

Housing Work Plan

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Improving Housing in Lake County

- Creation of a Housing Action Plan & Implementation Steps (HAPI)
- Local Housing Trust Fund and Board of Trustees
- Pro-Housing Designation for County of Lake
- Partnering with Community, Tribal and Non-Profit organizations on Housing Development/Rehab Activities



HAPI - Housing Plan and Implementation

Task A: Stakeholder and Community Engagement

Task D: Final determination of Housing Goals

Task B: Analysis of Current Conditions

Task E: Identification of Sites for Housing

Task C: Gaps Analysis

Task F: Action Steps and Comprehensive Manual



Community Stakeholders and Organizations



Government Entities and Community Organizations

- | | |
|-------------------------------|---|
| Elected Officials | Housing Developers |
| Relevant County Staff | Representative from Lake County Housing |
| Relevant City Staff | Representatives from Local Non-Profit Organizations |
| Tribal Nation Representatives | Local Employers |
| Educational Agencies | LCCoC representative |
| Medical Facilities | Citizens of Lake County |
| Other large Employers | |

Analysis of Current Conditions

Housing Supply and Housing Costs

Availability of subsidized Housing

Housing for Special Populations

Local Housing Resources

Identification of Housing Barriers

Current demographic metrics and household characteristics

Employment

Local Regulations and Policies

Mitigation and Infrastructure



Analysis: Gaps and Trends

- Analysis of how existing county regulations impact local housing and identify constraints resulting from local policies including
- Analysis of possible incentives to build more housing and identify strategies to help fund additional housing for the full spectrum of housing in Lake County
- Analysis of how trends in housing costs compare to trends in household income for renters and homeowners
- A projection of housing demand for 5-10 years based on population projections and demographic trends
- Comparison of this projection to estimated housing stock for the same time-period
- Housing and “Precovery” how to take a proactive approach to housing for natural disasters





County of Lake Housing Goals:

Increase housing supply for all housing types

Rehabilitation/ Preservation of existing housing supply

“Precovery”, a proactive approach to natural disasters and housing

Increasing housing equity and accessibility

Support opportunities to obtain and sustain affordable home ownership

Identification of Sites for Housing Development

- ❖ Existing zoning and building potential
- ❖ Proximity to utilities and transportation
- ❖ Proximity and accessibility opportunities to services
- ❖ Property ownership
- ❖ Potential health hazards
- ❖ Environmental factors
- ❖ Compatibility with adjacent and nearby land use
- ❖ Specify sites for full spectrum of housing including senior housing
- ❖ Disparate Impact

Housing Trust Fund (HTF)



Role of a Housing Trust Fund



- 🏠 Local governments across the US are launching Housing Trust Funds to meet growing housing needs.
- 🏠 Housing Trust Funds provide “gap financing” to fill the void between lenders, developer equity, tax credits, and other sources of funding which can make the difference between a project moving forward or remaining infeasible.
- 🏠 Housing Trust Funds are one of the most flexible sources of funding a developer can use to advance projects and send a “we are open for business” message to developers.
- 🏠 Support new housing and preserve existing affordable housing, workforce housing including hospitality, medical and educational employers.

Benefits of a Housing Trust Fund



- **Consistency:** dedicated revenue streams create a regular source of funds to invest in housing that is not put at risk during the budget process.
- **Leverage:** Housing trust funds can be used to attract additional private and public money to affordable housing projects. Support and preserve housing projects by offering low-interest loans to both developers and first-time buyers.
- **Flexibility:** allows local agencies to focus their housing trust fund to meet the highest priority local needs.
- **Economic Multiplier:** Housing trust funds can have a significant impact on the local economy as it can generate construction-related expenditures, increase local wages and fees for the County.

Financing



- 🏠 Grants. The State's Local Housing Trust Fund Program (LHTF) provides a one-time matching grant to local housing trust funds for a variety of housing activities. Trust Fund 417 was created for this purpose and currently has \$2 million: \$1 million ARPA and \$1 million General Fund
- 🏠 Local impact fees, such as commercial linkage fees or housing impact fees.
- 🏠 Inclusionary housing program in-lieu fees.
- 🏠 Other local discretionary revenues such as transient occupancy tax, short-term rental fees, or a share of local sales tax.
- 🏠 Loan Repayment (revolving fund).
- 🏠 Donations and contributions from third-party benefactors, Cities, Tribes, Hospitals and other entities.



Next Steps

- Create a 7-9 member Board of Trustees with representatives from County, Board of Supervisors, City Council, Tribes and any other interested parties such as school districts, fire districts, medical centers, etc.
- Identify dedicated sources of revenue that is not dependent solely on appropriations.
- Implement a prioritization system to ensure that key program goals are met
- Determine funding requirements, competitive evaluation criteria, funding preferences, and any set-asides.

Prohousing Designation





Prohousing Designation

Must obtain 30 points across 4 categories:

- 1) Favorable Zoning and Land Use
- 2) Acceleration of Housing Production Timeframes
- 3) Reduction of Construction and Development Costs
- 4) Providing Financial Subsidies



Prohousing Designation can increase competitiveness

“The Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure. ”

Examples of programs offer an application advantage to jurisdictions with Prohousing designation:

- Affordable Housing Sustainable Communities
- Transformative Climate Communities
- Infill Infrastructure Grant Program
- Transit and Intercity Rail Capital Program



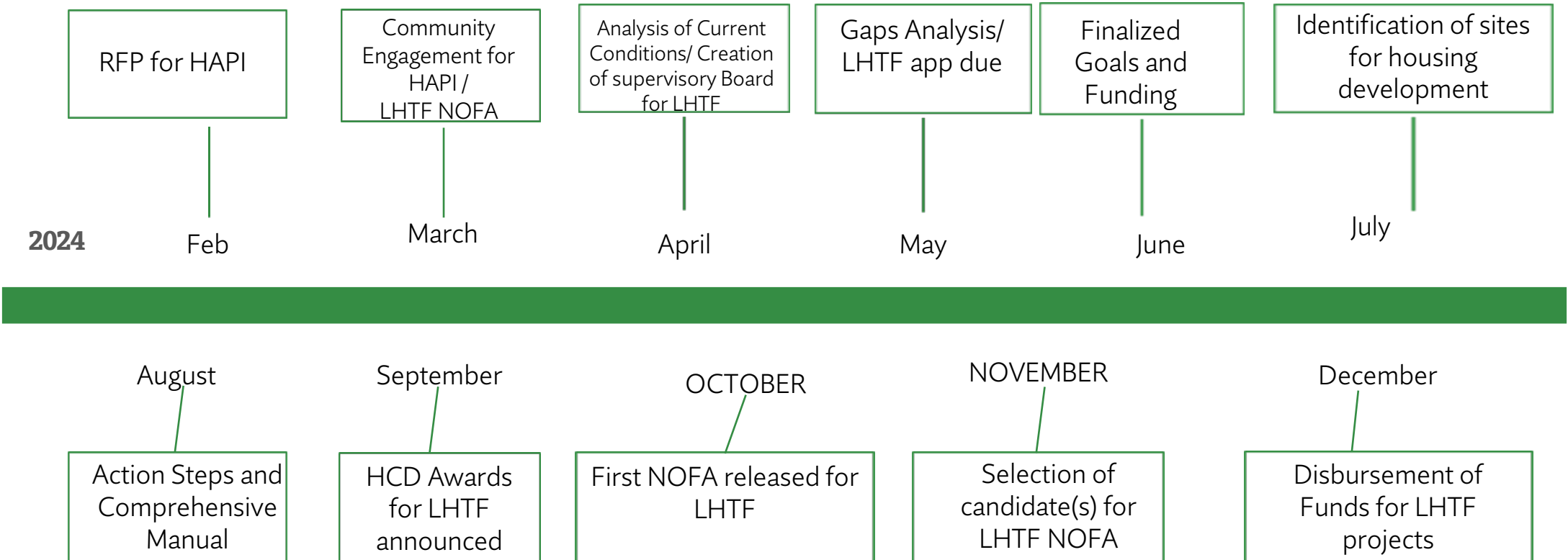
Building Partnerships in our Community



Non-Profit Agencies and Community Partners

Lake County Continuum of Care	Lake County Tribal Nations
North Coast Opportunities	Family Resource Center of Lake County
American Red Cross	Clearlake Gleaners
Lake County Tribal Health	Restoration House
Redwood Community Services	Kelseyville Farm Labor Community
County and City Government Agencies	Peer Support Centers
Hammers for Hope	Hope Center
Developers	Mendocino College
Woodland Community College	

Work Plan Timeline





Thank you

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