

Using a combination of information including average assessed value of a standard residential lot, average construction costs, and average fee requirements for permitting the Lake County Community Development Department was able to establish the total average cost of construction for each unit constructed in unincorporated Lake County from August 2008 to the August of 2011. During this time period 428 moderate and 158 above moderate income housing units were approved and/or constructed in the unincorporated areas of Lake County. The average assessed value was determined through the use of figures shown in Table 5-14 of this report. For estimate purposes the standard price for an R1 lot of \$18,832 was used. Construction costs were determined through the use of the Lake County Building Division's permit valuation square footage costs, which are updated twice a year to reflect construction cost changes utilizing nationwide construction data which is recalibrated for local areas by the International Code Council. These valuation estimates do not cover modular home construction. For modular home construction a baseline cost of \$59 a square foot, as provided by local modular home retailers, was used for estimation purposes. Building permitting fees are obtained directly from the Lake County Building Division records for each individual project. School and fire assessment fees were determined using a county wide average of fees, as determined by Tables 5-6 & 5-7, and then multiplied by the applicable square footage of the building. These figures do not take into account associated costs and fees for the provision of water and sewage disposal. There are several water and sewer districts with varied connection fees throughout the County. Additionally, much of the unincorporated area is not served by public water or sewer services. Even with these limitations these estimates do provide a reliable estimate total costs associated with the construction of housing units in unincorporated Lake County.

The estimates for each constructed unit were then categorized into their respective income category (Moderate and Above Moderate) through the utilization of the maximum established Home Sales Price for a four person household as described in Table 3-27: HCD Fiscal Year 2008 Income Limits Summary. The results of this analysis are shown in Table 2-2 above. After accounting for approved housing between July 2008 and

November 1, 2010, Lake County's remaining fair share need for affordable housing is 1,743 new units (836 very low, 641 low, and 266 moderate).

2.3 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. Table 2-3 summarizes available vacant and underutilized land for SFD residential lots of an acre or less (SRe and LDR) and land for multi-family housing within Community Growth Boundaries (MDR and HDR). At a minimum, the County has the land area designated and available to support more than 5,000 homes.

This section provides an analysis and summary of the land available within unincorporated Lake County in all residential development categories. In addition to assessing the quantity of land available to accommodate the county's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Table 2-3: Total Residential Holding Capacity

	<u>Dwelling Units</u>	<u>Dwelling Units</u>
	<u>(Minimum Density)</u>	<u>(Maximum Density)</u>
<u>Low Density Residential</u>		
<u>SRe</u>	948	2,845
<u>LDR</u>	2,287	11,437
<u>Subtotal</u>	3,235	14,282
<u>Medium Density Residential</u>		
<u>MDR</u>	1,078**	1,622*
<u>High Density Residential</u>		
<u>HDR</u>	1,314**	2,103*
<u>Total Capacity</u>	5,627	18,007

*Number reflects maximum density unless very constrained. Typical densities for the MDR & HDR designations are 60% and 50% of the maximum allowed density, respectively.

**These density numbers are calculated from Table 2-6 (Vacant Underutilized Land Inventory).

Source: Lake County Community Development Department, September 2014

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This analysis does not take into account state laws signed near the end of 2019, which will not go into effect until 2020. These laws, particularly AB 68, would significantly increase the maximum density and total capacity figures relative to those listed above.

Affordable Housing Sites

The County utilized a Geographic Information System (GIS) to identify all the parcels within the county that are designated as low density residential uses under the General Plan. This database was merged with the Lake County Assessor's database containing the structure/improvement value for all parcels. Based on this background data, the Community Development Department was able to identify vacant and underdeveloped parcels that were potentially suitable for residential development by applying 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 assesory structure such as a barn, shed, or a house in dilapidated condition).
- Parcel is considered vacant if improvement value is less than \$1,000.

The General Plan includes six residential land use designations: Rural Land (RL), Rural Residential (RR), Suburban Residential Reserve (SRe), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR).

The following Zoning Designations have been identified to allow Affordable Housing to be constructed:

The sites identified in the 2014-2019 Lake County Housing Element have base zoning designations of Single-family Residential (R1), Two-family Residential (R2), Multi-family Residential (R3), and Planned Development Residential. Each one of these districts are appropriate to accommodate lower-income need.

R1 – The purpose of the R1 designation is to establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail. Uses permitted by right in the R1 include one (1) single-family dwelling or mobile home, one (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R2 – The purpose of the R2 designation is to establish areas for individual and common wall, shared residential dwelling units at low to medium densities while promoting the amenities of a traditional residential neighborhood. Uses permitted by right in the R2 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, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R3 – The purpose of the R3 designation is to establish areas for high density residential development while allowing for a wide range of living accommodations from duplex units to townhouses to apartment buildings. Permitted uses include duplexes, triplexes, fourplexes or apartment buildings; multi-family dwelling groups up to twenty (20) dwelling units per project.

PDR - The intent and purposes of the “PDR” district are as follows:

(a) To provide a means for encouraging creative and innovative developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other residential zones with fixed standards;

(b) To assure conformance of the project with the Lake County General Plan with respect to use, density, open space, circulation, public facilities, and the preservation of natural features;

(c) To maximize public and private open space areas, including but not limited to: scenic easements, historical areas, scenic areas, active and passive recreational areas, pedestrian ways, equestrian and hiking trails, plazas, environmentally sensitive areas, and distinct spatial separations between pedestrian and vehicular areas;

(d) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community services;

(e) To encourage the design of all residential planned developments to be compatible with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

(f) To encourage the optimal utilization of land to provide a full range of dwelling unit types, sites, rents and sales prices;

(g) To assess the residential development's impacts on public and private support services through the submittal of cost/revenue analyses;

(h) To promote an equitable distribution of public facilities by encouraging developers to provide educational, recreational, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services;

(i) To provide the County and developer with alternative standards in return for increased amenities to serve the inhabitants of the development and surrounding areas.

The flexibility provided in the PDR zone is conducive to accommodating affordable housing, specifically, the ability with regard to provide mixed types of housing without adhering to fixed standards.

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 the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within unincorporated Lake County for residential development. In addition to assessing the quantity of land available to accommodate the county's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. The General Plan includes the following six residential land use designations: Rural Land (RL), Rural Residential (RR), Suburban Residential Reserve (SRe), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR).

Description of Criteria for Identifying Low Density Housing Sites

The County utilized a Geographic Information System (GIS) to identify all the parcels within the county that are designated as low density residential uses under the General Plan. This database was merged with the Lake County Assessor's database containing the structure/improvement value for all parcels. Based on this background data, the Community Development Department was able to identify vacant and underdeveloped parcels that were potentially suitable for residential development by applying the following criteria:

Description of Criteria for Identifying Low Density Housing Sites

- 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 a secondary structure such as a barn, shed, or a house in dilapidated condition).
- Parcel is considered vacant if improvement value is less than \$1,000.

Upon the application of these criteria, vacant/underdeveloped parcels were identified, and parcel acreage by land use designation was calculated using GIS. This data was then used to update the existing vacant/underdeveloped parcel inventory.

The General Plan includes the following six residential land use designations: Rural Land (RL), Rural Residential (RR), Suburban Residential Reserve (SRe), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR).

Inventory of Vacant and Underdeveloped Sites – Low Density Designations

Table 2-43 provides a summary of estimated developable land within Lake County for all low density residential land use designations as of July 2014. Land values for an unimproved vacant residential lot range from \$5,000 - \$15,000 (2014) which would enable

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~~moderate and above moderate income housing options. It also shows the~~ The total holding capacity for residential units, based on the minimum and maximum allowable density for each single family designation, is also listed in Table 2-4. As shown, ~~in the table,~~ there is a total holding capacity of 7,275 units based on the minimum density and a total holding capacity of 26,870 units based on the maximum density. These identified lands are more than adequate to meet the RHNA housing needs for the planning period for both moderate and above moderate income housing. ~~However, actually meeting the maximum density due to slope, access, infrastructure constraints, etc. is not feasible~~

Second Dwelling Units

Most single family residential zones in Lake County qualify for second unit construction of some kind. All residential zones, and a few commercial zones, in fact qualify for some form of additional habitation. As an example, between January 2005 and January 2010, there were 118 residential second unit and granny unit construction permits issued within the unincorporated areas of the County. During this same time period 15 farm labor quarters were also approved. Although not factored into this analysis most of these units qualify as affordable housing.

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Table 2-43: Summary of Vacant and Underutilized Land Inventory by General Plan Designation - Low Density Designations

General Plan Designation	Number of Parcels	Acres	Density Range	Dwelling Unit potential (Max.)	Dwelling Unit potential (Min.)
RL	2,802	214,028	1 unit/20-60 ac.	10,701	3,567
RR	2,816	9,442	1 unit/5-20 ac.	1,888	472
SRe	1,790	2,845	1 unit/1-3 ac.	2,845	948
LDR	4,953	2,287	1 unit/1 ac. To 5 units/1 ac.	11,435	2,287
Total	12,361	228,602		26,870	7,275

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This analysis includes all parcels in the County jurisdiction that are larger than 7,000 sq. ft. and have an improvement value of less than \$15,000. Parcels that are split-zoned are included in the "Number of Parcels" count, but the acreage of the opposing general plan designation is not included in the "Acres" count. Source: Lake County GIS Database (September 2014⁴⁰).

Appendix B, to this report, contains a listing by address and community of over 1,100 properties in Lake County identified as being suitable for the provision of moderate income housing. This is nearly double the number of units, 694, identified as being needed over the planning period by RHNA. This list ising by no means represents an exhaustive list 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; with less than \$3,000 of improvement value; Additionally, identified lots are located within identified 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.

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Appendix B contains a listing of properties by address, ~~and community~~ with parcel size and ~~a residential~~ land use designation. ~~information showing residential uses are permitted.~~ Appendix B also includes mapping of the over 1,100 identified possible moderate income housing sites by Community.

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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 be zoned and planned for medium or high density residential development.

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Staff determined a feasible density for each specific site rather than using an approximate, minimum or maximum density. Based on past project densities, sites could develop at between 40- 60% of the maximum allowable density for the zone and land use category. Section 2.5's vacant and underutilized parcel profiles, and accompanying Table 2-6, in most cases give a low to mid-range potential yield, totaling roughly 2,095 DU's.

Table 2-6 includes 7 sites designated Medium Density Residential. The majority of these sites can easily accommodate 20 units or more without reaching maximum density. In fact, the estimated yields for the larger sites listed were under-estimated at approximately 60% of maximum potential density (without including density bonuses). Net parcel size was used, even though density is based upon gross parcel size which includes half-width of road frontages and open space areas. The County encourages clustering development and allows density transfers within parcels to accommodate more concentrated patterns. "Clustering" also enables site development and infrastructure expenses to remain reasonable. Maps of these sites can be found in Section 2.4, Vacant/Underutilized Land Maps, of this report.

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The county has the designated land capacity for roughly 2,095 medium and high density units within the Growth Boundaries of the communities of Clearlake Oaks, Kelseyville, Lower Lake, Middletown, Nice, North Lakeport and Upper Lake, as shown in Table 2-5

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below. This number reflects a low to mid-range density, with the possibility of developing 959 low income and 1,136 very low income units. This distribution reflects the RHNA allocation percentage by unit type, and exceeds the Regional Housing Needs Allocation projections for years to come. (See Table 2-1 for the planning period 2014-2019).

Table 2-5: Lands Available for Higher Density Housing by Community

Community	Projected Number of Units for Very Low Income Housing	Projected Number of Units for Low Income Housing
Clearlake Oaks	241	0
Kelseyville	267	30
Lower Lake	60	0
Middletown	46	13
Nice	198	50
North Lakeport	238	706
Upper Lake	86	160
Totals	1136	959, 2095

Source: Summation of acres presented in Table 2-6, Vacant/Underutilized Land Inventory

Parcel Discussion – Constraints and Yield

None of the affordable housing development projects that have been constructed or approved in Lake County over the past 20 years have exceeded 50 DU's regardless of parcel size, zoning classification or General Plan land use category. This is not a result of density restrictions or site availability, but rather reflects the capacity of the organizations involved in creating low and very low income housing to fund and manage these projects.

Many of the sites listed are considered underutilized 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.

Description of Criteria for Identifying Low and Very Low Income Housing Sites

County Staff also prepared an inventory of medium and high density sites that have the potential to accommodate moderate-, low-, and very low-income households. County Staff examined Community Plans along with aerial photographs and other pertinent county documents to conduct a parcel-by-parcel analysis of the sites to identify their availability. County staff field verified all of the sites within the County designated and zoned for development of low and very low income housing. The County considered the following factors and assumptions in its analysis: A GIS database was compiled of all

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parcels designated for Medium or High Density Residential development by the General Plan. This database was then merged with parcel specific information from the Lake County Assessor's Office for ownership and improvement value.

~~Parcels less than one acre in size were initially eliminated, unless a number of contiguous parcels existed under the same ownership that totaled at least one acre. These properties are listed in Appendix A under the same Site # and would need to be merged together for a housing project. Voluntary mergers and/or lot line adjustments of parcels to reconfigure the property boundaries between vacant and developed lots are common in Lake County. Applications are approved by the Community Development Department without public hearings and generally within 30 days.~~

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~~Medium Density Residential - MDR Properties properly designated for Medium or High Density development, but with substantial existing improvements per the Assessor's database and Community Development records were not included in the inventory. However, some 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.~~

Sites included in Table 2-6, designated Medium Density Residential (MDR), were determined to be appropriate for low income housing development with the certification of the previous Housing Element, certified in 2004. While the maximum density allowed in this designation (9 DU/acre), excluding any density bonuses, is less than that typically considered by HCD to be valid for affordable housing, County staff believe that this designation remains valid for purposes of providing for 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 (Cruikshank 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.

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This is because property values remain comparatively lower here than in most other areas of California, and because most of the available MDR sites inventoried are large, located near major transit corridors and can easily support larger developments. An example

Trends

~~of an affordable housing project that was developed in Lake County within the MDR designation is the Cruikshank Road RCHDC project completed in 2004. This site comprises 10 acres, and 40 units of affordable housing were constructed. The project area was clustered on a portion of the site, but the density when averaged for the entire 10-acre parcel is only four (4) dwelling units per acre. When only considering the~~

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~~developed 3-acre portion of this site the density equals thirteen (13) dwelling units per acre. This site has fifty (50) units of remaining density available for future expansion of affordable housing. Coincidentally, Staff has had preliminary discussions with California Human Development Corporation, an affordable housing developer out of Santa Rosa, CA concerning a possible future expansion at this site. Regardless of the remaining density available this site is not included within the site inventory listed in Table 2-6 due to State density requirements and the fact that Staff did not want to add any additional MDR designated sites beyond those that were approved as part of the 2004 Housing Element.~~

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.

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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.

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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.

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~~and the California Human Development Corporation reveal that despite the nine (9) dwelling unit per acre maximum allowed density in the unincorporated areas of Lake County, affordable housing developers would not exclude lands designated as MDR in their search for new affordable housing development sites. Land costs in Lake County~~

are significantly lower than those of the Bay Area and Sacramento Region, thus the number of units necessary to allow an affordable housing development project to achieve economies of scale is much smaller than that of surrounding urbanized areas.

The primary concern of affordable housing developers when choosing project sites in Lake County are concerned less with density of a potential site and more with closeness of the location to established communities and access to basic infrastructure such as water and sewer. All sites identified within the County's inventory of lands suitable for very low and low income affordable housing, including designated MDR sites, 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 tend to be significantly less than surrounding urban areas. This includes construction permitting fees as well as costs associated with securing other necessary entitlements.

Other important considerations taken into account by affordable housing developers is sites located above, or containing developable area above the 100-year floodplain. A vast majority of affordable housing developments are dependent upon grants or other sources of outside funding from public, non-profit and private sources, who condition the prohibition of development within floodplains. Although some of the sites listed in the very low and low income housing inventory (Table 2-6) contain portions of the parcels within the 100-year floodplain, Community Development Staff was very thorough in excluding these areas from development potential estimates. All sites within the listed inventory contain adequate land outside of constrained areas, whether constrained by slope or flood plain, to meet the development projection estimates provided.

According to Linda Hedstrom, Housing and Economic Development Manager with California Human Development Corporation out of Santa Rosa, CA, the recent trend in affordable housing development in Northern California is to pursue smaller affordable housing projects where feasible. First off, smaller developments, such as a single four-plex unit is more consistent with local, state and federal objectives aimed at scattering affordable housing within a community rather than concentrating it all in one location. Secondly, the development of smaller projects allows for substantial cost savings in areas such as engineering and larger necessary costs associated with compliance with State building code requirements for structures of 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.

Table 2-6 includes 14 sites designated Medium Density Residential that are earmarked for low income housing development. The majority of these sites can easily accommodate 20 units or more without reaching maximum density. In fact, the estimated yields for the larger sites listed were under estimated at approximately 60% of maximum potential density (without including density bonuses). Also, only net parcel size was used even though density is based upon gross parcel size which includes half width of road

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frontages and open space areas. Even with these lower yield estimates, these sites can accommodate 950 low income households or nearly 50% more than is needed according to the 2008 Regional Housing Needs Plan. In addition, the County encourages clustering of development and allows density transfers within parcels to accommodate more concentrated housing developments. When affordable housing projects occur on large parcels, the density can simply be used on a small portion of the parcel and the remaining property retained by the original owner or even transferred via a boundary line adjustment. This clustering of development assures that site development and infrastructure expenses remain reasonable.

None of the affordable housing development projects that have been constructed or approved/pending construction in Lake County over the past 20 years have exceeded 50 units. This is not a result of density restrictions or site availability, but is reflective of the capacity of the organizations that construct and manage low and very low income housing projects to fund and manage these projects. Eleven (11) out of the fourteen (14) MDR designated sites listed in Table 2-6 can accommodate a project the size of the Eskaton Senior Housing 22-unit project, recently constructed in Clearlake Oaks. A development such as the recently approved 50-unit Collier Avenue project in Nice could be accommodated on four (4) of these listed MDR sites without applying density bonuses, and if a 35% density bonus were applied a total of seven (7) of these listed sites could accommodate such a project. It is also worth noting that the MDR designation can provide additional flexibility for allowing self-help owner-built and occupied housing projects.

Program HE-66 includes a requirement that the County shall allow density bonuses of up to 35% on the MDR and HDR designated sites listed in Table 2-6 that have been determined to be appropriate for low and very low income housing development. This will increase the density of the MDR sites to 12 DU/acre. This program, coupled with the ability to work with developers beginning with the Pre-application Development Review process, will allow the County to continue to help assure that creative solutions are found for any potential density constraints associated with the 14 MDR sites deemed suitable for low and very low income housing development. Through the years Lake County has demonstrated its support for affordable housing projects by approving several projects that were not even designated as affordable housing sites at the time, by quickly amending the land use and zoning maps to accommodate the proposed projects. Additionally, the Community Development Department continues to use its discretion to reduce parking standards and other regulatory constraints for affordable housing projects at the Department level.

All proposed sites were reviewed through the GIS system for constraints such as flood zones, conflicting zoning and land use designations, substantial existing development, oak woodlands, etc. and cross-checked with other Community Development records for permits. All sites not meeting the threshold for feasible development were eliminated. Potential yield was then adjusted accordingly. All potential sites were field-verified by Community Development staff that the Department's information was accurate and the development potential exists.

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Inventory of Vacant and Underdeveloped Sites — Medium/High Density Designations

Due to a lack of available GIS data for various service and environmental constraints such as water and sewer service availability, road access, and excessive slope, the County conducted a more thorough analysis of the county's medium and high density sites that could accommodate affordable housing units (see Table 2-6 Vacant and Underutilized Land Inventory for a complete list of available sites). Maps of these sites can be found in Section 2.4, Vacant/Underutilized Land Maps, of this report. The county has a total capacity for 2,025 medium and high density units in the communities of Clearlake Oaks, Kelseyville, Lower Lake, Middletown, Nice, North Lakeport and Upper Lake, as shown in Table 2-4 below. Of the 2,025 units, there is a capacity of 850 low income units and 1,175 very low income units, demonstrating that the number of sites available in unincorporated Lake County exceeds the Regional Housing Needs Allocation projections as shown in Table 2-1 for the planning period.

Table 2-4: Lands Available for Very Low & Low Housing by Community

Community	Projected Number of Units for Very Low Income Housing	Projected Number of Units for Low Income Housing
Clearlake Oaks	241	0
Kelseyville	267	30
Lower Lake	60	0
Middletown	46	13
Nice	198	50
North Lakeport	258	547
Upper Lake	86	160
Totals	1156	800

Source: Summation of acres presented in Table 2-6, Vacant/Underutilized Land Inventory

Many of the parcels listed in Section 2, are considered underutilized because they are large parcels occupied by only one existing unit, consisting of either a single family unit or mobilehome. [Note: County Staff estimates that roughly 35 percent of these parcels are developed with a dilapidated single family home or mobilehome.] During site reviews, County staff evaluated the location and condition of homes on these parcels to determine eligibility for inclusion on the list. Percentage of yield was adjusted depending upon the size and location of any existing development, using conservative estimates.

According to Section 21-12 and 21-59.2 of the Zoning Ordinance, existing residential units are not required to be demolished if higher density development is built on the same site. Therefore, as market demand increases the potential for development of these sites, existing single family homes will not serve as an impediment to new higher density development. Additionally, an existing residence located on a site proposed for

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development of multi-family units does not count toward density on that site, since the existing residence can be considered an Accessory Residence to the new multi-family development. Please refer to Section 2 for the listing of potential low and very low income housing sites.

Section 2 of this Housing Element also illustrates the county's housing unit potential for medium and high density vacant and underutilized properties. Sites lacking sewer and water service were not included in this analysis, unless the service is located within a couple hundred feet. The county has a total partially constrained capacity of 1,118 units for low and very low income households in the communities of Lakeport, Nice, Lower Lake, Middletown, and Kelseyville. Of the 1,118 units, there is a capacity of 609 low income units and 509 very low income units.

County staff determined the development yield based on the extent of any site and/or service constraints. Of the several types of physical constraints, flooding is the only constraint that wouldn't necessarily have a reduced capacity. In fact, most of the parcels listed as being within a Flood Hazard area only have a small percentage of the site within the flood zone. Also, the 100-year flood depths on these parcels are typically less than two (2) feet, and typical raised floor construction is usually adequate for keeping new buildings with finished floor elevations above these flood depths. However, for the purposes of this analysis, the County used a conservative approach in determining the development potential. Developers seeking to build on land that is in the 100-year floodplain can reach full development capacity by meeting FEMA requirements, such as elevating the finished floor above the flood hazard, or importing fill to elevate the building pads, which is frequently done. These mitigation methods have been done by developers in many areas in the county at minimal cost. Often, fill is obtained for free from major construction projects that need to remove excess soil.

Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

Lake County has a total low density residential capacity between 3,235 units and 14,282 units, which exceeds the County's net allocation by 2,594 units under the minimum allowed density and 13,641 under the maximum allowed density. As stated earlier, it is unlikely that the County can accommodate all these units due to environmental and service constraints. However, the overall capacity is large enough to satisfy the overall needs allocation based on County staff review of existing constraints.

Beyond demonstrating that the aggregate holding capacity exceeds the County's total housing need, the Housing Element must demonstrate that there are sufficient sites to accommodate the housing needs of very low, low, and moderate income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs. In the past affordable housing projects in Lake County do not typically approach the maximum density allowed by the High Density Residential land use designation.

However, the two most recently approved projects (Eskaton and Collier Avenue) have been permitted and/or constructed at the maximum allowable density of 19 du/acre.

Since the County did not have adequate GIS data to identify those constraints and there appears to be a large surplus to meet the county's overall RHNA, County Staff focused on identifying medium and high density sites that could accommodate affordable housing units (see Section 2).

The total residential development potential designated for Medium and High Density Residential sites—the sites that will accommodate very low and low income households—is 2,173 units. Additionally, hundreds of properties in Lake County qualify for second unit construction. This exceeds the need for 1,549 very low and low income units assigned to unincorporated Lake County under the Regional Housing Needs Allocation by 624 units. Between January 2005 and January 2010, there were 118 residential second unit and granny unit permits issued within the unincorporated areas of the County. In addition, 15 farm labor quarters were approved during this time period. Although not factored into this analysis most of these units qualify as affordable housing.

Staff determined a feasible density for each specific site rather than using an approximate density over all of the proposed sites. When looking at Medium Density Residential designated sites the County used typical densities in their analysis. Based on the estimated densities the Low Income sites will develop at approximately 60% of the maximum allowable density and Very Low Income sites will develop at approximate 40% of the maximum allowable density.

When examining typical developable density, the County will have adequate capacity to meet not only its overall need but also its need for very low, low, and moderate income households over the life span of this plan.

Table 2-5: Total Residential Holding Capacity

	Dwelling Units (Minimum Density)	Dwelling Units (Maximum Density)
Low Density Residential		
SRe	948	2,845
LDR	2,287	11,437
Subtotal	3,235	14,282
Medium Density Residential		
MDR	950**	1,561*
High Density Residential		
HDR	1,223**	3,339*
Total Capacity	5,408	19,182

*Typical densities for the MDR & HDR designations are 60% and 50% of the maximum allowed density, respectively.

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**These density numbers are directly translated from Table 2-1 (Low and Very Low Site Inventory).

Source: Lake County Community Development Department, September 2010

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2.4 VACANT UNDERUTILIZED LAND INVENTORY

Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITUSE ADDRESS	SITUS TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
1	004-010-41	2.35	PDR-SC-WW-FF	MDR/RC	355 E STATE HWY 20	UPPER LAKE CA	Vacant land	No	20	Low
1	004-010-46	16.19	PDR-SC-FF	MDR	365 E STATE HWY 20	UPPER LAKE CA	Orchard/Vacant	No	140	Low
2	004-024-16	61.52	PDR-SC-FF-WW	MDR/RC	750 ROBIN HILL DR	LAKEPORT CA	Vineyard and Oak woodlands	Yes: Flood	300	Low
3	004-024-17	19.76	PDR-SC-FF	RC/MDR	181 MACKIE RD	LAKEPORT CA	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated RC.	Yes: Oak Woodlands	50	Low
3	004-026-18	36.85 61.68	PDR-SC	MDR/RC	180 MACKIE RD	LAKEPORT CA	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated MDR	Yes: Oak Woodlands	180 240	Low
4	004-058-25	1.42	R3-WW	HDR/RC	600 E STATE HWY 20	UPPER LAKE CA	Vacant, partial RC	No	26	Very Low
5	006-490-08	44.33	R3-SC	HDR	400 SULPHUR BANK DR #111	CLEARLAKE OAKS CA 95423	Existing MHP, a large portion of the site is currently undeveloped	No	180 180 240	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

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SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
6	008-061-72	2.20	R3	MDR	5805 LIVE OAK DR	KELSEYVILLE CA	Vacant	No	20	Low
7	008-710-32	0.26	R3	HDR	5582 MAIN ST	KELSEYVILLE CA	Vacant	No	4	Very Low
7	008-710-33	0.67	R3	HDR	5586 MAIN ST	KELSEYVILLE CA	Vacant	No	10	Very Low
7	008-710-34	0.23	R3	HDR	5597 VALLEY VISTA DR	KELSEYVILLE CA	Vacant	No	3	Very Low
8	024-071-01	3.59	R3-FF	HDR	5570 GADDY LN	KELSEYVILLE CA	Existing SFD, large amount of vacant land	Yes: Flood	54	Very Low
9	024-071-18	1.79	R2-FF	MDR	5340 GADDY LN	KELSEYVILLE CA	Existing SFD/structures	Yes: Flood	10	Low
10	024-071-69	10.46	R3-FF	HDR	5400 GADDY LN	KELSEYVILLE CA	Planned site of Kelseyville Apartments	Yes: Flood	157	Very Low

Table 2-6: Vacant/Underutilized Land Inventory

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SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
11	024-161-12	1.60	R3	HDR	5375 FIFTH STREET EXT	KELSEYVILLE CA	A few small structures, mostly vacant	No	24	Very Low
12	024-161-13	1.04	R3-WW-FF-SC	HDR	5425 FIFTH STREET EXT	KELSEYVILLE CA	Existing SFD	Yes: Flood	15	Very Low
13	024-231-10	2.04	R3	HDR	9755 STATE HWY 53	LOWER LAKE CA	Vacant	No	30	Very Low
14	024-331-02	1.64	R3	HDR	16440 ROSE ST	LOWER LAKE CA	Vacant	No	30	Very Low
15	024-432-17	1.46	R2-FF	MDR	21050 SANTA CLARA RD	MIDDLETOWN CA	Vacant	Yes: Flood	13	Low
16	024-471-05	1.05	R3	HDR	15463 LAKE AVE	MIDDLETOWN CA	Existing SFD & garage	No	18	Very Low

Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
17	024-481-03	1.01	PDR	HDR	15493 LAKE AVE	MIDDLETOWN CA	Vacant	No	18	Very Low
17	024-481-04	1.01	PDR	HDR	15523 LAKE AVE	MIDDLETOWN CA	Large SFD	No	10	Very Low
18	027-222-06	3.67	R3	HDR	9400 RICE ST	UPPER LAKE CA	Existing SFD & shop	No	60	Very Low
19	028-031-66	5.94	PDR	MDR/LDR HDR	350 LAKEVIEW RD	LAKEPORT CA	Vacant Land, Primarily MDR	No	45	Low
20	028-041-53	2.41	R3	MDR HDR	3699 LAKESHORE BLVD	LAKEPORT CA	Existing structures/SFD	No	30	Very Low
21	028-251-09	4.88	R3	MDR HDR	371 CRYSTAL LAKE WY	LAKEPORT CA	Vacant	No	43	Low

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Table 2-6: Vacant/Underutilized Land Inventory

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SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
22	028-251-11	3.07	R3	HDR	345 CRYSTAL LAKE WY	LAKEPORT CA	Existing SFD/structures	No	40	Very Low
22	028-251-12	4.77	R3	HDR/Cr	291 CRYSTAL LAKE WY	LAKEPORT CA	Partially developed lot, MHP (3.9 ac HDR)	No	50	Very Low
23	028-331-05	1.91	R3	HDR	211 WRIGHT LN	LAKEPORT CA	Existing SFD. Large amount of vacant land, potential seasonal creek	No	8020	Very Low
24	029-121-07	9.08	R3-SC-FF	MDR HDR LDR	4555 LAKESHORE BLVD	LAKEPORT CA	Existing SFD and misc structures. Large amount of vacant land	Yes: Flood	4080	Very Low
25	029-221-08	1.71	R3	MDR HDR	4029 LAKESHORE BLVD	LAKEPORT CA	Existing structures	No	14	Low
26	029-231-80	2.13	R2	MDR HDR	3965 LAKESHORE BLVD	LAKEPORT CA	Existing SFD (MDR 51174.7 HDT 41535.1) (Very Low)	No	15	Low
27	029-231-81	2.07	R2	HDR	3875 LAKESHORE BLVD	LAKEPORT CA	Existing SFD	No	18	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

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SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
28	031-052-17	6.85	PDR-SC-W	MDR/RC	6965 HAMMOND AVE	NICE CA	Vacant, primarily MDR	No	25	Low
28	031-052-22	9.90	R1-W-FF	MDR/LDR	6925 HAMMOND AVE	NICE CA	Vacant, primarily MDR	Yes: Flood	25	Low
29	031-053-22	3.10	R3-SC-WW	HDR/RC	6853 COLLIER AVE	NICE CA	Collier Avenue 50 unit development.	No	50	Very Low
30	031-071-15	1.40	R3-FF	HDR	2670 LAKESHORE BLVD	NICE CA	Existing structures.	Yes: Flood	25	Very Low
31	031-071-18	6.57	R3-SC	HDR	6763 COLLIER AVE	NICE CA	Half of parcel is developed with SFDs/MHP the other half is vacant.	No	50.30	Very Low
32	031-071-38	1.47	R3	HDR	6724 HAMMOND AVE	NICE CA	Existing SFD, orchard and a few small structures	No	25	Very Low
33	031-073-01	3.83	R3-SC-WW	HDR	2900 CARSON ST	NICE CA	Vacant (steep slope)	No	30	Very Low
34	351-131-01	4.16	R3-SC	HDR	13860 WALNUT WY	CLEARLAKE OAKS CA	Vacant	No	61	Very Low

2.5 VACANT ~~AND~~ UNDERUTILIZED LAND MAPS

The section contains maps and general development information for each site presented in the Vacant/Underutilized Land Inventory noted in Table 2-6. 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.

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 underutilization 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-FR-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

LAKE COUNTY
2019 Affordable Housing Inventory



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-PF

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 17

Total Acres: 2.02

APNs: 024-481-03 & 04

Address: 15493 & 15523 Lake Ave., Middletown

LAND USE INFORMATION

General Plan: HDR

Zoning: R3 -SC

Existing Use: SFD

Pending Development: None

Development Potential: 28

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: Located adjacent to an additional 1 acre property also properly designated to meet affordable housing needs.

NOTES

Southern acre is developed with a large SFD. Vacant acre would likely be adequate for a 10 unit development



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

2.6 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 ~~County~~ 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 2-6: 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

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The preceding divisions of this section ~~have~~ focused on demonstrating the projected need for affordable housing ~~during the planning period~~, 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. Based upon this information—together~~ 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, ~~with the stated goals, policies and objectives, outlined in Section 1 of this report—the Co~~ 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, ~~has established~~ the following quantifiable objectives for the planning period, ~~2008-2014-2019, have been established.~~

Table 2-7: Quantified Objectives to Meet RHNA

Income Category	New Construction**	Rehabilitation	Conservation & Preservation
Very-Low*	110103	15	510
Low	72143	20	510
Moderate	50254	2550	20
Above Moderate	280158	0	0
TOTALS	512658	8605	340 602

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

**Represents New Construction expected for the period of 2012-14 (2008-11 reflected in Table 2-2, Balance of Need)

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 continue, and home construction will begin to pick-up with the recent shifts in the economy for the remainder of the planning period. As represented in Table 2-2, in Section 2.2, Balance of Need for the Planning Period, we see that the pace of new housing construction has slowed significantly through the last housing cycle from the rate of growth prior to 2009.

As compared to the previous planning period of 2003-2008, Available Lake County Building Division records show that for the past three years, or twelve (12) quarters, of the current planning period. Since these figures represent half of the planning period, presented new construction figures in Table 2-7 above show the likely number of new construction units expected for the remainder of the planning period (2011-2014). See section 2.2, Balance of Need, for details of how units are broken down by income group.

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 possible elimination of redevelopment agency funding in the Northshore Redevelopment Area could substantially reduce 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)

Year	Lake County			California		
	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		2010	
	Number	Percent	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

Household Type	Number	Percent
Family households (families)		
Married-couple families		
Non-family households		
Householder living alone		
Households with person 65+		

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)

Tenure	2000		2010	
	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		California	
	Households	Percent	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	

Source: 2000 U.S. Census

The single greatest factor limiting housing choice is household income. Therefore, income patterns are examined in great detail in the following section. Table

3-10 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 3-8: Household Income Distribution

Table 3-9 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 3-9: 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 3-12: 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 3-13: 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 3-14:] 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 3-17 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 3-17: 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 3-19 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 3-19: Households by Tenure

Year	Clearlake			Lakeport			Unincorporated County		
	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 3-20: 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 3-21, 60 percent of the housing in the unincorporated portions of Lake County are more than thirty years and approximately 20 percent of all housing units being 50 years or older. Nearly half, 45 percent, of housing was constructed between 1970 and 1990. The aged state of housing in the County indicates the potential need for rehabilitation and general maintenance of many units during the life of this plan.

Table 3-21: Age of Housing Stock

Year Structure Built	Number	Percent
*2000 to 2008	2,820	8.0%
1990 to 1999	4,672	13.2%
1980 to 1989	6,589	18.6%
1970 to 1979	9,230	26.1%
1960 to 1969	5,104	14.4%
1950 to 1959	3,227	9.1%
1940 to 1949	1,782	5.0%
1939 or Earlier	1,924	5.4%
*Total	35,348	100.0%

Source: U.S. Census, 2000

* State Department of Finance E-5 estimates

The housing stock numbers presented in Table 3-21 for the years of 2000 through 2008, are based on California Department of Finance estimates, which may undercount the number of new housing units.

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 3-23 consolidates the findings of the County 2002 Housing Conditions Survey and the June 2000 North Shore Housing Condition Survey.

Table 3-23: 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 mobilehomes 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:

- 7 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 3-24: 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.

2016 Fire Related Housing Conditions

TO BE INSERTED

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 than 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 its combined income is greater than \$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 its combined income is greater than \$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 its 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 3-26 and 3-27 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 3-26: 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 Person 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 3-27: 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 3-28 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 resale's 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 3-28 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 3-27 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 3-29: 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 3-29 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 3-30: 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 3-31 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 3-31: 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 3-35 below, a disproportionate amount, 55.0 percent, of overcrowded households are renters.

Table 3-32: 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 3-33 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 3-33: 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 3-37 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 3-37: Disability Type

Persons with Disabilities by Disability Type and Age (Census 2000)							
	Lake County		Clearlake		Lakeport		Unincorporated County
	Number	Percent	Number	Percent	Number	Percent	
Total Disabilities Talled	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	2.71%	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, 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	319	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)								
Householder Type	Lake Countywide		Clearlake		Lakeport		Unincorporated Area	
	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 2007-2011 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 than 3,000 households in Lake County were considered to be classified as ELI.

Table 3-41: 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:

(A) Individuals who lack a fixed, regular, and adequate nighttime residence ...; and includes:

- (i) 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;
- (ii) 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 ...
- (iii) children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
- (iv) 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).

A 2008 survey conducted by Innisfree Now, a local charity organization, estimates that between 639 to 959 homeless persons exist in both the incorporated and unincorporated areas of Lake County. These figures are based on the HUD estimates for the region which state that between 1-1.5% of the population is homeless. Of the homeless population is estimated that 85% of families are headed by single mothers with an annual income of less than \$8,000. 40% needing transitional housing are women, mostly fleeing from domestic violence. 25-40% of homeless in Lake County are children. Of all homeless men, approximately 33% are Veterans. This percentage is similar to that which is found in most rural counties in California. Newer statistical information is not available.

Homeless Needs						
CA-523: Colusa, Glen, Lake, Tehama, Trinity Counties CoC						
<i>Note: Numbers are provided for the Colusa, Glen, Lake, Tehama and Trinity Counties Continuum of Care for which Lake County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.</i>						
	Individual		Persons in Families			
	2011	2012	2011	2012	2011	2012
Total Homeless	200	185	122	118		
Total Sheltered	93	78	90	86		
Total Unsheltered	107	107	32	32		
Total Chronically Homeless					94	80
Total Chronically Sheltered					33	19
Total Chronically Unsheltered					61	61

A 2002 study conducted by the National Coalitions for the Homeless found that children and families were the largest growing segment of the homeless population in the United States. This trend has been accentuated by the recent economic recession, specifically rising unemployment and housing foreclosures. In 2008 Congress appropriated \$25 million in assistance grants through HUD's Rapid Re-Housing program. The program received an extra \$1.5 billion and was renamed in 2009 as part of the American Recovery and Reinvestment Act of 2009 to Homeless Prevention & Rapid Re-Housing program. The enactment of the Helping Families Save their Homes Act of 2009 allows HUD homeless assistance monies to be used by families threatened by foreclosure or who have recently become unemployed.

In 2004 a meeting of the United States Conference of Mayors found and stated that the lack of affordable housing was the leading cause of homelessness in the United States. Other contributing factors to homelessness include:

- Mental Illness/Physical Disability
- Substance Abuse
- Domestic Violence
- Poverty
- Prisoner re-entry to society
- Healthcare Costs
- Mortgage foreclosures
- Unavailability of employment

Actually determining and counting the number of homeless is very difficult. 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 40% of homeless men are veterans, although veterans comprise only 34 percent of the general adult male population, according to Research on Veterans by the National Coalition for Homeless. On any given night, between 130,000 and 200,000 veterans are homeless in the United States.

The U.S. Department of Veterans Affairs (VA) says the nation's homeless veterans are mostly males (three percent are females). The vast majority is single, most come from poor, disadvantaged communities, 45 percent suffer from mental illness, and half have substance abuse problems. America's homeless veterans have served in World War II, Korean War, Cold War, Vietnam War, Grenada, Panama, Lebanon, Operation Enduring Freedom (Afghanistan), Operation Iraqi Freedom, or the military's anti-drug cultivation efforts in South America. 47 per cent of homeless veterans served during the Vietnam Era. More than 67 per cent served our country for at least three years and 33 per cent were stationed in a war zone. Here are some statistics concerning the veterans homeless:

- 23% of homeless population are veterans
- 33% of male homeless population are veterans
- 47% Vietnam Era
- 17% post-Vietnam
- 15% pre-Vietnam
- 67% served three or more years
- 33% stationed in war zone
- 25% have used VA Homeless Services
- 85% completed high school/GED, compared to 56% of non-veterans
- 89% received Honorable Discharge
- 79% reside in central cities
- 16% reside in suburban areas
- 5% reside in rural areas
- 76% experience alcohol, drug, or mental health problems

- 46% white males compared to 34% non-veterans
- 46% age 45 or older compared to 20% non-veterans

Female homeless veterans represent an estimated 3% 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 3-42: “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. 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 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.

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 – 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.

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

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 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, mobilehome 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.

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:

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.¹ 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

¹ Special Districts website (2015).

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, Harvester'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 4-3, on the next page, summarizes participation in these County housing programs.

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
Current Programs				
07-HOME-3070	3	4	-	-
09-HOME-6206	-	-	-	-
Prior Programs				
95-STBG-0904	-	10	-	-
95-HOME-0151	23	-	-	-
96-HOME-0210	14	-	-	-
99-HOME-0353	4	-	-	9
99-HOME-0379	11	-	-	-
00-HOME-0447	-	-	4	-
05-HOME-1703	2	2	-	-
CDBG Revolving Loan Fund	-	17	1	-
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 June of 2010. Table 1-26 provides information on assisted housing units identified by the CHPC database and also includes two properties that did not appear on their database, Aytch Plaza and Oak Hill, which are both in Kelseyville and focus on providing farm worker housing. Each property in the database is assigned a level of risk of conversion. There are three levels of risk: High Risk, At-Risk, and Low Risk. High Risk properties have subsidies that expire within one year. At-Risk properties have subsidies that expire within two to five years. Low Risk properties have subsidies that will expire in more than five years. In general, if a property is owned by a nonprofit organization, the database assumes that

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.

through USDA Rural Development, under which both of these projects receive rental subsidies, each household pays a maximum of 30% of their adjusted household income, with the difference being subsidized by Rural Development.

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Table 4-3: Assisted Housing Projects in Lake County, 2014

Name of Development	Year Built	Sponsor/ Manager	Total Units	# of Affordable Units	Type of Units	Target Group(s)	Funding Sources(s)	Expiration Date	Expiration Date Risk Assessment
Orchard Garden Apartments	1987	CBM Property Management	34	23	12 –(1bdrm), 20 (2bdrm), & 2 (3bdrm)	Sliding scale Very Low Y, Low Income and Moderate Income	USDA Section 515, Tax Credits	Eligible to prepay Section 515 in 2006	High Risk
5025 Gaddy Ct., Kelseyville								Expires in 2026	
Nice Village Apartments	1988	AWI Management Corporation	28	25	12 (1bdrms), 12 (2bdrms) 4 (3bdrms)	Family Housing, 2 disabled units; Sliding Scale Very Low Y Low Income	USDA Section 515, Tax Credits	Eligible to prepay Section 515 in 2007	High Risk
6620 Collier Ave., Nice								Expires in 2027	
Aytch Plaza (H-Plaza) 4440 Cruickshank Rd., Kelseyville	1990	California Human Development Corporation	11	11	2, 3 & 4 bedroom homes	Low Income Families and Low Income Farmworker Families	CHRP-R loan, Joe Serna Jr. Farmworker Housing Grant	Expires in 2040	Low Risk
Middletown Garden Apartments	1995	AWI Management Corporation	36	34	20 (1bdrms), 12 (2bdrms) 4 (3bdrms)	Family and Seniors, Very Low Income	USDA Section 515, Tax Credits	Cannot prepay Section 515	Low Risk
15750 Knowles Lane, Middletown								Expires in 2035	
<i>Subtotal</i>			<i>109</i>	<i>104</i>					

Table 4-3: Assisted Housing Projects in Lake County, 2014

Name of Development	Year Built	Sponsor/ Manager	Total Units	# of Affordable Units	Type of Units	Target Group(s)	Funding Sources(s)	Expiration Date Risk Assessment
North Shore Villas 5860 E. Hwy 20, Lucerne	1991	Rural Communities Housing Development Corporation	31	31	8 efficiency, 23 (1bdrms)	Seniors (62 yrs & over) & peoples with mobility impairment. All very low Y	HUD Section 202 with Project Rental Assistance (PRAC)	Eligible to prepay in 2011 Expires in 2031
Eskaton Clearlake Oaks Manor 75 Lake St., Clearlake Oaks	2009	Eskaton Properties, Inc.	23	22	22 (1bdrm) 1- (2 bdrm)	Seniors 62 and over.	HUD Sec. 202. RDA	Expires in 2064 Low Risk
<i>Subtotal</i>			<i>109</i>	<i>104</i>				
TOTAL			163	157				

Sources: Lake County Staff, California Housing Partnership Corporation and project managers/developers.

Notes: Very Low Income = 50% Median Income or below; Low Income = 51% to 80% ; and, Moderate Income = 80% to 100% Median Income

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 I-48 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 4-4: 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:

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

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

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

IV. 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 single 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 5-1 below.

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	Inside
			R3	
High Density Residential	Multi-family units	10-19 units/ gross acre	R2	Inside
			R3	
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 man made 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 mobilehome, 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 mobilehome, 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 mobilehome 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, mobilehome 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 mobilehome, 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 mobilehome, 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 mobilehome, 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 mobilehome, 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 uses in County residential zones. 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					Minimum Setback (ft)			Building Height Limits (ft)	Lot Coverage (%)	Min. Density	Minimum Open Space per Unit
		Water	Sewer	Well	Septic	Sq.ft.	FY	SY	RY				
R1	Single Family Dwellings						20	5	15	Primary- 35 ft.	One story – 35%	6,000 sq.ft./ DU	NA
		X	X			6,000				Accessory- 20 ft.	Two story – 30%		
			X	X		15,000							
		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							
				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							
				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.		1 DU/ 40,000 sq.ft.	NA
										Accessory- 20 ft.			
RR	Single Family Dwellings; Farmworker Housing; Farm Labor Camps	5 acres					30	15	25	Principal- 35ft.	-	-	N/A
										Accessory- 20ft.			
										Agricultural Accessory- 45ft.			

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
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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

<i>Unit Type</i>	<i>Parking Requirements</i>
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 and Inclusionary Zoning

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.

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)

<i>School Fee Description</i>	<i>Fee</i>
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)

<i>Fire Impact Fees</i>	<i>Fee</i>
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 vary 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 Charge ³	\$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 Lateral ⁵	\$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)

<i>Fee Description</i>	<i>Fee</i>
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

<i>Planning and Application Fees</i>	<i>Single Family / Multi-Family</i>	<i>Multi-Family</i>
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.

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 Fee ⁵	\$984	\$984	\$984	\$984	\$1,968	\$13,776
Subtotal Fees/Exactions	\$6,318	\$5,714	\$8,117	\$7,453	\$18,922	\$108,125
Development Costs ⁶	\$85,800	\$77,800	\$240,000	\$240,000	\$390,000	\$2,520,000
Septic ⁷ /Well Costs ⁸	\$0	\$38,500	\$0	\$38,500	\$0	\$0
TOTAL COSTS	\$85,800	\$116,300	\$240,000	\$278,500	\$390,000	\$2,520,000
FEES AS A PERCENTAGE OF TOTAL HOUSING COST	7.4%	4.9%	3.4%	2.7%	4.9%	4.3%

¹ Midpoint, Ranges from \$350-797² Midpoint, Ranges from \$1,185-1,205³ Equals 1/2 of 1% of the total of project value⁴ Midpoint, Ranges from \$2.24-2.97⁵ Midpoint, Ranges from \$0.44-1.00⁶ 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)

As demonstrated above in Table 5-12 fees as a percentage of total development costs is variable and dependant 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

<i>Types of Approval Or Permit</i>	<i>Typical Processing Time</i>	<i>Approval Body</i>
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

Discretionary permit approvals are not required for single family development, unless a subdivision is being proposed as part of the overall development. As far as procedures for multi-family development, projects up to 20 units do not require approval of a use permit. Larger multi-family developments require a minor use permit to be approved by the Planning Commission.

Design Review

Design Review is typically required for all commercial, industrial, and multi-family residential for the following issues: new buildings for businesses or industries, new apartment buildings, and substantial additions to existing commercial buildings. The Development Review committee is the review authority. The review is intended to ensure that the development is consistent with adopted standards, adopted community plan guidelines and is to ensure aesthetic compatibility between uses. The review may cover traffic and circulation, building arrangement, architectural design, setbacks, wall and fences, noise emissions, parking, grading and drainage, landscaping, lighting, signs, and public services and utilities. The Design Review process typically takes about 1 month. 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. In addition, larger projects that trigger a use permit and are therefore decided by the Planning Commission receive their design approval by the Planning Commission at the approval hearing. The Pre-application Development Review process allows Department staff to work with potential housing developers in the preliminary project design stages so that staff can advise applicant how to design the project so as to avoid the need for Design Review.

5.5 CODES, ENFORCEMENT AND ON AND OFFSITE IMPROVEMENT STANDARDS

New construction in Lake County must comply with the 2013 California Building, Plumbing, Mechanical Codes and the 2013 National Electric Codes. The codes are also enforced through Chapter 5 of the Lake County Code, and the 2009 International Property Maintenance Code, as amended by County Ordinance.

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.

Lake County requires that developers complete both on and off site improvements for new residential subdivisions. The requirements include proper grading, road frontage improvements, main line extensions for water and/or sewer service when necessary, offer of off-site roadway dedication when necessary, and typical on-site improvement requirements for drainage and roads with curb, gutter, and, in smaller lots subdivisions, sidewalks. Any sewage disposal systems must meet County Health Department and State Regional Water Quality Control standards. Water systems must meet County Health Department requirements. All standards and requirements are typical of and similar to other California counties and do not adversely affect the provision of affordable housing in Lake County.

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 transitional and supportive 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.

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

<i>Year</i>	<i>Annual Average</i>
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 2012 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 (2012) policies and implementation programs.

Table 6-1: Evaluation of 2009-2014 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 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	<p>There are two County programs funded by the HOME and CDBG Grant program:</p> <p><u>Owner Occupied Rehab</u> (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014.</p> <p><u>First Time Home Buyer</u> (income qualified 2.5% low interest loans) -- 4 units assisted between 2010 & 2014.</p> <p>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.</p>
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 undertake a review of policy constraints to develop housing, including the County's policy against accepting new roads into the County system.	Partially completed; Behind schedule	The Board of Supervisors began formally reviewing the permit process and constraints to development in November, 2011. The County is considering reducing the requirement for a major use permit for larger multi-family housing projects down to a simple minor use permit. Changing the policy concerning maintenance of new roads is not supported and this policy does not appear to constrain affordable housing projects since those projects do not result in land divisions on parcels that require new road construction.
HE-7	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-8	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 8a and 8b below	See below for responses corresponding to HE-8a and HE-8b
HE-8a	Prepare and mail out to affordable housing developers active in nearby counties information about housing development opportunities in the county and particularly the Project Area.	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.
HE-8b	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 2009-2014 Lake County Housing Element Programs			
Program		Status	Evaluation
HE-9	<p>The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community.</p> <p>a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers.</p> <p>b).The County shall publicize the availability of the grants and loans</p>	<p>The County no longer has funding to support this program.</p> <p>Priorities have not been re-established with an RDA replacement organization</p>	<p>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.</p> <p>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:</p> <p><i>“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”.</i></p> <p>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.</p>
HE-10	<p>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.</p>	Incomplete	<p>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.</p>

HE-11	The County shall include self-help housing as a priority category for expedited assistance, permit facilitation and possible fee & impact waivers.	No Set-Aside Funds	Same as above
HE-12	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-13	The County shall provide incentives, such as density bonuses, expedited permit processing, and technical assistance, to encourage developers to consolidate small lots and/or development on underutilized sites zoned R-2 and R-3.	Complete, Ongoing	The County continued to provide incentives to affordable housing developers, including expedited permit processing, density bonuses, and pre-application review assistance. Density Bonus Adopted 1/2015.
HE-14	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-15	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	<p>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.</p> <p>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.</p>

	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.
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Table 6-1: Evaluation of the 2009-2014 Lake County Housing Element Programs

Program		Status	Evaluation
HE-16	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-17	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-18	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 2009-2014 Lake County Housing Element Programs

Program		Status	Evaluation
HE-19	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-20	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: <u>Owner Occupied Rehab</u> (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014.. <u>First Time Home Buyer</u> (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-21	The County shall continue the Mobile home Replacement Program	On-going	This program has had no activity during this housing cycle.
HE-22	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 2009-2014 Lake County Housing Element Programs

Program		Status	Evaluation
HE-23	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	<p>The Social Services Department maintains information on their website regarding: First-time Home buyer program Owner occupied rehab program Section 8 Housing Choice Voucher – <i>the average wait list has been roughly 20 HHs over the past 2 years, for the 224 vouchers available for the County.</i></p> <p>The Department's website is: www.co.lake.ca.us/Government/Directory/Social_Services/Housing_Programs.htm</p>
HE-24	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-25	The County shall, based on the availability of staff resources, provide permitting assistance and recommendations (based on site visit inspections) to individuals who intend to make their own housing unit repairs.	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-26	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.

Table 6-1: Evaluation of the 2009-2014 Lake County Housing Element Programs			
Program		Status	Evaluation
HE-27	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 as available.	Incomplete	Not much work has been done to outreach and move forward with specific projects due to staffing and funding issues.
HE-28	The County shall distribute literature on universal design and disabled accessibility through the Building and Planning Divisions. These efforts should include the preparation of an informational flyer promoting the principles of universal design to be made available for public distribution.	Brochure completed & website updated	This information is now out in the general public and has been made available with all building permit applications.
HE-29	Revise the Zoning Ordinance to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). Emergency shelters will be allowed by right, without the requirement for a CUP or other discretionary approval in the "C3", Service Commercial zoning district. The ordinance will establish development standards that will	Completed	Adopted, Jan.16, 2015, Ordinance #3021 & Ordinance #2947 adopted 6/2011.

	encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the C3 zone.		
HE-30	County shall consider providing 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 2009-2014 Lake County Housing Element Programs

Program		Status	Evaluation
HE-31	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-32	The County should consider the implementation of 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-33	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-34	Revise the Zoning Ordinance to identify transitional and supportive housing as an allowed use in all residential zoning districts, and subject only to the same standards as other residential uses within each district		Adopted, Jan.16, 2015 #3021
HE-35	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-36	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations requiring the Public housing Authority, 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. The poster contains the name and the telephone of the Department of Social Services Civil Rights Coordinator. 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-37	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-38	The County shall distribute information to developers and builders on energy-efficient standards for residential buildings.	On-going	The Cal-Green building standards are available on the CDD website and at the Building Department.
HE-39	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-40	The County should consider developing revisions to the Zoning Ordinance that would help encourage and promote solar and wind energy generation on existing and new residences.	Completed	Solar energy is now a simple ministerial building permit.
HE-41	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-42	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-43	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-44	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-45	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-46	As area plan updates are publically 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-47	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will support rezoning to "PDR" when that zoning will 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-48	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-49	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-50	Lake County will comply with Health & Safety Code §17975 et seq. by establishing procedures for local enforcement to provide information pertaining to relocation benefits entitled to tenants ordered to vacate structures by code enforcement.	On-going Complete	There have been no instances within this past housing cycle in which tenants have had to be relocated due to demolition. This law and all State of California Tenant rights are on display at the Community Development Department.
HE-51	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-52	<p>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.</p> <p>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.</p> <p>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.</p>	Incomplete	<p>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.</p>
HE-53	<p>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</p>	Incomplete	<p>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.</p>

	<p>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.</p> <p>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.</p>		
HE-54	<p>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</p>	Incomplete	<p>To date, changes in staffing in multiple departments have precluded development of a formalized process.</p>

	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.		
HE-55	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-56	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	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.

	applications for funding on an ongoing basis, offering density bonuses.		
HE-57	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-58	Broaden provisions and reduce constraints pertaining to the County's granny unit and second residential unit permitting criteria on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code, including age restrictions. Continue to allow granny units and second units to be approved by a ministerial, rather than a discretionary action. Identify methods for reducing County and other development mitigation fees for granny and second units below those of primary residential units sufficient to encourage construction of second units in meeting special housing needs.	Complete	Ordinance #2886 adopted 2/2009 addressed "granny units" , and Ord. #3021 adopted 1/201 addressed the age restriction issue. This type of unit could house anyone.

HE-59	Amend Zoning Ordinance to reduce parking standards for multi-family housing units. Consider adopting standard based on number of bedrooms rather than strict standard of two spaces per unit.	Complete	Adopted, Jan.16, 2015 #3021
HE-60	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-61	The Lake County Zoning Ordinance shall be amended to permit multi-family residential developments of 50 units or less to be an allowed uses within the "R3" Multi-Family Residential zoning district, as a means to reducing government constraints upon the provision of affordable housing.	Complete	Adopted, Jan.16, 2015 #3021
HE-62	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	Incomplete	This is currently being addressed by the Department of Social Services and other charitable organizations.

	necessary to provide housing to this special needs group.		
HE-63	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-64	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.

DRAFT

What was learned from the 2009-2014 Housing Element

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., mobilehome 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 or 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.