

APPENDIX 3: LAKE COUNTY PROHOUSING DESIGNATION SCORING SHEET

Category #	HCD Prohousing Policy Language (Permanent Regulations)	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation type (e.g. resolution, zoning code)	Insert Web Links to Documents or Indicate Electronic Copies Attached	Points	Enhancement Factor Category	Enhancement Points	Total Points
1A	Three (3) Points. Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's Housing Element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	The 6th Cycle Housing Element accounts for 150% of the City's total RHNA. The county proposes: 794 units (198 very low, 122 low, 142 moderate, 332 above moderate).	E	Housing Element Sites Inventory	Housing Element Update	3	1	2	5
1B	Three (3) Points. Permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single-family residential								

	zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code §§ 65852.21, 66411.7).								
1D	Two (2) Points. Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements.	Lake County Zoning Code allows for supplemental density bonuses in excess of the State density bonus program. An eligible project may qualify for a supplemental density bonus of up to thirty-five (35) percent over the otherwise maximum allowable residential density under the zoning district and land use element of the General Plan.	E	Housing Element Programs HE-11 and HE 13 Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 3021, 12/16/2014	Lake County Housing Element Update Zoning Ordinance	2			2
1E	Two (2) Points. Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot), and in a manner that exceeds the requirements of SB 9								

	(Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under paragraph (1)(B).								
1F	Two (2) Points. Reducing or eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p).								
1G	Two (2) Points. Zoning or incentives that are designed to increase affordable housing development in a range	Lake County shall encourage housing developers to produce affordable units by	P	Policy HE-1.4 Incentives for Affordable Housing Production	Attached - Housing Element Update	2			2

	<p>of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth and deep affordability targeted housing for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the CTCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial or polluting uses.</p>	<p>providing assistance and incentives for projects that include new affordable units available to lower/moderate income households. In addition, Lake County proposes exploring the feasibility and legality of forming a public-private partnership agreement between the County and qualified non-profit organizations engaged in housing assistance programs, allowing such non-profit groups a brief exclusive opportunity to purchase County tax-default and surplus property, for the purpose of providing affordable housing opportunities, prior to offering the properties for sale to the general Public. The county proposes modification, facilitation and the provision of additional affordable housing for migrant, seasonal and permanent farmworkers to address</p>		<p>Policy HE-1.15</p>					
--	---	---	--	-----------------------	--	--	--	--	--

		the needs of this group including fee waivers and reduced development standards for farmworker housing developed in agricultural zones.							
1H	One (1) point. Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	Lake County has a Planned Developed Residential District (PDR) which allows the County to build housing developments that may not qualify in other residential zoning districts.	E	Article 13, Sec. 21-13, Planned Development Residential District Regulations	Attached – Appendix 7	1			1
1I	One (1) point. Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be	Under Lake County’s Article 42 Zoning Code, Sec. 21-42 development standard exceptions, The County has implemented relief where strict adherence to the development standards of the base zoning districts poses a constraint to the development of housing.	E	Article 42 Zoning Code, Sec. 21-42	Attached - Appendix 7	1			1

	separate from any qualifying policies under paragraph (1)(B).								
1J	One (1) Point. Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.								
1K	One (1) Point. Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65085.01).	In January 2015, the County adopted density bonuses of 35% for all residentially zoned land, for an inclusionary project providing 10-25% of all units for low and very low income residents.	E	County Zoning Code	(Ord.#302 1; Amendment 14-01)	1			1
1L	One (1) Point. Other zoning and land use actions not described in subdivisions (b)(1)(A)-(K) of this section that measurably support the								

	Acceleration of Housing Production.								
2A	Three (3) Points. Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, and multifamily and mixed-use housing.	On February 3, 2026, the Lake County Board of Supervisors voted to adopt an ordinance amending the County Zoning Code to implement Housing Element programs and ease development requirements for certain multifamily projects.	E	Housing Element Programs HE-38; HE-59; HE 60; HE-61; HE-71; HE-72; and HE-73	Lake County Meeting Link: https://countyoflake.legistar.com/View.ashx?M=F&ID=15151902&GUID=BD3053CB-A101-4812-AD62-63DFC63CEC90	3			3
2B	Two (2) Points. Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.								
2C	Two (2) Points. Documented practice of streamlining housing development at the project level, such as by	The County has approved supportive housing projects utilizing the streamlining provisions of AB 2162.	E			2			2

	enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28.								
2D	Two (2) Points. Establishment of permitting processes that take less than four months to complete. Policies under this subparagraph must address all approvals necessary to issue building permits.								
2E	Two (2) Points. Absence or elimination of public hearings for projects consistent with zoning and the general plan.								
2F	Two (2) Points. Priority permit processing or reduced plan check times for homes	Housing Element Program HE-6 commits the County to develop expedited processing procedures for	E	Housing Element Program HE-6	Housing Element Update	2			2

	affordable to Lower-Income Households.	residential developments that include portion of units restricted very-low, low-, or moderate income households.							
2G	One (1) Point. Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	Strategy 5.2 of the County's HAIP commits the County to establishing a by-right approval process for multifamily housing developments	P	Housing Action and Implementation Plan	Attached – Appendix 7 – HAIP	1			1
2H	One (1) Point. Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval of certainty and timing.	Strategy 5.2 of the HAIP commits the County to establish objective design and development standards for multifamily residential developments.	P	Housing Action and Implementation Plan	Attached – Appendix 7 - HAIP	1			1
2I	One (1) Point. Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across City	As of March 3 , 2025, Lake County has created a new portal which provides many enhancements to Lake County CA's permitting capabilities. The public	E	County Website	Lake County Community Development Website	1			1

	approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	can submit an application 24/7, monitor the status of the application online, as well as perform many other actions listed on their website.			https://countyoflakeca.portal.opengov.com/				
2J	One (1) Point. Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.								
2K	One (1) Point. Establishment of a standardized application form for all entitlement applications.	Lake County has established a standardized application for all entitlement processes as of March 3, 2025 through a new online portal.	E	County Website	Online Permitting Software Guide for Building, Permitting, and Code Enforcement Departments https://www.lakecountyca.gov/1806/New-Online-Permitting-Software-Guide-for	1			1

					countyoflakeca.portal.opengov.com				
2L	One (1) Point. Documented practice of publicly posting status updates on project permit approvals on the internet.	Lake County's Website is actively publicly posting updates on projects. Alongside the updates, Lake County links to supporting information about the upcoming projects.	E	County Website	Website: https://www.lakecountyca.gov/1835/Planning-Development-Projects	1			1
2M	One (1) Point. Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to paragraph (2)(E) are not eligible for points under this subparagraph.								
2N	One (1) Point. Other policies not described in subdivisions (b)(2)(A)-(M) of this section that quantifiably decrease production timeframes								

	or promote the streamlining of approval processes.								
3A	Three (3) Points. Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).								
3B	Two (2) Points. Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit	Lake County facilitates ADU production through the use of County pre-approved ADU plans, reducing plan-review costs and timelines, and supports implementation through HAIP Strategy 1.1, which promotes ADU development and technical assistance.	E	Lake County Housing Action and Implementation Plan Strategy 1.1 & Table HAIP - 10	www.lakecountyca.gov/DocumentCenter/View/14511/Final-Draft-Lake-Co-HAIP_6-30-25_Clean	2			2

	processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.								
3C	One (1) Point. Adoption of other fee reduction strategies separate from paragraph (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).					1			1
3D	One (1) Point. Accelerating housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of	Lake County's HAIP commits the County to encourage climate-resistant building techniques and alternative, sustainable materials, such as 3D printing, cob (a natural material similar to adobe) and straw bale	P	Housing Action and Implementation Plan	Attached – Appendix 7	1			1

	social housing) that reduce development costs.	building code amendments to reduce barriers preventing use of such materials, and pursuing funding to implement pilot projects.							
3E	One (1) Point. Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include publicly funded programs to expand accessible sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs.	Lake County implements publicly funded transit and active transportation improvements that encourage alternatives to automobile travel, including expansion of fixed-route and microtransit services, construction of transit centers with pedestrian and bicycle facilities, and bus stop improvements that enhance accessibility and connectivity. These measures reduce reliance on private vehicles and support multimodal transportation options.	E	Lake County Transit Development Plan (2023 Update) pg. 37	www.lakeapc.org/wp-content/uploads/2023/06/Lake-County-TDP-Final-rev51023-Compressed.pdf	1			1
3F	One (1) Point. Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	The County proposes the adoption of a universal design ordinance with state model standards, requiring residential development to incorporate accessibility and visitability features	P	Housing Element Implementation Program HE-27	/www.lakecountyca.gov/DocumentCenter/View/1675/6th-Cycle-Housing-Element-	1			1

		that support housing for persons of all ages and abilities and reduce the need for structural modifications.			2019-2027-PDF				
3G	One (1) Point. Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	The County is pursuing missing middle pre-approved plans to supplement the existing ADU program with designs for duplex, triplex, and fourplex developments. Additionally, the County conducts ongoing monitoring of new state legislation. In the event that the proposed AB 1206 (2026) passes, the County will expand its existing program to provide pre-approved plans for ADUs to single-family and multi-family residences by January 1, 2028, in consistency with pending State law.	P	Proposed California legislation, AB 1206 (2026)	https://leginfo.ca.gov/faces/billNvClient.xhtml?bill_id=202520260AB1206	1			1
3H	One (1) Point. Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households	The County has reduced regulatory barriers for the development of farmworker housing by allowing farmworker units in agricultural zones with modified development standards,	E	Housing Element Policy HE-4.13	https://www.lakecountyca.gov/DocumentCenter/View/1675/6th-Cycle-Housing-	1			1

		including reduced setbacks, parking, and lot coverage requirements, beyond baseline state law. These zoning modifications lower local constraints and facilitate the development of housing serving agricultural workers.			Element-2019-2027-PDF				
3I	One (1) Point. Other policies not described in subdivisions (b)(3)(A)-(H) of this section that quantifiably reduce construction or development costs.								
4A	Two (2) Points. Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.								
4B	Two (2) Points. Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must	Lake County participates in a regional housing trust fund with the Cities of Clearlake and Lakeport that provides ongoing financial support for the development and preservation of housing	E	Lake County Regional Housing Trust Fund Memorandum of Understanding Establishing the Lake County	www.lakecountyca.gov/1893/housing https://countyoflake.lakecountyca.gov/View.aspx?ID=1893	2			2

	<p>contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this subdivision, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.</p>	<p>affordable to lower- and moderate-income households. The County makes regular funding contributions and leverages the trust fund to attract additional state and federal resources, accelerating affordable housing production across the region.</p>		<p>Regional Housing Trust Fund (LCRHTF)</p>	<p>hx?M=F&ID=13613411&GUID=A715C1BD-BECA-4B6C-A191-0B1C7C5158C8</p>				
4C	<p>Two (2) Points. Demonstration of regular use or planned use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this subdivision, “regular use” can be demonstrated through the number of units preserved annually by</p>	<p>The County actively works to preserve existing subsidized housing developments at risk of conversion to market-rate use by monitoring affordability status, engaging property owners, and coordinating with nonprofit and for-profit housing organizations to identify potential buyers and financing resources. These efforts support the continued affordability of existing assisted units through acquisition, rehabilitation, and long-</p>	P	<p>Housing Element Implementation Program HE-16</p>	<p>https://www.lakecountyca.gov/DocumentCenter/View/1675/6th-Cycle-Housing-Element-2019-2027-PDF</p>	2			2

	utilizing this funding source.	term preservation strategies.							
4D	Two (2) Points. Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	Lake County proposes providing grants, down-payment assistance, or low-interest loans for ADU and JADU construction, affordable to lower and moderate income households through County-led ADU program.	P	Housing Action and Implementation Plan Strategy 1.1	www.lakecountyca.gov/DocumentCenter/View/14511/Final-Draft-Lake-Co-HAIP_6-30-25_Clean	2			2
4E	Two (2) Points. A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower-Income Households. A qualifying program may use mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	The County has established a public-private partnership that provides registered nonprofit housing organizations and tribal housing authorities with priority access to surplus, tax-defaulted, and other publicly controlled properties through an exclusive first-look period prior to public sale. Properties acquired through this program are intended for the development of affordable housing, supporting the use of publicly owned land to advance housing affordability and accelerate production for	E	HE-47 Housing Element Implementation Programs	https://www.lakecountyca.gov/DocumentCenter/View/1675/6th-Cycle-Housing-Element-2019-2027-PDF	2			2

		lower-income households.							
4F	Two (2) Points. Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.								
4G	Two (2) Points. Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	The County allocated \$1million of American Rescue Plan Act of 2021 (ARPA) funds to the LCRHTF, alongside \$1 million match from the County's General Fund.	E	Staff Report	Attached	2			2
4H	One (1) Point. Directed residual redevelopment funds to accelerate the production of affordable housing.								
4I	One (1) Point. Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source								

	sufficient to facilitate and support the development of housing affordable to Lower-Income Households.								
4J	One (1) Point. Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to paragraph (4)(G).								
4K	One (1) Point. Providing operating subsidies for permanent Supportive Housing.	The County of Lake proposes to provide operating subsidies for permanent supportive housing by applying for funding as it becomes available.	P	Housing Action and Implementation Plan	Attached – Appendix 7 – HAIP – Strategy 1.11	1			1
4L	One (1) Point. Providing subsidies for housing affordable to Extremely Low-Income Households.	Lake County administers the federal Housing Choice Voucher program, which provides ongoing rental subsidies to extremely low-income households, enabling access to safe and affordable housing in the private market. The program directly reduces housing cost burdens and supports housing stability for the County's lowest-income residents.	E	Housing Choice Voucher (HCV) Program	https://www.lakecountyca.gov/808/Housing	1			1

		The County proposes to provide subsidies for housing affordable to extremely low-income households. Monitor funding sources and identify funding deadlines to support the development of housing for extremely low-income Households through the use of National Housing Trust Fund (NHTF) dollars.	P	Housing Action and Implementation Plan	Attached – Appendix 7 – HAIP – Strategy 1.11				
4M	One (1) Point. Other policies not described in subdivisions (b)(4)(A)-(K) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.								
TOTAL						42		2	44