

1.0 HOUSING GOALS & POLICIES

The State of California has declared that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family, is a priority of the highest order." Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. The housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. The County will perform consistency review as part of the General Plan implementation report as required under Government Code Section 65400.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Local Housing Goals

In addition to adhering to state housing goals the County further recognizes specialized needs of the local housing environment. The County of Lake furthers the following goals aimed at addressing the local needs:

- Support rehabilitation of substandard housing;
- Establish better private-public partnerships (specifically with non-profit organizations dedicated to providing affordable housing; and
- Establish procedures to make County surplus & tax-default properties better available for the provision of affordable housing.

Relationship to the General Plan

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the County. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element. The following paragraphs outline the relationship of the Housing Element and its policies to other elements of the

County's adopted General Plan. Development of housing consistent with the County's housing needs and programs are required to be consistent with all relevant policies and programs of the other elements of the General Plan.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also list quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objectives: The number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs or produced by the market without direct assistance during the time frame of the Housing Element.

Housing element law recognizes that housing policy and programs, housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

1.1 GOALS AND POLICIES

NEW CONSTRUCTION

Goal HE-1	To encourage new residential development in suitable locations that meet the projected need of all economic segments of the community.
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Available Sites/Affordable Housing Production

Policy HE-1.1 Fair Share Allocation

The County shall ensure that there are adequate sites and facilities available to meet its regional fair share allocation of 794 units (198 very low, 122 low, 142 moderate, 332 above moderate).

Policy HE-1.2 Consistency with Fair Share Allocation

The County shall ensure that community and area plan updates, which are prepared in conformance with the County's General Plan, guarantee the availability of suitable sites with appropriate zoning and densities to allow projected housing needs and a variety of housing types. As area plans are updated, the housing inventories in Appendix C and the maps in Appendix D shall be updated to include any additional sites available for construction of affordable housing.

Policy HE-1.3 Support for Affordable Housing

The County shall encourage and support affordable housing for all economic segments within all communities.

Policy HE-1.4 Incentives for Affordable Housing Production

The County shall encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households.

Policy HE-1.5 Attraction of Affordable Housing Developers

The County shall seek to attract affordable housing developers to Lake County from throughout Northern California.

Policy HE-1.6 Use of Innovated Housing Techniques

The County shall encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.

Policy HE-1.7 Support for Self-Help Housing

The County shall continue to support self-help housing.

Policy HE-1.8 Public Education on Housing Programs

The County shall ensure that developers and county residents, including Limited-English proficient residents, are made aware of key housing programs and development opportunities.

Policy HE-1.9 Rental Housing Opportunities

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

Policy HE-1.10 Funding Assistance

Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which it deems appropriate to the County's situation to assist in new housing production.

Policy HE-1.11 Property Management

The County shall require effective property management for new multi-family and special needs affordable housing projects to reduce potential opposition.

Policy HE-1.12 Development at Maximum Density

The County shall encourage developers/builders to construct their projects at the maximum density allowed under the High Density Residential (HDR) land use designation and R-3 (Multi-Family Residential) zoning district unless there are issues of site constraints or the affordability of the units would be compromised.

Policy HE-1.13 Use of Planned Development Residential Zoning

The County shall support rezoning of the specific "R1" zoned sites that are designated Medium Density Residential to "PDR", Planned Development Residential zoning to promote maximum density and design flexibility when development projects are proposed.

Policy HE-1.14 Public-Private Partnership for Tax Default & Surplus Properties

Explore the feasibility and legality of forming a public-private partnership agreement between the County and qualified non-profit organizations engaged in housing assistance programs, allowing such non-profit groups a brief exclusive opportunity to purchase County tax-default and surplus property, for the purpose of providing affordable housing opportunities, prior to offering the properties for sale to the general public.

Infill Development

Policy HE-1.15 Promote Infill Development

The County shall promote infill development on appropriate sites in existing neighborhoods and reuse of underutilized parcels throughout the county.

Policy HE-1.16 Consistency with Surrounding Neighborhoods

The County shall ensure that infill development maintains or enhances the positive qualities of the surrounding neighborhoods.

Second Units

Policy HE-1.17 Provision of Second Residential Units

The County shall continue to allow second residential units when consistent with the general plan's land use designation and when in compliance with the appropriate health and safety requirements.

Mixed Use/Mixed Income

Policy HE-1.18 Inclusion of Mixed Use/Mixed Income Housing

The County shall promote, where appropriate, mixed-use and mixed-income housing in new development.

Reducing Constraints

Policy HE-1.19 Reduction of Procedural Barriers

The County shall continue to expedite the processing of permits for affordable housing projects to the greatest extent possible.

Policy HE-1.20 Flood Management

The County shall regularly analyze policies and affordable housing site inventories to ensure that housing, specifically lands designated for very low- and low-income housing are not unduly subject to flood hazards or other reasonable flooding risks.

Intergovernmental Cooperation

Policy HE-1.21 Intergovernmental Coordination

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

Infrastructure

Policy HE-1.22 Extension of Infrastructure

The County shall continue to pursue the construction and extension of public sewer and water systems in areas appropriate for higher residential densities.

Policy HE-1.23 Provision of Water & Sewer Facilities for Affordable Housing

The County shall implement the provisions of Government Code Section 65589.7 which required the granting of priority for the provision of water and sewer facilities for affordable housing projects.

Underutilized Sites***Policy HE-1.24 Parcel Consolidation***

The County shall work with for-profit and non-profit developers in consolidating parcels (lot line adjustments, access agreements, etc) zoned R-2 and R-3 to facilitate efficient development of smaller parcels.

Policy HE-1.25 Development of Underutilized Parcels

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

Policy HE-1.26 Expanded Housing Opportunities for the Extremely Low-Income

Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Lake County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing.

MAINTAINING AFFORDABLE HOUSING**Goal HE-2**

To maintain housing affordability in Lake County for all income groups.

Policy HE-2.1 Preservation of Subsidized Housing

The County shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing.

Policy HE-2.2 Cooperation with Volunteer Housing Organizations

The County shall attempt to work with volunteer housing organizations, such as Habitat for Humanity, as a cost-effective way to leverage for grant programs.

Policy HE-2.3 Relocation Assistance

The County shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses.

Policy HE-2.4 Foreclosure Assistance

In order to mitigate the negative impacts of home foreclosures on the ability of the County of Lake to administer affordable housing programs, the County should be proactive in providing information to clients receiving loan assistance through County housing programs who are having trouble making their mortgage payments. The County should design and enact a process similar to the California Department of Housing and Community Development's (HCD Foreclosure Avoidance Information program). The program should focus on providing information to clients in danger of foreclosure of options such as, special forbearance plans, repayment plans, loan modifications, short sales, deed-in-lieu and military relief. Where possible the County should help facilitate better communication between those in danger of foreclosure and their lenders.

NEIGHBORHOOD PRESERVATION/REHABILITATION**Goal HE-3**

To conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

Housing Stock Maintenance and Rehabilitation***Policy HE-3.1 Rehabilitation of Housing Stock***

The County shall work towards the rehabilitation of the existing housing stock and strive to replace housing units where necessary.

Policy HE-3.2 Maintenance of Housing Stock

The County shall continue to encourage regular maintenance of housing as a means of conserving existing housing stock.

Policy HE-3.3 Funding for Rehabilitation

Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which are appropriate to the County's needs to assist housing rehabilitation.

Policy HE-3.4 Priority for Rehabilitation

The County shall place a high priority on the rehabilitation of owner-occupied units. Priority shall be given to affordable housing and those serving special needs populations.

Policy HE-3.5 Removal of Rehabilitation Constraints

The County shall consider waiving permit fees, where appropriate for housing rehabilitation projects proposed by non-profit agencies for the benefit of lower income households.

Policy HE-3.6 Long-Term Affordability of Rehabilitated Units

The County shall promote the long-term affordability to lower income households of any housing unit rehabilitated with public funds.

Policy HE-3.7 Non-conforming Residences

The County shall continue to allow the replacement of legal, non-conforming residences on private lots.

Policy HE 3.8 Replacement of Substandard Mobilehomes

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

Policy HE-3.9 Maintain Code Enforcement Program

The County shall continue to provide standards and code enforcement efforts on residential units to alleviate hazardous conditions and achieve a safe and healthful living environment for all residents, by enforcing Health and Safety Codes. Code Enforcement and, to a lesser degree, Building Division staff should have a basic understanding of housing rehabilitation programs, and tenant relocation laws and be equipped to refer property owners to the housing authority for assistance.

Policy HE-3.10 Compatibility of Residential Project Design

The County shall require residential project design to reflect the relationship of the project to surrounding uses.

Policy HE-3.11 Standards for Multi-family Housing Design

The County shall promote quality design and appearance of all new multi-family units so that it adds value to the community's built environment and reduces potential for community objection.

Policy HE-3.12 Adequate Maintenance of Public Facilities

The County shall enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital expenditures and requiring residents and landlords to maintain their properties in good condition.

Policy HE-3.13 Housing Rehabilitation Tax Deduction

Use Revenue and Taxation Code Section 17274 as an incentive to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.

Policy HE-3.14 Support Non-Profit Housing Rehab Efforts

Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

Policy HE-3.15 Provision of Affordable Housing Information

Identify and list internet sites and links (such as Lake County Department of Social Services) for advertising of Federal, State, Local and Private Sector affordable housing programs.

SPECIAL NEEDS**Goal HE-4**

To provide a range of housing services and encourage, support and supply housing units to serve special needs.

General**Policy HE-4.1 Increased Housing Opportunities**

The County shall continue to promote increased housing opportunities for seniors, large, families, persons with disabilities, developmental disabilities and farmworkers.

Policy HE-4.2 Grant Assistance

The County shall support and actively assist non-profit and for-profit groups and individuals who wish to supply special needs housing whenever possible, by providing grant writing support and/or staff time.

Homeless**Policy HE-4.3 Assistance to Community Based Organizations**

The County shall assist the efforts of community based organizations such as Lake County Community Action Agency in their efforts to assist individuals and families in need of short-term emergency housing.

Policy HE-4.4 Incentives for Emergency Housing

The County shall continue waiving development and construction fees whenever possible for projects which will serve households in need of emergency housing.

Large Families**Policy HE-4.6 Provision of Large Rental Units**

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

Persons with Disabilities**Policy HE-4.7 Accommodation for Individuals with Disabilities**

The County shall continue to provide reasonable accommodation for individuals with disabilities to ensure equal access to housing, by providing a process for individuals

with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the County.

Policy HE-4.8 Voluntary Accessible Design Features

The County shall encourage the inclusion of voluntary residential design features in new development that promote disabled accessibility, visitability, and universal design.

Transitional Housing

Policy HE-4.9 Support for Transitional Housing

The County shall continue to support transitional housing, and supportive services to be developed at appropriate sites throughout the County, either through repurposing of existing buildings for larger facilities, or through new construction in residential districts for smaller facilities.(Ord.#3021; 1/2015)

Farmworkers

Policy HE-4.10 Zoning for Farmworker Housing

The County shall appropriately zone an adequate supply of land to accommodate farmworker housing units. Continue to allow farmworker housing as accessory uses on agricultural properties through the Zoning Permit and building permit processes.

Policy HE-4.11 Farmworker Housing Development Assistance

Continue to facilitate the provision of additional affordable housing for migrant, seasonal and permanent farmworkers to address the needs of this group including fee waivers and reduced development standards for farmworker housing developed in agricultural zones.

Policy HE-4.12 Prohibit the Reduction of Existing Farmworker Housing

The County should not approve projects that reduce existing farmworker housing. Staff should work with applicants of all new project proposals to reduce both the direct loss of farmworker housing and possible negative impacts to farmworker housing providers.

HOUSING DISCRIMINATION

Goal HE-5

To provide decent housing and quality living environment for all Lake County residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

Policy HE-5.1 Fair Housing Support

The County shall continue to promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

Policy HE-5.2 Equal Housing Opportunity Plan

The County shall continue to follow the guidelines outlined in the Equal Housing Opportunity Plan.

ENERGY CONSERVATION AND PRODUCTION**Goal HE-6**

To reduce Lake County residents' energy costs by increasing energy efficiency.

Policy HE-6.1 Energy Conservation

The County shall promote residential energy efficiency upgrade programs available through PG&E and other sources.

Policy HE-6.2 Public outreach on Energy Programs

The County shall conduct public outreach with information on PG&E residential rebate and reimbursement programs for energy efficiency upgrades and retrofitting.

Policy HE-6.3 Energy Efficient Site Planning

The County shall encourage integration of energy efficiency, demand response and on-site generation as a means of reducing household utility costs, on new and existing development.

Policy HE-6.4 Solar Access Site Planning

The County shall encourage energy efficiency in newly proposed subdivisions through solar access and the use of shading in street orientation, lot orientation, setbacks and the placement of buildings.

Policy HE-6.5 Energy Efficiency Fee Waivers

The County shall provide fee reductions or waivers for energy efficient improvements conducted by non-profit organizations for projects involving the provision of affordable housing.

JOBS/HOUSING BALANCE**Goal HE-7**

To provide a well-balanced and diverse economy that provides an adequate number of jobs to support the local population.

Policy HE-7.1 Development of Living-Wage Jobs

The County shall continue to encourage and promote more job-intensive industrial, geothermal, office, and commercial development, as specified in the Land Use Element of the General Plan, in an effort to promote creation of new jobs in the community, improve the financial resources of residents, and create a balanced community that is more resistant to economic down-turns.

Policy HE-7.2 Jobs/Housing Linkages

The County shall encourage jobs/housing linkages through the development of housing near jobs, and shall attempt to increase the supply of affordable housing while supporting efforts to match job income and housing affordability levels.

Policy HE-7.3 Downtown Mixed-Use Development

The County shall consider amending the zoning ordinance to allow more intensive mixed-use development in downtown community areas, in order to provide opportunities for affordable, multi-family residential development above ground-floor commercial uses.

1.2 IMPLEMENTATION PROGRAMS

Table 4-1, “Housing Element Implementation Programs” identifies the implementation measures that the County will follow in order to implement the goals and policies detailed in Section 4.2. For each program, Table 4-1 provides a reference to which policy(ies) it implements, who is responsible for this implementation, the source of funding, the quantified objectives (as appropriate, the number of housing units a program could assist), and the timeframe for implementation.

Key of Abbreviations:

- BOS Board of Supervisors
- CAO County Administrative Office
- CDD Community Development Department
- DSS Department of Social Services
- DWR Department of Water Resources
- PC Planning Commission
- EDD Economic Development Director
- NGO Non-governmental and charitable organizations

Table 1-1. Housing Element Implementation Programs

	Implementation Measure	Policy	Responsibility	Funding Source	Quantified Objective	Time Frame
New Construction						
HE-1	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	1.19 3.5	CDD	General Fund	--	Annually
HE-2	The Community Development Department shall continue to hold pre-application conferences with developers to assist in identifying suitable sites and understanding permit procedures. The Department shall encourage pre-hearing conferences between developers and the residents of the area where new large-scale housing projects are proposed.	1.3 1.4 1.19	CDD	General Fund	--	On-going
HE-3	The County shall apply, based on the availability of staff resources, for funds available from state and federal programs which provide for low to moderate income housing.	1.3 1.10	DSS	CDBG & HOME Program Income	40 very low and 40 low units	Annual
HE-4	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County. The County will develop a specialized mailer to distribute to interested non-profit and for profit organizations who manage affordable housing providers in Northern California with specific information on funding opportunities, available sites and permit streamlining procedures in Lake County.	1.5	CDD, CAO, DSS, EDD	CDBG, General Fund	Develop strategic mailer and distribute to N. CA affordable housing entities	Annually
HE-5	The County shall provide developers with information regarding suitable potential high density housing site locations.	1.1 1.5 1.8	CDD, EDD, NGO's	General Fund & NGO's	continues	Ongoing
HE-6	The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion of units restricted to very-low, low-, or moderate income households.	1.19	CDD, BOS	General Fund	--	2019
HE-7	To increase the development community's awareness of the availability of sites for affordable projects, the County shall take the following actions:	1.5 1.8	CDD; BOS; EDD	EDD; CAO, NGO's County Ambassad	--	2019

	a). Prepare and mail out to affordable housing developers in nearby counties, information about housing development opportunities in the county. b). Sponsor a tour of potential affordable housing sites in the county for potential developers.			or program		
HE-8	The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community. a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers. b).The County shall publicize the availability of the grants and loans.	1.10 2.2 3.3	DSS; CDD; EDD, NGO's			2019
HE-9	The County shall facilitate better communications with non-profit and other organizations dedicated to providing affordable housing, farmworker and self-help housing opportunities. The County will host two collaboration workshops aimed at strategic planning to meet the affordable housing challenge.	1.7 1.10 2.2	CDD, CAO, DSS, NGO's	CDBG, General Fund, 501C3	Host two collaborative workshops	Annually
HE-10	The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach campaign. The County shall review and update the list annually.	1.5 1.8	CDD; CAO, EDD	General Fund,	--	Ongoing, annually
HE-11	The County shall continue to encourage the use of density bonuses for low- and very low-income housing in all proposed residential projects. The County shall inform developers of the benefits of density bonuses in pre-application conferences.	1.4 1.12 1.13 1.15	CDD	General Fund	--	Ongoing
HE-12	The County shall actively promote community education on second units by posting information regarding these units on the County's website and providing brochures at the public counter in the Community Development Department. The County shall review and revise, as necessary, the promotional materials on an annual basis. <i>Residential second units shall be encouraged and promoted as affordable, permanent rental housing.</i>	1.8 1.16 1.17	CDD	General Fund	50 very low income units; 50 low income units; 100 moderate income units	Ongoing, update annually

HE-13	The County shall continue to support fee waivers for use permits fees for large, affordable multi-family projects when a conditional use permit is required.	1.3 1.5 4.1	CDD	General Fund	--	Ongoing
HE-14	The County shall use its pre-application review process to encourage development in the "R3" zone to be developed at the highest end of the density range.	1.12 1.25	CDD	General Fund	--	Ongoing
HE-15	The County Administrative Office shall maintain current information regarding federal, state, and local affordable housing program availability and requirements, disseminate this information where appropriate, and brief the Board of Supervisors periodically on the County's progress towards meeting its housing goals.	1.5 1.8 3.15	CAO; DSS;	General Fund	--	Ongoing
HE-16	The County will work to preserve existing subsidized housing developments, considered at risk for transfer to market rate. The County will contact interested non-profit and for profit organizations who manage affordable and subsidized housing developments in Northern California providing information on possible financing opportunities and linking potential organizations with housing developments at risk.	2.1 2.2	CDD, CAO, DSS, EDD	Grants 501C3	Host a Task Force meeting for at risk housing.	Monitor Annually
HE-17	The County shall continue to work in conjunction with CalHFA, local banks, and mortgage institutions in implementing the First Time Home Buyer Program.	2.1 2.4	CAO DSS	State funds	50 moderate units (10 per year)	Ongoing
HE-18	The County shall continue the Mobilehome Replacement Program.	3.1 3.3 3.8	DSS	CDBG & HOME	15 units	Ongoing
HE-19	The County shall monitor the status of assisted housing with expiring affordability covenants and endeavor to maintain their affordability. The County shall monitor the status of these projects, and, as necessary identify potential buyers and possible sources of funding.	2.1	DSS; CDD	General Fund	--	Ongoing, annually review
HE-20	The County website shall post information about the voucher program, affordable projects that are under development or planned, and other housing programs (i.e., Owner Occupied Rehabilitation Program, etc.)	1.8	DSS	General Fund	--	Ongoing

HE-21	The County shall continue to seek funding to expand the existing housing rehabilitation loan program for lower income households. When these funds are exhausted, the County shall apply for additional CDBG funds.	3.1 3.2 3.3 3.4 3.5	BOS, DSS	CDBG, Cal Home	10 low, 10 very low	Ongoing, as needed
HE-22	Based on the availability of staff resources, the shall provide permitting assistance and repair recommendations to individuals, when on building inspections..	3.3	CDD; DSS; Non- Profits	Cal Home, General Fund,	-	As needed
HE-23	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans to maintain affordability of these projects.	2.1 2.2			--	Monitor Annually
HE-24	The County will continue to work with both non-profit and other affordable housing providers experienced in self-help housing. The County will assist developers through site identification, expediting permit processing, providing fee waivers, support funding applications and providing financial assistance.	1.7 1.10 2.2 4.2	CDD, CAO & DSS	General Fund	Establish a Housing Task Force, & partner with a 501C3 for funding	Annually On-going
HE- 25	County shall continue to provide fee waivers for affordable multi-family housing projects which include a minimum of 10 percent of units with four or more bedrooms.	4.6	CDD, BOS	General Fund	--	On-going
HE- 26	The County shall provide grant application assistance, based on the availability of staff resources, to community-based organizations in seeking funding for homeless services and programs.	4.3 4.4 4.9	NGO's CAO; DSS, EDD	General Fund	--	On-going
HE-27	The County should adopt Universal Design standards. This ordinance should be similar to that of the Model Universal Design Ordinance provided by the State of California Department of Housing and Community Development.	4.7 4.8	CDD BOS	General Fund	BOS discussion	Ongoing
HE-28	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, to include universal design features	4.7	CDD BOS	General Fund	--	Ongoing
HE-29	The County shall identify potential partners and assist, based on available staff resources, in the construction of farmworker housing which meets the needs of both the migrant and the	4.2 4.11	CAO; Ag.Com.	General Fund	Develop and maintain list of partners	Ongoing

	permanent resident workforce.					
HE-30	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations requiring the Public housing Authority, Lake County Housing Commission, to affirmatively further civil rights and fair housing in all federally-assisted housing programs. Civil Rights Posters in thirteen languages are posted in the reception lobby of the Public Housing Authority Office and Dept. of Social Services. A link to the HUD's online fair housing complaint form and information is placed on the Department of Social Services homepage and also be noted on all civil rights posters disseminated throughout the County.	5.2	DSS	General Fund	add links to services on website	Ongoing
HE-31	The County shall continue to provide density bonuses of up to 25 percent for innovative energy-efficient housing projects.	6.1 6.3	CDD	General Fund	--	On-going
HE-32	The County shall continue to promote all available programs through P.G. & E. to local homeowners and developers to help reduce residential energy costs County-wide	6.1 6.2	CDD	PG&E Energy Watch, General Fund	website & participate in PG&E Energy Watch	On-going
HE-33	Consider developing revisions to the Zoning Ordinance to encourage and promote solar and wind energy generation on existing and new construction.	6.3 6.4	CDD		Amend Zoning Ordinance	On-going
HE-34	The County should implement an ordinance providing fee reductions and waivers to non-profit organizations providing energy efficient improvements for the provision of affordable housing (new construction and rehabilitation projects)	6.5	CDD, CAO, BOS	General Fund	Implement Ordinance or Policy	On-going
HE-35	The County shall identify sufficient sites within its jurisdiction where new industries can be located.	7.1 7.2	CDD, CAO, EDD	General Fund	Identify targeted sites	On-going
HE-36	The County shall continue to actively outreach to potential developers and businesses while coordinating with land owners to complete entitlement process for local job creation projects.	7.1 7.3	CAO, EDD, Chamber Relators	General Fund	Identify targeted sites & assist in marketing	Ongoing
HE-37	The County shall continue to pursue funding of a Section 8 Family Self-Sufficiency Program which includes job training and education opportunities for	1.7 7.1	DSS	General Fund	--	As needed

	the assisted households.					
HE-38	The County shall consider adopting amendments to the zoning ordinance that would allow additional residential development in community commercial areas, where appropriate services area available.	7.3	CDD, PC, BOS	General Fund	Amend Ordinance to provide for mixed use development	2017
HE-39	As area plan updates are publicly noticed and adopted, the very-low and low income housing site index shall be updated to include any additional sites made available for development of affordable housing.	1.1 1.2	CDD	General Fund	Update site inventory as plans are updated	On-going
HE-40	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will initiate rezoning to provide a project the ability to be developed at a higher density, and will provide flexibility in design. In such cases, development at maximum density will be encouraged.	1.13	CDD, PC, EDD, BOS	General Fund	--	On-going
HE-41	Lake County will implement/comply with Health & Safety Code §17980(b)(2) by giving preference to repair rather than requiring vacation when economically feasible.	3.9	CDD, BOS	General Fund	Review each case prior to abatement action	On-going
HE-42	Lake County will comply with Health & Safety Code §17980(c) by assuring that tenants and landlords are given notice of defective conditions as required.	3.9	CDD	General Fund	Notice to tenant at the same time as to owner	On-going
HE-43	Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that the County has knowledge of.	1.22 1.23	CDD, Special Districts, Private Water/ Sewer Provider	General Fund	Provide very-low and low affordable housing site list to applicable agencies	2019
HE-45	Assist public water and sewer providers to expand or upgrade services by providing planning assistance. Special attention shall be given to those service areas which are currently constrained. The Community Development Department (CDD) shall host an	1.23	CDD, Special Districts & Private Water/ Sewer Provider	General Fund	Develop comprehensive improvement plan	Updated annually, by Dec. 30 th each year

	<p>annual meeting with county public service providers of water and sewer, to identify infrastructure development constraints and ways in which CDD and the County can assist in identifying needed planning resources.</p> <p>Public water and sewer providers managing constrained districts should develop a comprehensive infrastructure improvement plan. This plan should outline existing constraints and provide five (5) year capital improvement plans aimed at removing identified constraints.</p>					
HE-46	<p>The County will initiate discussion with water and sewer agencies to obtain 'conditional will serve' outlining how each public and private water and sewer provider will grant priority for provision of service for affordable housing projects. Provide written verification that sufficient water and sewer capacity exist to serve all parcels which have been identified in the Housing Element sites inventory in accordance with Government Code §65589.7.</p> <p>Conditional will serve letters should contain detailed information pertaining to fees, studies and capital improvements necessary to be completed, in order to provide adequate services to a proposed affordable housing development within that particular service district.</p>	1.22 1.23	<p>CDD, Special Districts</p> <p>Private Water/ Sewer Provider</p>	General Fund	Obtain conditional will serve letters' from each water and sewer provider	Annually,
HE-47	<p>The creation of a public-private partnership agreement between the County, non-profit housing assistance groups & tribal housing authorities modeled after the Federal program administered by HUD, "National First Look Program." Registered non-profit groups & tribal housing authorities would then be notified and provided with an exclusive period of time whereby they could purchase tax default, surplus and other similar properties prior to such properties being made available for purchase to the general public.</p>	1.14	<p>CDD, Tax Collector CAO; EDD.</p>	General Fund	Meet with tax collector to establish priority procedure	Ongoing

HE-48	The County shall strengthen its relationship non-profit organizations & tribal housing authorities engaged in providing affordable housing opportunities. A Housing Task Force should be created to create these relationships. Through this, the County shall actively participate in partnerships with non-profit organizations & tribal housing authorities to seek state and federal funding for the provision of affordable housing, especially housing projects which target the very low income populations.	2.2	CDD, DSS,, CAO, EDD	General Fund & Available Grants	Meet annually with affordable housing advocates & providers	Annual meeting July of each year
HE-49	The County will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing in-kind technical assistance, expedited permit processing, reduced development fees, grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, offering density bonuses.	1.26	CDD, CAO, EDD, NGO's	General Fund		Annual review of progress
HE-50	Investigate measures aimed at reducing and/or deferring all or portions of development mitigation fees (e.g. planning, building, road impact, fire, school, water & sewer) for very low and extremely low, housing projects. The County should examine, reduced and/or deferred development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	1.26	CDD & BOS, CAO, DSS, NGO's	General Fund	Review of impact fee structure & consensus with other agencies	2017
HE-51	The County shall continue to allow 35 percent density bonuses for low and very low income affordable housing projects, consistent with California Government Code §65915, for the MDR and HDR designated sites listed in Table 2-6 (Vacant/Underutilized Land Inventory).	1.4 1.12	CDD, PC & BOS	General Fund	PC and BOS hearings	Adopted, Jan.16, 2015 #3021
HE-52	The County will work directly with service providers of the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of residents who are developmentally disabled. The County shall also assess housing	4.1	CDD & DSS, Housing Task Force	General Fund	Host a workshop aimed at determining housing needs.	2019

	currently being utilized by those with developmental disabilities and whether additional housing and housing related services are necessary to provide housing to this special needs group.					
HE-53	County staff should annually perform a review of its affordable housing site inventories, specifically for those sites designated for very low- and low-income housing, to determine that updated flood zone and general flood risk information does not result in substantial increases making the location of affordable housing at identified sites unrealistic.	1.20	CDD, DWR	General Fund	On-going as rezoning or projects occur	Annual Review, Dec. each year
HE-54	Immediately following revisions to County Flood Maps based on new LIDAR data, the Community Development Department shall review the updated mapping of ground water recharge and stormwater areas. Multifamily zoning will be reviewed for their continued suitability for the provision of affordable housing. Sites deemed to be no longer suitable for affordable housing shall be removed from the affordable housing site inventory .	1.20	CDD, DWR	General Fund	Remove sites deemed to have substantial flood hazard risk & replace with qualified sites.	2016- 2017.
HE -55	To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.					2019

Additional Programs:

Program HE-55. Reduce Minimum size for residential units

To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.

Time Frame: 2018

Responsible Agency: Community Development

Objectives: Help ensure that housing is available and affordable to extremely low, very low, low and moderate-income families and members of the local workforce (e.g. teachers, fire and police, farm workers).

Funding Sources: Staff time

Program HE-56. Higher-Density Housing

The County shall consider an amendment to its General Plan Land Use Element to include a land use district permitting residential density of up to 40 dwelling units per acre. The County shall also consider a concurrent amendment to its Zoning Ordinance to include a zone permitting residential density of up to 40 dwelling units per acre and requiring that any development occur at no less than 20 dwelling units per acre. In addition, if the County favors making these amendments, the County shall identify locations feasible for development permissible under such a land use district and zone, especially those close to urban services of the incorporated cities, and shall study establishing said land use district and zone there.

Time Frame: Ongoing

Responsible Agency: Community Development

Objectives: Allow opportunities for development of housing types of economical design and density.

Funding Sources: Staff time