

# Housing Action and Implementation Plan (HAIP)

Board of Supervisors Meeting

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# Project Overview


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

## Components of the HAIP

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

## Timeline, 2024 - 2025

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



# Housing Action and Implementation Plan (HAIP)

Existing  
Conditions  
Summary  
Report

# Demographics

- **Population and Economics**
  - Current and Forecasted Demographic Metrics (Population, Age, Race)
  - Employment Opportunities (Major Employers, Commuting Patterns)
- **Housing**
  - Household Characteristics
  - Housing Supply and Production
  - Housing Costs
  - Subsidized Housing
  - Housing for Special Populations



# Regulatory Setting

- **Local Enforcement and Policies**
  - Regional Regulations
  - Local Regulations
- **Housing Barriers**
- **Housing Legislation**
  - No Net Loss
  - Density Bonus
  - Inclusionary Housing
  - Development Process
  - How Housing is Allowed
  - CEQA Exemptions



# Fair Housing

- **Equity and Affirmatively Further Fair Housing**
  - Fair Housing Resource Center
  - Fair Housing Enforcement

# Resources

- **Inventory of Local Housing Services and Resources**
- **Infrastructure**
- **Housing During a Disaster**
  - Wildfires
  - Hazard Mitigation and Emergency Housing
  - Lakeport Dam

# Key Updates to State Law

- **By-Right Approval for Permanent Supportive Housing (AB 2162)**
  - Permanent supportive housing (PSH) projects meeting certain conditions must be processed as a by-right use in zones allowing multifamily residential or mixed-use development
  - Jurisdictions must notify developers seeking by-right approval of application completion within 30 days, must complete the review within 60 days (50 or fewer units) or 120 days (over 50 units), and must approve if the project meets statutory requirements.

# Key Updates to State Law (cont.)

- **ADU/JADU Law**
  - Jurisdictions are limited in their ability to impose ADU development standards or conditions, only objective design standards. Generally, jurisdictions must ministerially approve ADU applications in residential and mixed-use zones.





# Key Updates to State Law (cont.)

- ADU/JADU Law (cont.)

- In adopting a local ADU ordinance, a jurisdiction may not do any of the following (some key parts of state law, does not cover everything):

- Impose minimum lot size requirements.
- Impose a height limit of less than that allowed in state law.
- Impose rear and side setback requirements in excess of four feet.
- Limit the number of bedrooms.
- Require more off-street parking spaces per unit than allowed by state law.
- Establish a maximum size of less than 850 square feet, or 1,000 square feet if the ADU has one or more bedrooms.
- Impose impact fees on ADUs of 750 square feet or less. For larger ADUs, impact fees may be charged but must be proportional in size based on square foot to those for the primary dwelling unit.



# Key Updates to State Law (cont.)

- **California Environmental Quality Act (CEQA) Exemptions – most applicable to Lake County:**
  - Agricultural Employee Housing
  - Affordable Housing Project
  - Residential in Unincorporated Areas
  - Infill Projects
  - Interim Motel Housing
  - Public University Housing Projects
  - Housing Consistent with a Specific Plan
  - Zoning Changes for Up to 10 Units per Parcel

# Community Engagement Summary

# Outreach Activities

- Collaboration with Lake County 2050, the County's General Plan Update (GPU)
- Community Survey
- Community Meetings
- Engagement with stakeholders, housing specialists, and local governments
  - Emails
  - Focus Groups
  - Smaller Meetings
  - Interviews

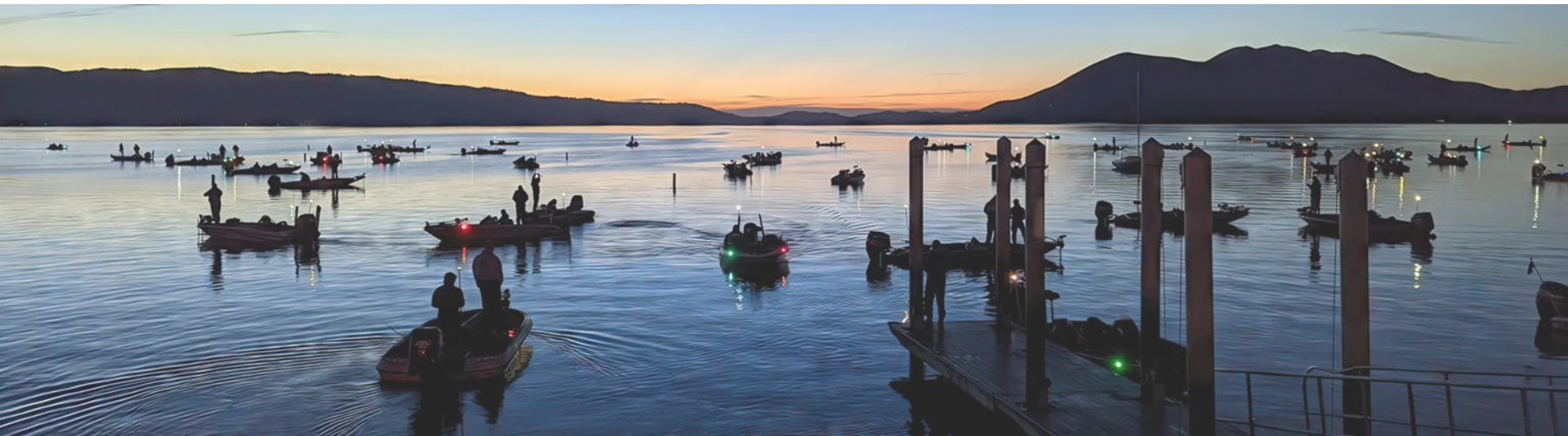


# Key Findings

- Biggest housing related concern is fire safety and insurance.
- Broad support for housing variety and types affordable to all economic levels.
  - Affordable housing for low- and moderate-income households, veterans, seniors, those with disabilities, workers, and other vulnerable populations is a high priority.
  - Community would like to see more housing types, including rentals, mixed-income communities, mixed-use developments, single-family homes, and ADU's.
- Outreach participants showed support for amending zoning regulations to be more flexible and speed up residential construction.

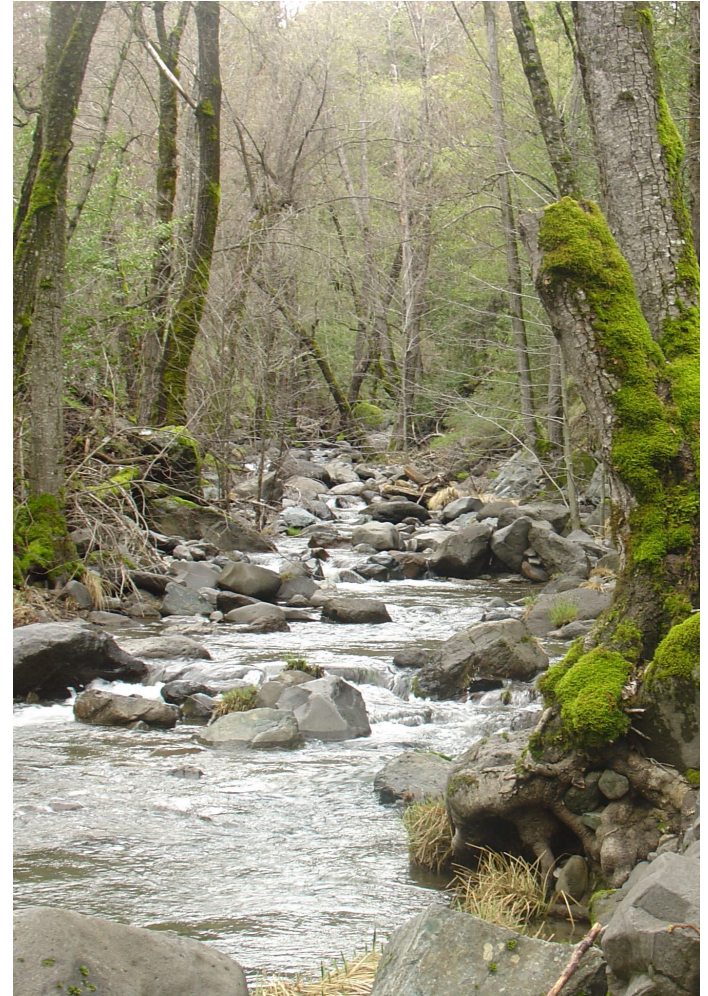
# Key Findings (cont.)

- Strong support for infill development and limiting new development in certain areas.
- Community considers maintaining and rehabilitating homes and neighborhoods as a high priority.
- General belief by community members that vacation homes and short-term rentals are beneficial.



# Major Themes

- Insurance, Wildfire, and Other Environmental Concerns
- Groups to Focus on Providing Housing and Services
- Types of Housing Needed
- New Housing: Where and How
- Improving Existing Homes and Neighborhoods
- Safe and Sustainable Housing
- Economic Development and Housing
- Vacation Homes and Short-Term Rentals



# Sites Analysis



# Site Analysis - Purpose

Identify sites for a variety of types of potential housing development

- Suitable sites
- Priority sites
- Sites to consider for rezoning
  - Add housing as an allowed use
  - Densify



# Site Analysis - Considerations

- Housing Element inventories
- Site amenities for competitive tax credit financing
- Environmental constraints
  - Floodplain
  - Evacuation constraints
  - Fire severity hazards
- Infrastructure availability



# Site Analysis - Considerations

- **Vacant** = no structures, improvements or existing uses
- **Underutilized** = nonvacant and good candidate for redevelopment, for example:
  - Existing uses expected to discontinue
  - Abandoned/vacant buildings
  - Deteriorated/older structures
  - Surrounding high opportunity developed areas with mixed-use potential




# Interactive Webmap

The screenshot displays the 'Lake County 2050 - HAIP - Internal Comment Map' web application. The interface is divided into several sections:

- Header:** Features the Lake County seal and the title 'Lake County 2050 - HAIP - Internal Comment Map'.
- Map Area:** The central part of the screen shows a map with yellow and grey parcels. A search bar at the top of the map area contains the text 'Find address or APN'.
- Left Panel:** Contains a yellow header with instructions: 'Zoom in and select a parcel for more information. Add comments in the Editor panel.' Below this are three tabs: 'Map Legend', 'Map Layers', and 'Parcel Filters'. The 'Map Legend' tab is highlighted with a red box. Below the tabs are sections for 'Lake County Boundary', 'City Limits', and 'Community Growth Boundaries', each with a corresponding icon.
- Editor Panel:** Located at the bottom left, it includes sections for 'Settings', 'Edit features' (with a 'Select' option), and 'Create features' (with a 'Comment - Points' option).

**Housing Action and Implementation Plan (HAIP)**

# Interactive Webmap

 **Lake County 2050 - HAIP - Internal Comment Map**

Zoom in and select a parcel for more information.  
Add comments in the Editor panel.

[Click Here for Tooltips](#)

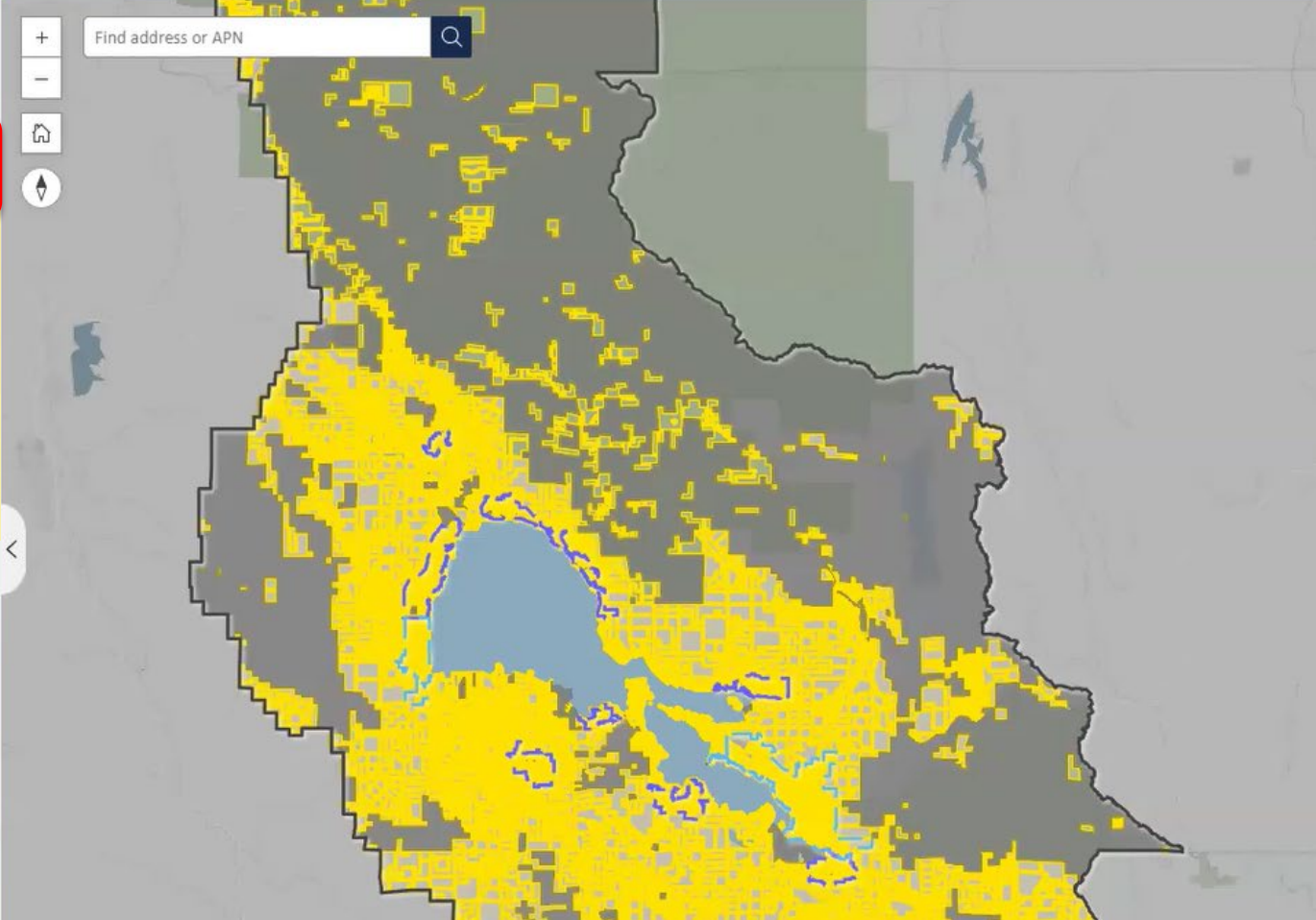
**Map Legend** | **Map Layers** | **Parcel Filters**

- Lake County Boundary
- City Limits
- Community Growth Boundaries
- Unincorporated Communities Names
- Comments (Internal)
- Countywide GPLU
- Countywide Zoning

**Editor**


- Settings
- Edit features
  - Select
- Create features
  - Comment - Points

Find address or APN



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# Interactive Webmap

 **Lake County 2050 - HAIP - Internal Comment Map**

Zoom in and select a parcel for more information.  
Add comments in the Editor panel.

Click Here for Tooltips

Map Legend | Map Layers | Parcel Filters

Potential Priority Site

Potential Rezone

Vacancy

- All -

Search

- ✓ - All -
- Likely Non-vacant
- Likely Non-vacant - Needs Verification
- Likely Vacant - Needs Verification**
- Non-vacant/ Pending Project - Verified
- Vacant - Verified

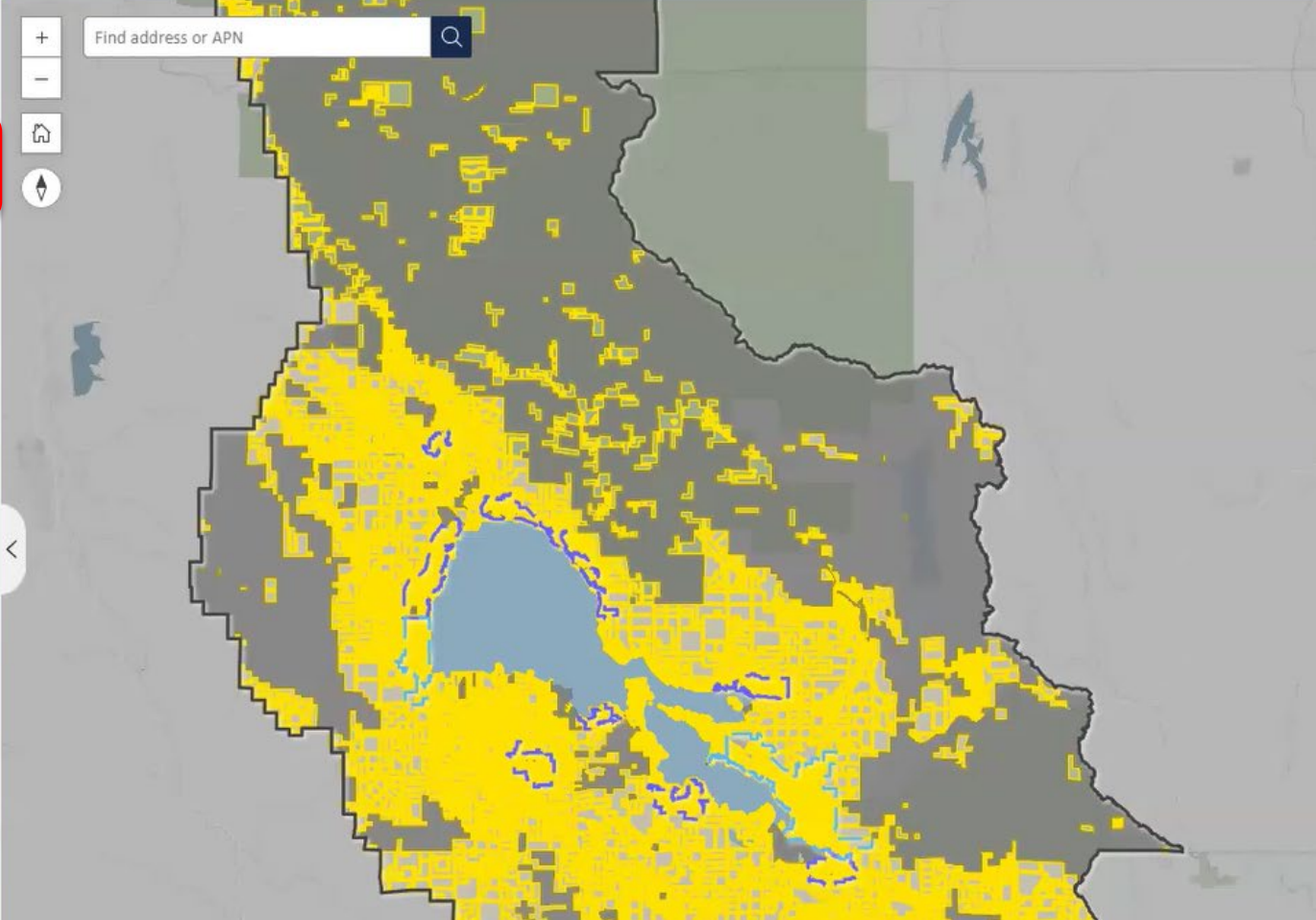
Edit features

Select

Create features

Comment - Points

Find address or APN



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## Parcel Information

024-431-06

### Parcel Information

APN	02443106
Address	21174 STATE HWY 1
ACRES	0.5
GPLU	Low Density Residen
Zoning	Single-Family Reside
Within Community Growth Boundary	Yes

### Parcel Use Information

Vacancy	Likely Vacant - Needs Verification
Vacancy - Comments	
Underutilized	No data

Underutilized	No data
Underutilized - Comments	
Structure Improvement Ratio	13%
Record of Existing Building	No
6th Cycle Housing Element Site	No
6th Cycle Housing Element Site (Updated Comments)	
Project Site from Annual Progress Report (APR)	No
Project Site from Background Report	No

### Parcel Suitability

Total TCAC Amenity Score	15
Possible Units (Acres x Allowed Density)	1
Eligible as RHNA Low Income Site (15 d/u)	No
Suitable for Residential Development (vacancy verified)	Suitable - Needs Veri
Potential Rezone (High TCAC score, within Growth Boundary, but only allows non-residential)	No
Potential Priority Site	Likely Potential Priorit Verification - Allows F
Potential Priority Site - Comments	

Current

Zoom to

Pan to

Export >





# Interactive Webmap

**Lake County 2050 - HAIP - Internal Comment Map**

Zoom in and select a parcel for more information. Add comments in the Editor panel.

Click Here for Tooltips

Map Legend | Map Layers | Parcel Filters

- Potential Priority Site
- Potential Rezone
- Vacancy
- Underutilized
- 6th Cycle Housing Element Site

Editor

- Settings
- Edit features
- Create features
- Comment - Points

Find address or APN

Parcel List (Visible)

APN	Address
02835103	2508 HOWARD AV
02816127	2503 HOWARD AV
01002516	16150 TISH-A-TAN
01202763	15680 SCHWARTZ
01202768	15670 NORTH RD
01002551	8050 LAKE ST
01203811	15975 ANDERSON
01203814	15985 ANDERSON
01203816	15980 ANDERSON
01003002	8121 LAKE ST
01003007	8031 LAKE ST
01205425	8466 LAKE ST
01203809	15663 ANDERSON
02423205	16150 JESSIE ST
02423206	16180 JESSIE ST
01202569	15920 KUGELMAN
01202767	15660 SCHWARTZ
01202576	9495 STATE HWY
01002549	8030 LAKE ST
01002513	16130 TISH-A-TAN
01202579	15970 KUGELMAN
01202580	16000 KUGELMAN

Parcel List (Visible) Window:

- Within City of Lakeport: Y
- Within City of Clearlake: N
- Search: - All -
- Checked: N
- Unchecked: Y

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Thank You