

## **Executive Summary**

Lake County is facing an urgent affordable housing crisis, exacerbated by a combination of wildfires, economic challenges, and an aging housing stock. Low- and moderate-income (LMI) households, along with vulnerable communities, have been disproportionately affected, facing barriers to securing stable, affordable, and resilient housing. To address these issues, this proposal outlines a comprehensive strategy to increase the production, preservation, and rehabilitation of affordable housing, with a focus on long-term sustainability and resilience.

Our plan leverages key strengths in Lake County, including high-opportunity areas like Cobb, Clearlake Riviera, and Spring Valley, where infrastructure is in place to support new developments. These areas will be the focus of affordable housing construction, targeting LMI individuals and communities that have historically been underserved. The strategy also emphasizes energy-efficient and climate-resilient building practices to protect residents from rising utility costs and the growing threat of wildfires.

A commitment to the rehabilitation of affordable housing throughout the region, with a focus on improving the safety, energy efficiency, and resilience of existing homes for low- and moderate-income (LMI) households. This effort prioritizes upgrading older housing stock, particularly in areas affected by wildfires and environmental risks and higher concentrations of marginalized communities, to ensure long-term habitability and reduced utility costs for residents.

Rehabilitation activities will include the installation of energy-efficient systems, fire-resistant materials, and modernized infrastructure, addressing both immediate housing needs and future climate challenges. By investing in the rehabilitation of existing homes, Lake County aims to preserve affordable housing options, reduce displacement, and enhance the quality of life for vulnerable populations across both urban and rural communities.

This proposal is built on lessons learned from local and national housing efforts, integrating streamlined permitting processes, targeted zoning reforms, and anti-displacement strategies. Stakeholder engagement is central to the initiative, with local developers, community organizations, and public agencies actively participating to ensure that new developments meet the needs of the most vulnerable populations. A key focus is on advancing racial equity and ensuring that communities of color, who have been disproportionately impacted by housing instability, benefit equitably from these efforts.

Collaborating with non-profit organizations is a key strategy in Lake County's efforts to strengthen workforce training and build a robust local job market. By partnering with established non-profits, the county aims to provide targeted training programs that equip residents with skills in high-demand industries, such as construction, renewable energy, and wildfire resilience. These organizations will help bridge the gap between education and employment, offering hands-on training, apprenticeships, and certification programs tailored to the needs of local businesses. This collaborative approach will not only create new job opportunities but also ensure that residents are well-prepared to thrive in Lake County's evolving economy, supporting long-term economic growth and stability.

The CDD is actively exploring advanced and efficient housing production methods, including prebuilt Accessory Dwelling Units (ADUs) and 3D-printed housing, to address the growing need for affordable and sustainable housing. By leveraging prebuilt ADUs, the county can significantly reduce construction time and costs, offering an immediate solution to housing shortages while promoting energy efficiency and resilience. Additionally, 3D-printed housing presents an innovative opportunity to streamline the building process, reduce material waste, and lower overall construction expenses. These forward-thinking approaches will enable Lake County to quickly expand its housing inventory, meet the needs of diverse populations, and create more resilient, affordable homes that can withstand environmental challenges.

In addition to securing HUD's PRO Housing funds, we have demonstrated strong local support and commitment, with leveraged resources from public-private partnerships to increase the effectiveness and reach of the proposed activities. Our staffing plan includes a Senior Housing Planner dedicated to overseeing the initiative, along with partnerships with local developers and advocacy organizations to ensure successful project delivery. The proposal is designed to create lasting change by removing systemic barriers to affordable housing production, increasing housing supply, and ensuring that LMI households and protected class groups have access to safe, affordable, and resilient housing for decades to come.

The Senior Housing Planner position will play a critical role in Lake County's efforts to secure PRO Housing designation and oversee the successful implementation of affordable housing initiatives. This position will be responsible for coordinating all aspects of housing development, from managing regulatory reforms and streamlining permitting processes to working as a single point of contact for community stakeholders, developers, and public agencies. The Senior Housing Planner will lead efforts to identify and prioritize high-opportunity areas for development, ensuring projects align with the county's climate resilience and affordability goals. Additionally, the Housing Rehab Project Coordinator will facilitate the application for PRO Housing designation, positioning Lake County to unlock federal resources and technical support for long-term affordable housing solutions. By overseeing these initiatives, the Senior Housing Planner will be essential in driving the county's vision for sustainable, equitable housing growth.

By the end of the grant period, we expect to have significantly increased the number of affordable housing units available to LMI residents, implemented zoning and regulatory reforms to facilitate acceleration of ongoing and future development, and established a model for sustainable, equitable housing production that can be replicated across other communities facing similar challenges.

## **Narrative: NEED**

### **i. Progress and Commitment to Overcoming Local Barriers**

#### **a. Improved Laws, Regulations, and Land Use Policies**

Lake County has demonstrated a strong commitment to overcoming barriers to affordable housing production and preservation. A significant milestone in this effort is the General Plan Update, Lake County 2050, which is an in-depth review of the county's planning, zoning, and regulatory frameworks. This comprehensive evaluation has involved collaboration across multiple departments to systematically identify and address barriers that have historically hindered housing development. The lack of adequate staffing within county departments, particularly in planning and development, slows down the approval and implementation of housing projects. This resource shortage prevents the county from adopting more progressive approaches, such as innovative housing models or sustainable building practices, which could accelerate the availability of affordable housing. The process has revealed outdated zoning codes, restrictive land-use policies, and other regulatory challenges that have limited affordable housing production creating a bottleneck in housing production at a time when demand is rising, especially for low- and moderate-income households. Overcoming these barriers will require strategic investment in capacity-building, workforce development, and updated regulatory frameworks.

The General Plan sets forth the county's long-term vision for the physical growth of affordable housing and the preservation of existing housing stock. It outlines policies to guide land use, permitting processes, and the provision of public services, particularly in unincorporated areas of the county. High-opportunity areas such as Cobb, Clearlake Riviera, and Spring Valley have been prioritized in the General Plan, as these regions lack affordable housing and are well-positioned for job growth and improved access to transportation and public services.

In 2020, Lake County enacted a new expedited permitting process adding online applications for permitting to further reduce barriers to affordable housing development. The county then developed policies and procedures to meet the state guidelines on streamlined applications processing. This reform has significantly reduced average project approval timelines from 24 months or longer down to 6 to 12 months, allowing developers to bring affordable housing units to market more quickly. As a result, the county has seen an increase in affordable housing project approvals with the development of two large housing projects, each having over 50 units available to low- and moderate-income families and a multi-unit development in tribal territory. This streamlined process is a critical step toward removing procedural bottlenecks and accelerating housing production.

Lake County's Area Median Income (AMI) is \$56,259, reflecting the financial realities of many residents in the region. This income level underscores the challenges faced by low- and moderate-income (LMI) households in affording quality housing, particularly as housing costs continue to rise. With many residents earning below the median, there is a critical need for affordable housing solutions that are accessible to those with limited financial resources. The county's housing strategies must address the gap between wages and housing costs, ensuring that developments meet the needs of individuals and families earning at or below this median income level. There is still much more work to be done. The county still needs to update the Housing Element and Zoning policies to current standards, refine practices to streamline the process and to complete this cycle. By modernizing zoning ordinances to allow for higher-density developments, accessory dwelling units (ADUs), and mixed-use projects, the county aims to create more flexible opportunities for housing construction in both urban and rural areas.

Streamlining the permitting process will reduce delays and lower development costs, making it easier for builders to navigate the system and bring new projects to completion more efficiently. These reforms will encourage sustainable growth, remove barriers to development, and support the county's long-term housing goals by increasing the availability of affordable housing options, while ensuring environmental protections and community input remain integral to the planning process.

## **b. Other Recent Actions to Overcome Barriers**

In addition to regulatory reforms, Lake County has taken several proactive measures to address barriers to affordable housing. The Housing Element, adopted in 2019 and valid through 2027, outlines strategies for meeting housing needs by identifying available sites, setting housing production goals, and ensuring alignment with state housing mandates. The Housing Element emphasizes the preservation of affordability, expansion of affordable housing in high-opportunity areas, and investments in underserved communities.

The county has also developed the Housing Action and Implementation Plan (HAIP), a strategic document that assesses market forces, demographic trends, and development barriers. HAIP focuses on key areas such as utilities infrastructure, wildfire risk mitigation, and climate resilience. Regular meetings with the County Board of Supervisors, developers, and the public ensure that policies are continually refined to encourage efficient and effective development. These efforts have resulted in the identification of available development sites, streamlined approval processes, and strengthened collaboration with developers to meet housing needs.

## **ii. Acute Need for Affordable Housing**

Lake County faces an acute need for affordable housing, particularly for households earning below 100% of the Area Median Income (AMI) of \$56,259. Several key indicators highlight the severity of this need:

- 1. Affordable Housing Not Keeping Pace:** Between 2009 and 2019, the county's population grew by 0.1%, between 2019 and 2020 the population grew by 5.8% with over 3000 new residents to the area with little to no additional housing added in that timeframe. This resulted in the cost of rent in affordable housing units available to increase by 20%. This disparity reveals that the development of affordable housing has not kept pace with the county's growing population, resulting in a significant shortfall in housing availability.
- 2. Insufficient Affordable Housing Stock:** According to HUD's data, for every four households at or below 80% AMI, there is only one affordable unit available. Overall, the number of available rental units did not keep pace with the growing demand, contributing to higher rental prices and increased housing cost burdens for many residents. This mismatch between the number of households in need and the available affordable housing stock highlights an ongoing need to expand the supply of affordable homes, especially for low- to moderate-income families.

Since 2015, Lake County, California, has experienced several devastating wildfires that have resulted in the loss of thousands of homes. Some of the most significant wildfires and their impact on housing include:

1. **2015 Valley Fire:** This fire destroyed over 1,300 homes in the communities of Cobb, Middletown, and Hidden Valley Lake, making it one of the most destructive in Lake County's history.
2. **2015 Rocky and Jerusalem Fires:** These fires burned more than 100 homes combined.
3. **2016 Clayton Fire:** This fire destroyed about 300 structures, including homes, in Lower Lake.
4. **2017 Sulphur Fire:** The Sulphur Fire destroyed nearly 170 homes near Clearlake.
5. **2018 Ranch Fire:** Part of the Mendocino Complex Fire, which was one of the largest fires in California history, destroyed 280 structures, including homes.

In total, since 2015, Lake County has lost over 2,000 homes due to wildfires. The repeated destruction has had a profound impact on housing costs due to reduction in overall housing stock and recovery efforts in the area.

3. **High Housing Cost Burdens:** With an AMI of \$56,259, one of the lowest in the state, nearly 40% of households in Lake County are considered cost-burdened, meaning they spend more than 30% of their income on housing costs. The burden is even greater for renters, with 50% of renter households experiencing cost burdens. Rental prices have been rising, outpacing income growth for many households. The local economy does not provide enough high-paying jobs, exacerbating the affordability issues and a shortage of affordable housing units, which drives up prices compounding the situation. This widespread affordability challenge underscores the acute need for affordable housing options across income levels.
4. **Aging Housing Stock:** Approximately 3.5% of homes were built before 1939, and the average age of a single-family home in Lake County is 46 years old, making the housing stock prone to deterioration and in need of rehabilitation. The condition of these older homes limits the availability of quality, affordable housing and increases maintenance and utilities costs, further exacerbating the housing crisis. The impacts of climate change have exacerbated the challenges faced by residents of older homes in Lake County, particularly low- and moderate-income households. As summers grow hotter, outdated and inefficient air conditioning units struggle to maintain comfortable temperatures, leading to increased energy consumption and higher utility bills for families already facing financial constraints. Similarly, colder winter months place significant strain on aging heating systems that fail to meet current energy efficiency standards, further escalating energy costs and reducing the overall comfort and safety of homes. Additionally, the heightened risk of wildfires, intensified by prolonged droughts and higher temperatures, makes these older, less-resilient homes particularly vulnerable to fire damage. Many homes lack modern fire-resistant materials and landscaping, increasing the risk to life and property. Comprehensive rehabilitation efforts are urgently

needed to upgrade these systems, reduce energy consumption, improve fire safety, and enhance climate resilience for vulnerable communities.

5. **Displacement Risks in High-Opportunity Areas:** Rising housing costs in high-opportunity areas such as Cobb, Clearlake Riviera, Lakeport, Clearlake Oaks, and Spring Valley are creating displacement pressures for low- to moderate-income families. These areas, which are ideal for housing due to their proximity to job centers and services, are experiencing a significant loss in available affordable housing and this has been exasperated by the many homes lost to wildfires.
6. **Community and Local Input:** Ongoing community feedback and local government assessments have also revealed persistent barriers to affordable housing production, including restrictive zoning, lengthy permitting processes, and a lack of infrastructure in rural areas. These challenges continue to impede efforts to meet the demand for affordable housing and have been consistently identified as priorities in local housing needs assessments.

The housing affordability crisis in Lake County is exemplified by the stark disparity between the cost of homes and the average household income. With the average cost of a home at \$330,000, potential buyers would need an income between \$86,000 and \$94,000 to qualify for a standard mortgage on a \$300,000 loan. This requirement is significantly higher than the average household income of \$57,720 in Lake County, making homeownership unattainable for many residents.

This affordability gap has pushed many households into substandard housing or mobile homes, which often come with their own set of challenges. Many of these homes suffer from inefficient heating and cooling systems, drafty windows and doors, and outdated or insufficient insulation. These conditions not only create uncomfortable living environments but also add substantial financial burdens on residents who struggle to maintain adequate heat in the winter and cooling during the hot summer months. Due to the lack of affordable solutions, many residents are forced to choose between comfort and financial survival, leading to unhealthy living conditions.

The housing stock's poor condition exacerbates the challenges faced by residents, especially as Lake County continues to experience rising housing costs without corresponding wage growth. This cycle of substandard housing and financial strain is a critical issue that needs to be addressed through targeted affordable housing development, rehabilitation programs, and infrastructure improvements to create healthier, more sustainable living conditions for all residents.

By analyzing these data points and community feedback, it becomes clear that Lake County's remaining affordable housing needs are driven by a lack of sufficient housing stock, high-cost burdens on residents, displacement pressures in high-opportunity areas, and the need for both new construction and preservation of existing affordable units. Addressing these needs will be crucial in ensuring housing stability for the county's low- and moderate-income residents.

### **iii. Key Barriers to Affordable Housing**

Despite the progress made through policy changes and streamlined processes, several key barriers to affordable housing production and preservation remain:

1. **Permitting and Approval Procedures:** While the expedited permitting process has successfully reduced timelines for affordable housing projects, permitting for other types of developments, such as market-rate or mixed-use housing, remains lengthy and complex. Streamlining approval procedures across all types of development is necessary to ensure housing supply keeps pace with demand.
2. **Zoning and Land Use Controls:** Zoning restrictions continue to limit the density and types of housing that can be developed, particularly in areas zoned for commercial use and rural areas of the county. Revising zoning codes to allow for higher-density and mixed-use developments will be crucial for increasing the production of affordable housing in both urban and rural areas.
3. **Environmental Challenges and Wildfire Risk:** Lake County's vulnerability to wildfires presents significant challenges for housing development, as stricter environmental regulations aimed at mitigating wildfire risk often slow the process. The need for affordable housing must be balanced with the urgency of protecting homes and communities from fire hazards. This is especially crucial for older housing stock, which requires rehabilitation to ensure survival in a changing climate. Upgrading homes with more efficient and resilient heating and cooling systems will help address extreme weather conditions, while climate-resilient construction standards are essential to safeguard both current and future housing in the county.
4. **Enhanced planning Capacity:** New policy decisions made through the general plan must be integrated into the next Housing Element and updates to zoning regulations to ensure alignment with Lake County's long-term housing and development goals. However, the County has struggled to implement more progressive approaches to housing, including the PRO Housing Designation, due to an insufficient planning staff dedicated to housing initiatives. Without adequate personnel to focus on these critical areas, progress on addressing housing shortages, implementing innovative housing solutions, and adapting to evolving state mandates has been significantly hindered. Strengthening the planning department with a dedicated housing team is essential to advance housing development and secure designations that will unlock additional resources for Lake County.

Lake County is committed to addressing these remaining barriers through its ongoing General Plan and Housing Element updates, as well as through the continued implementation of the Housing Action and Implementation Plan. These efforts reflect the county's dedication to removing obstacles and fostering the production and preservation of affordable housing for its residents. However, the acute need for affordable housing remains pressing, particularly for low- to moderate-income households. To meet this need, Lake County must continue to address key barriers, including restrictive zoning, infrastructure constraints, and community opposition in high-opportunity areas like Cobb, Clearlake Riviera, and Spring Valley. With targeted interventions, the county is well-positioned to significantly increase the supply of affordable housing and ensure that all residents have access to safe, stable, and affordable homes.

### **Soundness of Approach for Increasing Affordable Housing in Lake County**

## **i. Vision**

Lake County's vision for increasing affordable housing focuses on addressing the critical barriers that have limited both the production and preservation of affordable housing while ensuring that low- to moderate-income (LMI) households benefit from the improvements. The county's approach is rooted in a strategic and comprehensive plan to enhance housing access, affordability, and quality across the region, particularly in high-opportunity areas like Cobb, Clearlake Riviera, and Spring Valley.

This proposal seeks to leverage multiple avenues—policy reforms, streamlined processes, and infrastructure development—to create a housing environment that supports affordability, promotes resilience, and expands opportunities for all residents, especially those in underserved areas. Key to this vision is ensuring that at least 51% of produced or preserved units directly benefit LMI individuals, with a focus on preventing displacement and creating stable, sustainable housing options.

### **Proposed Activities and National Objectives**

The primary activities of this proposal include:

1. **Expanding the expedited permitting process** initiated in 2020 to further streamline housing production timelines. This process, which reduced approval times from over 2 years down to 6 to 12 months, will be applied to a broader range of affordable housing developments, especially those targeting LMI households. The expected benefits will continue over the next 5-10 years, ensuring sustained growth in affordable housing stock.
2. **Incentivizing infill development and higher-density housing** in key areas, including high-opportunity regions. By updating zoning codes to allow for increased density and mixed-use development, the county will create more opportunities for affordable units while aligning with its General Plan Update, Lake County 2050 and the Housing Action and Implementation Plan (HAIP). These actions directly address barriers related to restrictive zoning; a major obstacle identified earlier.
3. **Establishing a countywide housing rehabilitation grant and loan program** aimed at preserving the existing stock of affordable homes, particularly older homes and substandard units that are common throughout the county. This program will offer grants to LMI household and loans to landlords that commit to affordable housing rentals to LMI residents, focus on energy-efficient upgrades such as improving insulation, replacing inefficient heating and cooling systems, and addressing health and safety concerns and proper access for ADA individuals. The program will provide immediate relief to LMI households currently burdened by high utility costs and substandard living conditions, and its impact is expected to last for decades.

These activities are eligible under the Community Development Block Grant (CDBG) program as they align with national objectives to benefit LMI households, eliminate blight, and address urgent needs.

### **Connection Between Proposed Activities and Key Barriers**



The proposed activities are designed to directly address the barriers identified in the Need section. These barriers include restrictive zoning, lengthy permitting processes, substandard housing stock, and infrastructure constraints. Each proposed activity offers a targeted solution to these issues:

- **Zoning and Land Use Controls:** By incentivizing higher-density and mixed-use developments, the county will allow for more affordable units to be built in key areas where zoning restrictions previously limited such projects.
- **Permitting Procedures:** The continued expansion of the expedited permitting process and addition of a developer single point of contact, the Senior Housing Planner will ensure that affordable housing projects are not delayed, speeding up production and meeting the county's growing housing needs.
- **Substandard Housing Stock:** The housing rehabilitation program directly addresses the county's aging housing stock, improving the quality of existing homes while preserving affordability.

### **Development of a Senior Housing Planner and Administration Housing Rehab Project Coordinator Role to Streamline Affordable Housing Efforts**

As part of Lake County's strategy to increase affordable housing production and streamline development processes, the creation of a Senior Housing Planner position within the Community Development Department will play a pivotal role. This position will serve as a single point of contact for developers, fostering close collaboration between the planning and building departments and the developer ensuring the efficient advancement of housing projects from inception through completion.

An Administration housing Rehab Project Coordinator position will be developed to orchestrate the application and award to LMI homeowners for the rehabilitation process and manage the loan funding to landlords to make repairs and who commit to affordable housing rentals to LMI residents.

### **Role and Responsibilities**

The Senior Housing Planner will be tasked with the following key responsibilities:

1. **Building Relationships with Developers:** By establishing strong working relationships with local and regional developers, the Senior Project Manager will serve as a liaison, between planning and building divisions and the developers, helping to identify opportunities for collaboration and encouraging investment in affordable housing projects throughout Lake County. The individual will work closely with developers to understand their needs and address potential challenges early in the process. They will also work closely with the County Administration office to help guide developers to grant and loan programs structured to ensure housing units developed maintain affordable units available to low- and moderate-income families.
2. **Identifying Pre-Approved Land Use Properties:** To expedite affordable housing development, the Senior Housing Planner will maintain an up-to-date inventory of pre-

approved land use properties suitable for affordable housing in areas that are well served with employment opportunities and adequate infrastructure. This inventory will help developers quickly identify viable sites, reducing delays in the land acquisition phase. The inventory will be aligned with the county's General Plan Update and zoning reforms that promote higher-density, mixed-use development in high-opportunity zones throughout the county.

3. **Expediting Planning Procedures:** The Senior Housing Planner will be instrumental in overseeing and applying the county's expedited planning procedures. These procedures, which have already reduced project approval times from 24 months down to 6 to 12 months, will be further streamlined under the Senior Housing Planner guidance to ensure that affordable housing projects move quickly through the planning and approval process.
4. **Processing Permits and Environmental Assessments:** One of the most significant hurdles in housing development is the processing of permits and environmental assessments. The Senior Housing Planner will work directly with developers to guide them through these processes, ensuring that all necessary permits are processed efficiently. By coordinating across departments, the Senior Housing Planner will help to eliminate unnecessary delays and duplicative reviews, further reducing the time and costs associated with project development.
5. **Securing the County's PRO Housing Designation:** The Senior Housing Planner will lead efforts to secure and maintain Lake County's PRO Housing designation, a critical recognition that will enhance the county's ability to access federal funding and resources. By ensuring that Lake County remains in compliance with PRO Housing criteria, the Senior Housing Planner will play a key role in enabling the county to leverage additional funding streams and incentives to support affordable housing development in the future

### **Expected Benefits**

- **Increased Efficiency:** By having a single point of contact throughout the development process, developers will experience fewer delays and reduced administrative burdens. This will result in cost savings and faster housing production timelines, directly addressing the current barriers to affordable housing in Lake County.
- **Strengthened Developer Relationships:** The direct engagement with developers will foster a collaborative environment that encourages more investment in affordable housing projects. Developers will be more likely to invest in the county if they have a reliable partner who can help them navigate the complexities of land use, permitting, and environmental requirements.
- **Focused Development in Key Areas:** By guiding developers toward pre-approved land use properties, the Senior Housing Planner will help ensure that affordable housing projects are concentrated in high-opportunity areas such as Cobb, Clearlake Riviera, and Spring Valley, where they can have the most impact on both affordable housing availability and community development.
- **Enhanced Access to Federal Resources:** The PRO Housing designation, maintained under the guidance of the Senior Housing Planner, will open doors to additional funding and grant opportunities, further enhancing Lake County's ability to support affordable housing initiatives.

The establishment of the Senior Housing Planner role within the Community Development Department is a critical step in Lake County's strategy to overcome housing barriers, expedite development processes, and foster long-term relationships with developers. This position will help ensure that affordable housing projects are delivered on time and within budget, while also aligning with the county's broader goals of sustainable, equitable development.

## **Environmental Resilience and Energy Efficiency**

Lake County is particularly vulnerable to environmental risks, such as wildfires and the growing impacts of climate change. Recognizing these challenges, our proposal prioritizes resilient building practices to ensure that affordable housing developments are designed to withstand environmental hazards while promoting long-term energy efficiency.

### **1. Wildfire-Resistant Construction:**

The county will adopt stringent wildfire-resistant construction standards in all new affordable housing developments. This includes the use of fire-resistant building materials, such as non-combustible roofing, siding, and decks, along with defensible space landscaping techniques. These practices will protect homes and reduce the risks of property damage and displacement during wildfires.

### **2. Energy-Efficient Building Features:**

Affordable housing developments will be equipped with state-of-the-art energy-efficient features that lower utility costs for residents and reduce the overall environmental footprint:

- Energy-efficient insulation, windows, and HVAC systems will enhance energy performance, ensuring that homes remain comfortable year-round while lowering heating and cooling costs.
- Installation of solar panels on rooftops to harness renewable energy, reducing reliance on the grid and lowering utility bills for low- and moderate-income (LMI) households.
- LED lighting and Energy Star-rated appliances will be installed in all units to further enhance energy savings.

### **3. Climate-Resilient Infrastructure:**

To enhance community resilience to climate change, Lake County's proposal integrates climate-resilient infrastructure, such as:

- Green roofs and permeable pavements to manage stormwater and reduce the heat island effect.
- Energy-efficient streetlights and sustainable public spaces that contribute to a greener urban environment.
- Low flow water fixtures such as toilets, faucets, showerheads, and water efficiency appliances.

By incorporating these features, Lake County will promote environmental sustainability while providing safe, affordable housing that is resilient to future climate-related challenges.

## **Lessons Learned from Similar Efforts**

Lake County has taken careful note of lessons learned from previous affordable housing initiatives, both locally and from other jurisdictions. These lessons have shaped the development of this proposal, allowing us to capitalize on successful strategies and avoid common pitfalls.

### **1. Streamlined Permitting and Zoning Reforms:**

Counties that have successfully increased affordable housing production have implemented streamlined permitting processes, reformed outdated zoning regulations, and made working with the county appealing to developers by creating a partnership environment. In response, Lake County has:

- Reduced permitting timelines through coordinated planning teams, cutting approval times.
- Ongoing updating to zoning regulations to allow for higher-density, mixed-use development in targeted areas.

### **2. Focusing on Infrastructure-Ready Areas:**

One key challenge in other counties has been the high cost of infrastructure for new developments. To address this, our proposal focuses on high-opportunity areas such as Cobb, Clearlake Riviera, and Spring Valley, where infrastructure already exists or can be easily upgraded. This strategy reduces development costs and ensures projects can move forward without excessive delays.

### **3. Building on Local and Regional Successes:**

We have also drawn from the Housing Action and Implementation Plan (HAIP) and the General Plan Update (Lake County 2050), incorporating strategies proven to work within our region. These include:

- Collaborating with local housing developers and public agencies to fast-track projects.
- Utilizing public-private partnerships to reduce funding gaps and increase investment in affordable housing.

By learning from successful models and addressing known challenges, this proposal is positioned for success in removing barriers to affordable housing production and preservation.

## **Alignment with Local Initiatives and Equity Considerations**

This proposal aligns closely with several local and regional initiatives, emphasizing both equity and community-driven development:

### **1. Transportation and Public Services Planning:**

Affordable housing developments will be strategically located near public transportation, jobs, schools, healthcare, and public services, ensuring that residents have access to essential amenities. This improves residents' quality of life while also reducing reliance on personal vehicles, which is especially important for LMI families.

### **2. Climate Resilience and Wildfire Prevention:**

Lake County's Climate Resilience Plan addresses the growing threat of wildfires and other climate-related risks. By integrating wildfire-resistant and energy-efficient building

practices, this proposal ensures that affordable housing developments are resilient and sustainable over the long term.

3. **Anti-Displacement Strategies:**

A key element of this proposal is the focus on preventing displacement in high-opportunity areas like Cobb and Clearlake Riviera, where rising housing costs are threatening long-term residents. By prioritizing LMI households and focusing on affordable housing development in these regions, the county will ensure that new housing opportunities do not push out existing residents. The rehabilitation program, in particular, will help preserve affordable homes for current occupants, allowing them to remain in their communities while benefiting from improvements to their living conditions. The proposal includes several anti-displacement measures to ensure that new housing opportunities do not displace long-time residents, particularly those in vulnerable communities:

- **Right of first refusal policies** will allow current tenants to remain in place during redevelopment or renovation projects.
- **Affirmative marketing** campaigns will ensure that new affordable housing is widely advertised to underserved and underrepresented groups, helping to prevent gentrification and displacement.

4. **Equitable Access to Well-Resourced Areas:**

In line with Fair Housing and Equity goals, this proposal will remove barriers to affordable housing in well-resourced areas of opportunity, promoting desegregation and increasing access for underserved groups. The project will offer grants to LMI homeowners to enhance the conditions of their homes providing equity and stability, loans to property owners who commit to renting to LMI residents and prioritize developments in areas where residents can access better schools, job opportunities, and healthcare services.

## **Geographic Scope and Target Areas**

Lake County's housing strategy spans both high-opportunity areas and underserved communities, ensuring that new affordable housing units are developed in locations that maximize access to opportunity. The three main geographic target areas include:

1. **Cobb:**

With its existing infrastructure and proximity to employment centers, Cobb, an area devastated by previous wildfires, is a key area for new affordable housing developments. The county will focus on preserving affordability while expanding housing opportunities and resiliency in this high-opportunity zone.

2. **Clearlake Riviera:**

Another high-opportunity area, Clearlake Riviera offers significant potential for affordable housing growth. The county will encourage mixed-use developments that provide affordable units while fostering economic development and community amenities.

### 3. **Spring Valley:**

As a more rural area, Spring Valley presents unique challenges but also opportunities to provide affordable housing in an underserved region. The proposal includes efforts to expand infrastructure and create housing units that offer residents access to vital services and employment.

### 4. **Greater Lake County Rural Development:**

The vast rural areas of the county hold great potential for expanded development but currently lack the necessary infrastructure to support development. The county can greatly benefit from development in these areas that are central locations and have highway access to accommodate commercial development to encourage employment and economic growth. Establishing economic growth zones with affordable housing and commercial development will create areas opportunity for good home to work locations.

This geographic scope ensures that affordable housing is not concentrated in one area but distributed to provide equitable access across the county.

## **Stakeholder Engagement**

Stakeholder engagement has been central to the development of this proposal. We have worked closely with a variety of stakeholders, including:

- Local and regional housing developers, who have provided valuable input on land-use challenges, market conditions and development challenges.
- Community organizations like Lake County Community Foundation (LCCF), NCO's BUILD program, and others representing LMI individuals and protected classes, who have shaped the proposal to reflect the needs of the most vulnerable populations.
- Public agencies and utility companies, which have helped identify infrastructure needs and opportunities for public-private partnerships.
- Public meeting and comment periods to gain insight into the issues affecting the public the most in relation to development and rehabilitation of affordable housing stock.

This collaborative approach ensures that the proposal is grounded in the realities of the housing market and addresses the concerns of the community.

## **Fair Housing and Equity Considerations**

Lake County's proposal is deeply committed to affirmatively furthering fair housing and promoting equity in all aspects of housing production. Specific strategies include:

- **Removing barriers** to affordable housing in well-resourced areas, promoting desegregation and expanding access for underserved groups.
- **Ensuring compliance with ADA** and other accessibility standards, with a focus on providing accessible, affordable housing for people with disabilities.
- **Supporting minority-, women-, and veteran-owned businesses** through procurement processes, ensuring diversity in housing development.

We will track progress by monitoring housing outcomes for protected class groups and assessing whether the benefits of new developments are reaching the intended populations.

### **Budget and Timeline**

Our budget is based on a cost-effective and scalable model, with funding sources including PRO Housing funds and leveraged contributions from private and public partners. If awarded less funding than requested, the project will prioritize key components such as housing production in high-opportunity areas.

**Key milestones** include:

- **Year 1:** Hiring of a Senior Housing Planner and Housing Rehab Project Coordinator, zoning updates, and identification of pre-approved properties, work to achieve PRO Housing designation, development of grant and loan programs.
- **Years 2-5:** Construction of affordable housing units in key target areas, completion of infrastructure improvements, and the start of energy-efficiency upgrades, issue grants and loans to eligible low-income households and landlords who commit to renting to low-income families to rehabilitate substandard housing.

This timeline ensures all proposed activities are completed within HUD's performance period, ending in FY 2030.

### **Expected Impact and Success**

The proposed approach is expected to lead to a significant increase in both the production and preservation of affordable housing units over the next decade. The expedited permitting process has already demonstrated its efficacy, with a 25% increase in affordable housing project approvals since its implementation. Expanding this process, combined with targeted zoning reforms and infrastructure investments, will accelerate housing production across the county. The rehabilitation program is also expected to preserve hundreds of affordable units by upgrading deteriorating homes by offering grants to low- and moderate-income homeowners benefiting LMI households and reducing the cost burdens they currently face.

### **Conclusion**

Lake County's proposal for increasing affordable housing is both comprehensive and targeted. By addressing key barriers related to zoning, permitting, housing stock, and infrastructure, the county is poised to significantly improve the production and preservation of affordable housing. This proposal reflects a sound approach rooted in local planning efforts and informed by best practices from similar jurisdictions. The expected impact of these efforts is a substantial increase in affordable housing availability for LMI households, without inviting displacement, and with lasting benefits for the community as a whole.

### **Capacity and Staffing Plan for PRO Housing Activities**

## 1. Organizational Structure and Staffing Plan

Lake County's Community Development Department (CDD) will lead the implementation of the proposed PRO Housing activities. The CDD has a well-established structure for managing housing initiatives, particularly in state and federally funded projects. Below is the organizational chart for key management roles in this project:

### Key Management Personnel:

- **Senior Housing Planner:** (position contingent on award): Responsible for overall project management, including coordination with developers, CDD Planning Division, Building Division, Code Enforcement Division, partners, financial oversight, and adherence to federal, state, and local regulations and guidelines.
- **Director of CDD, Mireya G. Turner:** Oversees all housing-related initiatives and ensures compliance with local and federal regulations.
- **Deputy Administrator CDD, Shannon Walker-Smith:** Handles budgeting, financial reporting, and compliance with federal financial requirements and reporting to HUD.
- **Deputy Administrative Officer of Housing, Lisa Judd:** Ensures stakeholder engagement and community input throughout the project.
- **Staff Services Analyst, Damien Marks:** Manages contracts, vendors, and procurement processes in line with federal requirements.
- **Housing Rehab Project Coordinator:** (position contingent on award) Manages day-to-day operations, tracking project progress, timelines, administers subgrants and loans to non-profit organizations and LMI homeowners/landlords.

The CDD currently employs 35 full-time staff members, with one additional role contingent upon the award (Senior Housing Planner). These new positions will begin recruitment within the first three months of receiving the grant to ensure timely implementation of activities.

### Partner Organization Staffing:

- **North Coast Opportunities (NCO):**
  - **Chief Executive Officer, Patty Bruder:** Leads the engagement in housing development and tenant services
  - **Chief Financial Officer, Anna Rozelski:** Coordinates with Lake County CDD on managing federal funds and reporting requirements.
  - **Chief People Officer, Sveta Torres:** Responsible for community outreach and tenant advocacy.
  - **Assistant Program Director, Justin Gaddy:** Oversees Home Hardening, New Digs, EPIC, and BUILD
- **Lake County Community Foundation (LCCF):**
  - **President/Executive Director, Annette L. Kamaloni, MBA:** Bringing over 25 years of construction experience managing various project from housing, warehouses, solar project, and hospital development.
  - **Vice President/Director of Operations, Charles Barron:** Bringing over 40 years of experience in the construction field leading development projects in



housing, churches, and rebuilding homes in partnership with Hope City after devastating Valley Fire.

- **Program Coordinator, Katie Barron:**

The partnership between CDD, LCCF, and NCO ensures a well-rounded team with both governmental, nonprofit, and construction expertise in housing.

## **2. Management Capacity and Project Leadership**

The CDD has extensive experience in managing state and federal funds, including CDBG, PLHA, and ARPA. Over the past decade, the county has successfully administered millions in federal and state grants, including multiple large-scale affordable housing developments, infrastructure improvements, and community services. CDD will lead all aspects of project management, including:

- Regulatory compliance with HUD requirements.
- Project monitoring for quality assurance and timely execution.
- Financial oversight and reporting to ensure proper use of federal funds.

**Existing Gaps and Contingencies:** The Senior Housing Planner and Housing Rehab Project Coordinator roles will be filled contingent upon the award. The recruitment will follow county human resource guidelines to ensure qualified personnel are hired promptly.

## **3. Project Management and Financial Capacity**

The CDD has robust systems in place for project management, quality assurance, financial oversight, and procurement. The department has a long-established process for internal controls. The Deputy Administrator CDD oversees all grant-related financial transactions, while the Staff Services Analyst ensures that all contracts comply with federal procurement standards (2 CFR 200).

Additionally, the Lake County Administration Office has a dedicated Deputy Administrative Officer of Housing to work alongside the CDD, providing oversight on subrecipient agreements and reporting. The County's Board of Supervisors will provide legal authority to execute necessary reforms, including zoning and land-use changes.

## **4. Leadership Capacity and Legal Authority**

Lake County's Board of Supervisors provides the legal and policy-making authority necessary to enact zoning reforms, approve funding allocations, and secure public-private partnerships. CDD and Lake County Administrative Office will work closely with other relevant government entities, such as the Lake County Planning Division, Building Division, and Code Enforcement, to implement land-use and zoning changes as needed.

Intergovernmental partnerships are already in place through the and Housing Action Implementation Plan (HAIP), which includes representatives from key public agencies, nonprofit

organizations, community groups, and developers. These partnerships provide the necessary support for cross-agency coordination and implementation.

## **5. Partner Capacities and Dependencies**

The CDD has partnered with multiple non-profit organizations including LCCF and NCO. These partnerships bring a larger capacity to community engagement, execution of rehabilitation, and workforce development.

The North Coast Opportunities (NCO) is Lake County's primary partner in this proposal. Their capacity includes:

- Experience managing affordable housing developments, including the Building up Individual and Local Development (BUILD) program. BUILD rehabilitates homes and turns them into safe, affordable housing stock for NCO New Digs clients and the larger community of LMI individuals and families throughout Lake County.
- Tenant advocacy and community engagement, including the New Digs Rapid Rehousing Program, New Digs works to end homelessness through interim and permanent housing, offering tiered financial assistance. Once a client is placed in housing, New Digs Case Managers work to address barriers that contributed to prior homelessness whether that is job skill development or mental health services, with a focus on ensuring that LMI populations have access to housing resources.
- Outreach efforts to vulnerable populations, particularly the elderly, disabled, and people of color with the New Digs Rapid Rehousing engaging community members that are homeless or at risk of becoming homeless secure permanent housing using the Housing First Model.

While CDD will lead the implementation, NCO's role will be committed to workforce development in housing rehabilitation, recognizing it as a vital strategy for addressing both employment needs and the region's housing shortages. By partnering with local educational institutions, community organizations, and other stakeholders, NCO is developing targeted training programs in key areas such as carpentry, plumbing, electrical work, and energy-efficient construction. These programs aim to equip residents—particularly those from low-income and underserved communities—with the skills needed to participate in housing rehabilitation projects. By fostering a skilled labor force, NCO not only helps improve the county's housing stock but also creates sustainable job opportunities that strengthen the local economy and support long-term community resilience.

### **Other Supporting Entities:**

- **Lake County Utilities:** Provides critical infrastructure services and coordinates utility planning for housing developments.

## **6. Experience Coordinating Similar Projects**

The CDD has a history of successfully coordinating with various stakeholders, including contractors, community groups, non-profits, and other government agencies. Examples include:

- **Wildfire Recovery Housing Assistance (2018–2022):** Partnered with federal and state agencies to provide temporary housing for displaced families, relief supplies, food and water, and health services to those in need, and ensuring rapid deployment of resources.

North Coast Opportunities has a similarly strong track record of working with local developers, contractors, and tenant advocacy groups on housing projects of comparable scope.

## **7. Application Development and Stakeholder Engagement**

This application was developed by CDD staff in collaboration with the NCO (North Coast Opportunities) Build program, and LCCF (Lake County Community Foundation), Shannon Walker-Smith, Deputy Administrator at CDD, led the writing process, with contributions from Lisa Judd, Deputy Administrator Officer of Housing, and the public, local developers and applicant staff were actively engaged throughout the proposal development, ensuring alignment with local housing priorities and community needs.

The CDD and Administration office have been developing The General Plan as well as HAIP program. Beginning in 2019 the Community development held public meetings regarding the General Plan updates to gain community feedback, answer questions and inform the public about the goals of the General Plan. In November of 2019 the CDD held public a meeting for community members of Middle Town to create community engagement in the General Plan updates taking comments and questions from the public. In 2023 the CDD presented a Draft Ordinance Amending Chapter 5 of the Lake County Code and allowed for public comment which led to the adoption of the 2022 California Building Standards Code. In November of 2023 CDD held additional meetings with the public to introduce additional rezoning plans to be added in the General Plan. Throughout these processes the CDD has held various other public meetings and taken community input seriously in the drafting of the plan. The CDD held a public meeting and allowed for a 15-day comment period in the drafting of the application to the PRO Housing grant and will continue to involve the community throughout the process of implementation of the grant activities creating a public partnership with regular meetings and updates with the Board of Supervisors.

The staff and decision-makers were fully involved in planning and drafting the application, attending regular meetings and workshops to incorporate feedback from community stakeholders and partners. This collaboration will continue throughout the grant period to ensure the proposal remains aligned with community goals.

## **8. Experience with Civil Rights and Fair Housing Issues**

Both CDD, LCCF, and NCO have extensive experience working on civil rights and fair housing issues. CDD routinely uses HUD AFFH data to analyze racial and economic disparities in housing access. This data has informed the development of policies aimed at reducing segregation and promoting equity in housing.

NCO has implemented programs aimed at reducing racial disparities in housing by providing targeted outreach to communities of color and implementing affirmative marketing strategies to ensure housing opportunities are accessible to all.

## **Leverage**

Lake County is leveraging in-kind services in the form of staff time and donated land, non-financial contributions include:

- Donated land from the county for affordable housing developments.
- In-kind services including CDD and Administrative staff time.

This multi-faceted leverage ensures that Lake County has the financial and operational capacity to execute the proposed housing initiatives at scale.

## **Leverage Narrative**

Lake County's Community Development Department (CDD) has secured non-financial commitments to support the implementation of the PRO Housing initiative, demonstrating strong local backing and increasing the effectiveness of the proposed activities. These contributions will enhance the county's ability to develop resilient, affordable housing for low- and moderate-income (LMI) individuals, while also addressing local climate and infrastructure challenges.

### **1. Non-Financial Contributions**

Lake County has committed to several non-financial contributions that are instrumental in advancing the goals of the PRO Housing proposal. These contributions total an estimated value of \$1,414,284.:

- **Donated Land from Lake County: \$300,000.**  
Lake County has committed to donating county-owned land in the for the development of affordable housing units. This land is located near major transportation routes and has access to existing infrastructure, making it an ideal location for new developments. The value of the land has an approximate value of \$300,000. representing a significant investment in the long-term success of the project.
- **In-Kind Services from CDD: \$769,158.**  
The Lake County Community Development Department has pledged in-kind contributions of staff time and technical expertise valued at \$769,158. This includes project management services, public and tenant outreach and engagement.
- **In-Kind Services from NCO:** This includes project management services, tenant outreach and engagement, and legal assistance for securing housing rights and tenant protections.
- **In-Kind Services from LCCF:** This will include education and construction using 3D printing equipment, guidance and management of multi housing unit development.

## **2. Non-Quantifiable Contributions**

Lake County has also secured several non-quantifiable contributions that significantly advance the project's goals, although these contributions are difficult to monetize. These include:

- **Partnership with Local Utilities**

Lake County has established a partnership with Lake County Utility Departments and Lake County Special Districts to provide priority infrastructure upgrades, such as water and sewer line extensions, to areas targeted for affordable housing development. While this commitment is not easily monetized, it is essential to ensuring that new developments have the necessary infrastructure to support future residents.

- **Support from Local Environmental Organizations**

Local environmental groups, including the Lake County Office of Climate Resiliency, have committed to providing consultation and support for sustainable building practices, wildfire prevention strategies, and water conservation initiatives. Their expertise will help ensure that new housing developments are built to withstand climate risks and align with state and local sustainability goals.

## **3. Firm Commitment Documentation**

All of the non-financial contributions outlined above are firmly committed and supported by documentation in line with HUD's requirements. Each contribution is:

- Explicitly committed to the activities described in Lake County's PRO Housing proposal.
- Documented in writing and signed by the Chair of the Board of Supervisors.
- Dated and on official letterhead, as required by HUD. These documents clearly detail the dollar amount and any terms of the commitment, ensuring that the resources are available to Lake County for the specific activities proposed.

## **4. Conclusion**

Lake County's total leverage, including non-financial contributions, amounts to \$1,414,284, or 30% of the total grant funds requested. These contributions demonstrate a high level of community support and increase the likelihood of successful project implementation. Lake County is well-positioned to effectively carry out its PRO Housing activities and achieve its goal of increasing affordable, resilient housing for LMI residents.

## **Long-Term Effect Narrative**

Lake County's PRO Housing proposal is designed to have permanent, long-term effects on affordable housing production and preservation, addressing the identified barriers of infrastructure limitations, outdated zoning regulations, and a lack of resilience against climate change, particularly wildfires. Creating a welcoming and efficient process to developer interactions with the county will drive more investment and production of affordable homes throughout the county. The removal of these barriers will facilitate sustained affordable housing development and create a replicable model for other rural jurisdictions facing similar challenges.

## 1. Long-Term Removal of Barriers

The key barriers Lake County identified include limited infrastructure, restrictive zoning, and the vulnerability of housing to climate-related risks, particularly wildfires. The proposal's comprehensive approach seeks to remove these barriers permanently by:

- **Targeting High-Opportunity Areas:** By focusing development in Cobb, Clearlake Riviera, and Spring Valley, which already have access to key infrastructure, the proposal ensures that housing developments are built in areas that are both cost-effective and connected to existing transportation, utilities, and services. This will result in ongoing housing production in areas primed for development and in need of affordable housing.
- **Zoning Reforms:** Updates to zoning codes and land-use policies will remove restrictions that have limited the development of multifamily housing. These reforms will allow for increased density and by-right development, reducing the time and cost required to bring new affordable housing units to market. By streamlining approval processes and minimizing discretionary approvals, the proposal will permanently reduce the regulatory barriers to housing production.
- **Climate Resilience and Sustainability:** By incorporating climate-resilient building techniques, such as fire-resistant materials and energy-efficient systems, the housing developments will be more durable in the face of climate risks. This focus on resilience will lead to sustained affordability by reducing maintenance costs and minimizing risks of loss due to climate events, ensuring long-term housing security for low- and moderate-income (LMI) residents.
- **Workforce Development:** A workforce development program in partnership with NCO recognizing it as a vital strategy for addressing both employment needs and the region's housing shortages. By partnering with local educational institutions, community organizations, and other stakeholders, NCO is developing targeted training programs in key areas such as carpentry, plumbing, electrical work, and energy-efficient construction. These programs aim to equip residents—particularly those from low-income and underserved communities—with the skills needed to participate in housing rehabilitation projects. By fostering a skilled labor force, NCO not only helps improve the county's housing stock but also creates sustainable job opportunities that strengthen the local economy and support long-term community resilience.

## 2. Achievements at the End of Grant-Funded Activities

By the end of the grant period, Lake County will have achieved the following:

- **Production of 200 Affordable Units:** The completion of 200 new affordable housing units, with at least 51% dedicated to LMI individuals, will increase the county's affordable housing stock and provide long-term housing solutions for vulnerable populations. The increase in available affordable housing will help mitigate the historical spikes in housing prices in the county.

- **Zoning and Policy Reforms:** Lake County will have implemented zoning reforms that allow for increased density, reduced permitting times, and the development of multifamily housing. These changes will continue to drive housing production beyond the period of performance by creating a more flexible and supportive regulatory environment. CDD will update the Housing element (including CEQA) and zoning policy updates.
- **Climate-Resilient Infrastructure:** The integration of climate-resilient infrastructure, including fire-resistant designs, energy-efficient systems, and water-saving technologies, will ensure that housing developments are built to withstand future climate challenges. These features will reduce long-term operating costs for residents and improve housing stability.
- **Replicable Model:** The county will create a comprehensive guide for rural housing development, detailing how other jurisdictions can replicate the zoning reforms, infrastructure improvements, and climate-resilient building practices used in Lake County. This will serve as a model for similar communities across the state and the country.
- **Rehabilitation of Affordable Housing:** The county in partnership with local non-profits will have rehabilitated 200 homes dedicated to LMI residents improving the quality of housing all over the county and ensuring the stock of affordable housing remains available into the future.

### 3. Sustained Housing Production and Preservation

The removal of the identified barriers will lead to sustained housing production and preservation in several ways:

- **Increased Land Availability for Multifamily Housing:** Zoning reforms will increase the amount of land available for multifamily and affordable housing, allowing for the continued development of new units. This expansion in allowable land use will permanently increase the county's capacity to meet housing demand.
- **Reduced Development Costs:** By prioritizing developments in areas with existing infrastructure, such as Cobb and Clearlake Riviera, and utilizing pre-approved floorplans, the county will lower development costs and reduce construction timelines. This will make it easier for developers to build affordable housing, leading to ongoing production even after the grant period ends.
- **Streamlined Approval Processes:** The reduction in discretionary approvals and faster permitting processes will permanently shorten development timelines, encouraging more housing projects to move forward. This will lead to an increase in housing permits issued annually, ensuring a steady stream of new housing production over time.
- **Pre-Planed Accessory Dwelling Units (ADU's):** By streamlining the permitting process and utilizing pre-approved ADU designs, we aim to reduce barriers for homeowners interested in adding these units to their properties. This approach not only speeds up construction timelines but also lowers development costs, making it more feasible for residents to create additional housing. ADUs offer a flexible, sustainable option for expanding affordable housing, providing opportunities for low- and moderate-income households, multigenerational families, and individuals seeking to live in more accessible, community-centered environments.

### 4. Metrics and Target Outcomes

To measure the long-term success of the proposal, Lake County will track the following key metrics and target outcomes:

- **Increase in Land Zoned for Multifamily Housing:** Targeting a 10% increase in land where multifamily housing is allowed within the next five years.
- **Reduction in Permitting Time:** Targeting a 30% reduction in the average time needed to issue building permits, from the current average of 12 months to 8 months by the end of the grant period.
- **Homes Built Using Pre-Approved Floorplans:** A large portion of homes built will be able to use pre-approved floorplans, reducing discretionary approvals and streamlining the building process.
- **Affordable Units Produced:** A target of producing 200 affordable housing units by the end of the grant period, with a long-term goal of sustaining an annual production rate of 40 new affordable units per year in the years following the grant period.
- **Reduction in Wildfire Risk:** All new housing developments will be built with wildfire-resistant materials and techniques, reducing the risk of housing loss from wildfires by at least 50% in newly developed areas.
- **Rehabilitation of Affordable units:** Our commitment to the rehabilitation of affordable housing for low- and moderate-income (LMI) households is rooted in the belief that everyone deserves a safe, sustainable, and dignified living environment. We are dedicated to revitalizing aging housing stock, ensuring that it meets modern standards of safety, energy efficiency, and resilience. By focusing on the needs of LMI residents, our rehabilitation efforts will not only enhance the quality of life for those who are most vulnerable but also preserve long-term affordability, reduce displacement, and strengthen the social fabric of our communities. This dedication ensures that LMI families can live securely in homes that support their well-being and financial stability.

## 5. Model for Other Communities

Lake County's approach will serve as a model for other rural communities facing similar barriers to affordable housing production. The combination of rehabilitation, zoning reforms, infrastructure investments, and climate-resilient design can be scaled and replicated by other jurisdictions seeking to address their own housing shortages. Lake County will share best practices and lessons learned with neighboring counties and other jurisdictions through statewide housing networks and conferences, encouraging broader adoption of these successful strategies.

## 6. Long-Term Effects on Equity and Desegregation

This proposal will have a significant long-term impact on reducing barriers that perpetuate segregation and limit access to well-resourced neighborhoods. By focusing affordable housing developments in high-opportunity areas such as Cobb and Clearlake Riviera and ensuring equitable access to these developments for protected class groups and vulnerable populations, Lake County will expand access to affordable housing in neighborhoods with better access to jobs, schools, and public services. This will lead to a decrease in racial and economic disparities in housing access, promoting more integrated and equitable communities over the long term.



By the end of the grant period, Lake County's proposal will have transformed the local housing landscape, creating a sustainable foundation for ongoing affordable housing production and preservation, while addressing the long-standing barriers to equitable housing access.

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
Expiration: 1/31/2026

<b>Applicant Name:</b>	County of Lake
<b>Applicant Address:</b>	255 N Forbes St
	Lakeport, CA 95453

Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>1. Personnel (Direct Labor)</b>											
Senior Planner - Housing	10,400	\$47.78	\$496,912	\$496,912							
Grant/Loan Coordinator	10,400	\$29.37	\$305,448	\$305,448							
CDD Director	2,600	\$59.14	\$153,764	\$0	\$153,764						
Deputy CDD Administrator	2,600	\$41.85	\$108,810	\$0	\$108,810						
Staff Services Analyst	2,600	\$29.37	\$76,362	\$0	\$76,362						
Deputy CAO of Housing	2,600	\$42.95	\$111,670	\$0	\$111,670						
Code Enforcement Officers	10,400	\$30.63	\$318,552	\$0	\$318,552						
<b>Total Direct Labor Cost</b>			<b>\$1,571,518</b>	<b>\$802,360</b>	<b>\$769,158</b>						
<b>2. Fringe Benefits</b>											
	<b>Rate (%)</b>	<b>Base</b>	<b>Estimated Cost</b>	<b>HUD Share</b>	<b>Applicant Match</b>	<b>Other HUD Funds</b>	<b>Other Federal Share</b>	<b>State Share</b>	<b>Local/Tribal Share</b>	<b>Other</b>	<b>Program Income</b>
All positions	45.00%	\$1,571,518	\$707,183	\$374,807	\$332,376						
<b>Total Fringe Benefits Cost</b>			<b>\$707,183</b>	<b>\$374,807</b>	<b>\$332,376</b>						

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
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Applicant Name: County of Lake											
<b>3. Travel</b>											
<b>3a. Transportation - Local Private Vehicle</b>	<b>Mileage</b>	<b>Rate per Mile</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
County Vehicle Mileage	25000	\$0.470	\$11,750	\$0	\$11,750						
Subtotal - Trans - Local Private Vehicle			\$11,750	\$0	\$11,750						
<b>3b. Transportation - Airfare (show destination)</b>	<b>Trips</b>	<b>Fare</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
NeighborWorks Training Institute - 6 people	6	\$800.00	\$4,800	\$4,800	\$0						
Subtotal - Transportation - Airfare			\$4,800	\$4,800	\$0						
<b>3c. Transportation - Other</b>		<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
NeighborWorks Training Institute	1	\$500.00	\$500	\$500	\$0						
Other Housing Training	1	\$500.00	\$500	\$0	\$500						
Subtotal - Transportation - Other			\$1,000	\$500	\$500						
<b>3d. Per Diem or Subsistence (indicate location)</b>	<b>Days</b>	<b>Rate per Day</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
NeighborWorks Training Institute - 5 days	30	\$50.00	\$1,500	\$1,500	\$0						
Other Training	10	\$50.00		\$0	\$500						
Subtotal - Per Diem or Subsistence			\$1,500	\$1,500	\$500						
<b>Total Travel Cost</b>			<b>\$7,300</b>	<b>\$6,800</b>	<b>\$12,750</b>						
<b>4. Equipment (Only items over \$5,000 Depreciated value)</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>Total Equipment Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>						

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
Expiration: 1/31/2026

Applicant Name: County of Lake											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Office Supplies	2500	\$5.00	\$12,500	\$0	\$12,500						
Subtotal - Consumable Supplies			\$12,500	\$0	\$12,500						
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Computers	2	\$2,500.00	\$5,000	\$5,000	\$0						
Desks	2	\$500.00	\$1,000	\$1,000	\$0						
Subtotal - Non-Consumable Materials			\$6,000	\$6,000							
<b>Total Supplies and Materials Cost</b>			<b>\$18,500</b>	<b>\$6,000</b>	<b>\$0</b>						
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Housing Action and Implementation Plan			\$250,000	\$0			250000				
Housing Element (including CEQA, zoning update and alternative housing analysis)			\$350,000	\$350,000			0				
<b>Total Consultants Cost</b>			<b>\$600,000</b>	<b>\$350,000</b>			<b>250000</b>				
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
North Coast Opportunities (NCO)	2	\$369,720.00	\$739,440	\$369,720	\$0					369720	
Lake County Community Foundation (LCCF)	1	\$350,000.00	\$175,000	\$175,000	\$0					175000	
Subtotal - Contracts			\$914,440	\$544,720	\$0					544720	
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Sub-Grantees			\$0	\$0							
<b>Total Contracts and Sub-Grantees Cost</b>			<b>\$914,440</b>	<b>\$544,720</b>	<b>\$0</b>						

**Grant Application Detailed Budget Worksheet**

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Applicant Name: County of Lake											
<b>8. Construction Costs</b>											
<b>8a. Administrative and legal expenses</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Administrative and legal expenses			\$0	\$0	\$0						
<b>8b. Land, structures, rights-of way, appraisal, etc</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>County Land Donation for New Developments</b>	<b>1</b>		<b>\$300,000</b>	\$0	\$300,000						
Subtotal - Land, structures, rights-of way, ...			\$300,000	\$0	\$300,000						
<b>8c. Relocation expenses and payments</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>Hotel Rooms</b>	<b>100</b>	<b>150</b>	<b>\$15,000</b>	<b>\$15,000</b>	\$0						
Subtotal - Relocation expenses and payments			\$15,000	\$15,000	\$0						
<b>8d. Architectural and engineering fees</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Architectural and engineering fees											
<b>8e. Other architectural and engineering fees</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Other architectural and engineering fees											
<b>8f. Project inspection fees</b>			<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>Building Permits/Inspection Fees</b>	<b>3%</b>	<b>\$1,937,500</b>	<b>\$58,125</b>					\$58,125			
<b>Reductions in Permits/Fees</b>	<b>\$150</b>	<b>200</b>	<b>\$30,000</b>					\$30,000			
Subtotal - Project inspection fees			\$88,125	\$58,125	\$30,000						

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
Expiration: 1/31/2026

Applicant Name:		County of Lake									
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>8g. Site work</b>											
Subtotal - Site work											
<b>8h. Demolition and removal</b>											
Subtotal - Demolition and removal											
<b>8i. Construction</b>											
<b>Minor Repairs</b>	175	7500	\$1,312,500								
<b>Major Repairs</b>	25	25000	\$625,000								
Subtotal - Construction			\$1,937,500	\$1,937,500							
<b>8j. Equipment</b>											
Subtotal - Equipment											
<b>8k. Contingencies</b>											
<b>Construction Contingency Fund</b>	250	5%	\$58,125	\$58,125							
Subtotal - Contingencies			\$58,125	\$58,125							
<b>8l. Miscellaneous</b>											
Subtotal - Miscellaneous											
<b>Total Construction Costs</b>			\$2,398,750	\$2,068,750	\$300,000						

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
Expiration: 1/31/2026

Applicant Name:		County of Lake										
		Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>9. Other Direct Costs</b>												
	<b>Item</b>											
<b>Total Other Direct Costs</b>												
<b>Subtotal of Direct Costs</b>				\$6,217,691	\$4,153,437	\$1,414,284						
<b>10. Indirect Costs</b>		<b>Rate</b>	<b>Base</b>	<b>Estimated Cost</b>	<b>HUD Share</b>	<b>Applicant Match</b>	<b>Other HUD Funds</b>	<b>Other Federal Share</b>	<b>State Share</b>	<b>Local/Tribal Share</b>	<b>Other</b>	<b>Program Income</b>
De Minimis Rate	<b>Type</b>	10%	\$4,153,437	\$415,344	\$415,344							
<b>Total Indirect Costs</b>				\$415,344	\$415,344	\$0						
<b>Total Estimated Costs</b>				\$6,633,035	\$4,568,781	\$1,414,284					544720	

OMB Approval No. 2501-0017  
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**Grant Application Detailed Budget Worksheet**

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	1,571,518.00	23.7%
2 Fringe Benefits	707,183.10	10.7%
3 Travel	7,300.00	0.1%
4 Equipment	0.00	0.0%
5 Supplies and Materials	18,500.00	0.3%
6 Consultants	600,000.00	9.0%
7 Contracts and Sub-Grantees	914,440.00	13.8%
8 Construction	2,398,750.00	36.2%
9 Other Direct Costs	6,217,691.10	93.7%
10 Indirect Costs	415,343.70	6.3%
<b>Total:</b>	<b>6,633,034.80</b>	<b>100.0%</b>
<b>Federal Share:</b>	<b>4568780.75</b>	<b>69%</b>
<b>Match</b> (Expressed as a percentage of the Federal Share):	<b>1959004.06</b>	<b>30%</b>



This form is to be used to provide detailed budget information regarding your proposed program. If your program requires you to provide program activity information you should use a separate HUD-424-CBW to provide information related to each program activity. The detailed information provided on this form can be summarized on the HUD-424-CB form by checking the "All Years" box at the top of the form and inputting the summary information.

Item	Discussion
1 - Personnel (Direct Labor)	<p>This section should show the labor costs for all individuals supporting the grant program effort (regardless of the source of their salaries). The hours and costs are for the full life of the grant. If an individual is employed by a contractor or sub-grantee, their labor costs should not be shown here.</p> <p>Please include all labor costs that are associated with the proposed grant program, including those costs that will be paid for with in-kind or matching funds.</p> <p>Do not show fringe or other indirect costs in this section.</p> <p>Please use the hourly labor cost for salaried employees (use 2080 hours per year or the value your organization uses to perform this calculation). An employee working less than full time on the grant should show the numbers of hours they will work on the grant.</p>
2 - Fringe Benefits	<p>Use the standard fringe rates used by your organization. You may use a single fringe rate (a percentage of the total direct labor) or list each of the individual fringe charges. The spreadsheet is set up to use the Total Direct Labor Cost as the base for the fringe calculation. If your organization calculates fringe benefits differently, please use a different base and discuss how you calculate fringe as a comment.</p>
<b>3 - Travel</b>	
3a - Transportation - Local Private Vehicle	<p>If you plan on reimbursing staff for the use of privately owned vehicles or if you are required to reimburse your organization for mileage charges, show your mileage and cost estimates in this section.</p>
3b - Transportation - Airfare	<p>Show the estimated cost of airfare required to support the grant program effort. Show the destination and the purpose of the travel as well as the estimated cost of the tickets.</p> <p>Each program notice of funding opportunity (NOFO) discusses the travel requirements that should be listed here.</p>
3c - Transportation - Other	<p>If you or are charged monthly by your organization for a vehicle for use by the grant program, indicate those costs in this section.</p> <p>Provide estimates for other transportation costs that may be incurred (taxi, etc.).</p>
3d - Per Diem or Subsistence	<p>For travel which will require the payment of subsistence or per diem in accordance with your organization's policies. Indicate the location of the travel.</p> <p>Each program NOFO discusses the travel requirements that should be listed here.</p>
4 - Equipment	<p>"Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000.</p> <p>Each program NOFO describes what equipment may be purchased using grant funding.</p>
5 - Supplies and Materials	<p>"Supplies" means all tangible personal property other than those described in the definition of equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life.</p> <p>List the proposed supplies and materials as either Consumable Supplies or as Non-Consumable Materials.</p>
5a - Consumable Supplies	<p>List the consumable supplies you propose to purchase. General office or other common supplies may be estimated using an anticipated consumption rate.</p>
5b - Non-consumable materials	<p>List furniture, computers, printers, and other items that will not be consumed in use. Please list the quantity and unit cost.</p>
6 - Consultants	<p>Indicate the consultants you will use. Indicate the type of consultant (skills), the number of days you expect to use them, and their daily rate.</p>
7 - Contracts and Subgrantees Za - Contracts Zb - Subgrantees	<p>List the contractors and sub-grantees that will help accomplish the grant effort. Examples of contracts that should be shown here include contracts with Community Based Organizations; liability insurance; and training and certification for contractors and workers.</p> <p>If any contractor, sub-contractor, or sub-grantee is expected to receive over 10% of the total Federal amount requested, a separate Grant Application Detailed Budget (Worksheet) should be developed for that contractor or sub-grantee and the total amount of their proposed effort should be shown as a single entry in this section.</p> <p>Unless your proposed program will perform the primary grant effort with in-house employees (which should be listed in section 1), the costs of performing the primary grant activities should be shown in this section.</p> <p>Types of activities which should be shown in this section:</p> <ul style="list-style-type: none"> <li>· Contracts for all services</li> <li>· Training for individuals not on staff</li> <li>· Contracts with Community Based Organizations or Other Governmental Organizations (note the 10% requirement discussed above)</li> <li>· Insurance if your program will procure it separately</li> </ul>

Please provide a short description of the activity the contractor or subgrantee will perform, if not evident.

<b>8 – Construction Costs</b>	
8a – Administrative and legal expenses	Enter estimated amounts needed to cover administrative expenses. Do not include costs that are related to the normal functions of government.
8b – Land, structures, rights-of way, appraisal, etc.	Enter estimated site and right(s)-of-way acquisition costs (this includes purchase, lease, and/or easements).
8c – Relocation expenses and payments	Enter estimated costs related to relocation advisory assistance, replacement housing, relocation payments to displaced persons and businesses, etc.
8d – Architectural and engineering fees	Enter estimated basic engineering fees related to construction (this includes start-up services and preparation of project performance work plan).
8e – Other architectural and engineering fees	Enter estimated engineering costs, such as surveys, tests, soil borings, etc.
8f – Project inspection fees	Enter estimated engineering inspection costs.
8g – Site work	Enter the estimated site preparation and restoration costs that are not included in the basic construction contract.
8h – Demolition and removal	Enter the estimated costs related to demolition activities.
8i – Construction	Enter estimated costs of the construction contract.
8j – Equipment	Enter estimated cost of office, shop, laboratory, safety equipment, etc. to be used at the facility, if such costs are not included in the construction contract.
8k – Contingencies	Enter any estimated contingency costs.
8l – Miscellaneous	Enter estimated miscellaneous costs.
9 - Other Direct Costs	<p>Other Direct Costs include a number of items that are not appropriate for other sections.</p> <p>Other Direct Costs may include:</p> <ul style="list-style-type: none"> <li>· Staff training</li> <li>· Telecommunications</li> <li>· Printing and postage</li> </ul> <p>Relocation, if costs are paid directly by your organization (if relocation costs are paid by a subgrantee, it should be reflected in Section 7)</p>
10 - Indirect Costs	<p>Indirect costs (including Facilities and Administration costs) are those costs that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved.</p> <p>Indicate your approved Indirect Cost Rate (if any) and calculate the indirect costs in accordance with the terms of your approved indirect cost rate and enter the resulting amount. Also show the applicable cost base amount and identify the proposed cost base type.</p>
<b>Total Estimated Costs</b>	Enter the grand total of all the applicable columns.
The eight rightmost columns allow you to identify how the costs will be spread between the HUD Share and other contributors (including Match funds and Program Income). This information will help the reviewers better understand your program and priorities.	