

## **6.0 STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT**

The following section reviews and evaluates the County's progress in implementing the 2012 Housing Element. It reviews the results and effectiveness of programs, policies and objectives for the previous Housing Element planning period. Table 6-1 provides an evaluation of the Lake County Housing Element (2012) policies and implementation programs.



**Table 6-1: Evaluation of 2009-2014 Lake County Housing Element Programs**

Program		Status	Evaluation
HE-1	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	Complete Ongoing	The Department continued to use the pre-application development review process, and identified ways to streamline the permit process. The Department continues to regularly review the permit process, and continues to waive design review permits whenever possible.
HE-2	The Community Development Department shall continue to hold pre-application conferences with developers to assist them 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.	Complete Ongoing	The Department continued to hold pre-application development review for projects that require an entitlement for approval. Input is sought from the sewer and water agencies, fire districts and the Department of Public Works. Staff also continues to assist potential affordable housing developers with identifying suitable sites using our GIS system, Available Housing Sites Inventory, and institutional knowledge of sites.
HE-3	The County shall apply, based on the availability of staff resources, for those funds from available from state and federal programs which provide for low to moderate income housing.	Complete Ongoing	<p>There are two County programs funded by the HOME and CDBG Grant program:</p> <p><u>Owner Occupied Rehab</u> (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014.</p> <p><u>First Time Home Buyer</u> (income qualified 2.5% low interest loans) -- 4 units assisted between 2010 &amp; 2014.</p> <p>A housing project was developed in Nice in 2012. The development partner in the 50-unit affordable family housing project is Rural Communities Housing Development Corporation (RCHDC). The goal of 80 low &amp; very low income units was not achieved.</p>
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	Complete Ongoing	The Economic Development Director produced a mailer and circulated to regional affordable housing developers, and conducted a successful tour of sites in 2013. No new projects have as yet come forward.

	information on funding opportunities, available sites and permit streamlining procedures in Lake County.		
HE-5	The County shall provide developers with information regarding suitable potential high density housing site locations.	Complete Ongoing	Lake County continued to encourage and assist developers interested in developing affordable housing projects. The Economic Development Director was proactive in shopping sites and marketing between 2012-2015.
HE-6	The County shall undertake a review of policy constraints to develop housing, including the County's policy against accepting new roads into the County system.	Partially completed; Behind schedule	The Board of Supervisors began formally reviewing the permit process and constraints to development in November, 2011. The County is considering reducing the requirement for a major use permit for larger multi-family housing projects down to a simple minor use permit. Changing the policy concerning maintenance of new roads is not supported and this policy does not appear to constrain affordable housing projects since those projects do not result in land divisions on parcels that require new road construction.
HE-7	The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion units restricted to very-low, low-, or moderate income households.	Complete	The Community Development Department continues to fast-track all affordable housing projects. These are priority projects and staff seek ways to reduce the amount of process requirements, and waives design review whenever possible. These projects move to the front of the line for any entitlement permit processing and for construction plan review.
HE-8	To increase the development community's awareness of Lake County, and the availability of sites for affordable projects, the County shall take the following actions;	See 8a and 8b below	See below for responses corresponding to HE-8a and HE-8b
HE-8a	Prepare and mail out to affordable housing developers active in nearby counties information about housing development opportunities in the county and particularly the Project Area.	Complete & On-going	Completed in 2012 & 2013 but no further efforts have been made. Working with the Chamber of Commerce, the Rotary Club and other organizations to get the message out would be an activity for the Housing Authority and/or other NGO's to increase affordable housing availability.
HE-8b	Sponsor a tour of potential affordable housing sites in the county for potential developers.	On-going	The Economic Development Director and the Community Development Department regularly encouraged and assisted developers interested in developing affordable housing projects. A tour was conducted, but no new projects resulted.

<b>Table 6-1: Evaluation of 2009-2014 Lake County Housing Element Programs</b>			
Program		Status	Evaluation
HE-9	<p>The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community.</p> <p>a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers.</p> <p>b).The County shall publicize the availability of the grants and loans</p>	<p>The County no longer has funding to support this program.</p> <p>Priorities have not been re-established with an RDA replacement organization</p>	<p>The Redevelopment Agency and County Administrative Office continued to apply for and provide financial support for new affordable housing projects. With the dissolution of the RDA in 2012, no new funds have become available to assist in public/private partnership.</p> <p>Northshore Project Area Implementation Plan, 2011 – 2016, produced by the RDA, analyzed progress made between 2001 and 2010. The following excerpt is taken from that analysis:</p> <p><i>“163 units have been built or substantially rehabilitated in the Project Area since 2001. Of those 163 units, 23 were constructed with Agency assistance; and of those 23 units, 22 are deed-restricted to be occupied by Very-low and Extremely-Low income senior households. Of the 22 new deed restricted units, two meet a replacement obligation, leaving 20 units to meet the Agency’s affordable housing production requirement, all are very low-income units”.</i></p> <p>The Redevelopment Agency’s priorities were published on the County website; <a href="http://www.co.lake.ca.us/Assets/Administration/Redevelopment+docs/116.pdf?method=1">http://www.co.lake.ca.us/Assets/Administration/Redevelopment+docs/116.pdf?method=1</a>. This was removed in 2013.</p>
HE-10	<p>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 better understanding funding needs for the provision of affordable housing and how County resources can be best utilized to assist interested organizations to provide new affordable housing opportunities.</p>	Incomplete	<p>Coordination and communication thus far has been ad hoc, as needed and as questions arise. A more formal process, and an established County Wide Housing Task Force, post RDA should be established. Without a designated entity with affordable housing as its sole mission these critical actions will probably not occur. No County government department has been designated with this specific responsibility since the dissolution of the RDA.</p>

HE-11	The County shall include self-help housing as a priority category for expedited assistance, permit facilitation and possible fee & impact waivers.	No Set-Aside Funds	Same as above
HE-12	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.	Complete & On-going	The Housing Element, including the list of available affordable housing sites, is posted on the Lake County website. In addition, copies of the list are available at the Community Development Department and Planning staff have been instructed to notify the Community Development Director or Senior Planner when the list is requested. Direct assistance would then be provided to assure consistent, helpful service and that any potential developer be made aware of any programs or other assistance that are available.
HE-13	The County shall provide incentives, such as density bonuses, expedited permit processing, and technical assistance, to encourage developers to consolidate small lots and/or development on underutilized sites zoned R-2 and R-3.	Complete, Ongoing	The County continued to provide incentives to affordable housing developers, including expedited permit processing, density bonuses, and pre-application review assistance. Density Bonus Adopted 1/2015.
HE-14	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.	Complete, Ongoing	Please see comments for HE-13. The County continues to encourage and support density bonuses and uses the pre-application review process to work out details and options with potential developers.
HE-15	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	Completed updated	<p>Information concerning granny units and residential second units has been made available on the County Website. In addition, the planning staff are aware of, and promote the use of granny units when speaking with interested persons at the counter.</p> <p>The County currently has no means of verifying the affordability and rental nature of these units, nor determining the age of persons occupying a "Granny Unit". but there is an assumption that a primary owner is renting a smaller unit as income property. Rental rates however are not restricted or monitored.</p>

	County shall review and revise, as necessary, the promotional materials on an annual basis. Residential second units shall be encouraged and promoted as affordable, permanent rental housing.		The County is in full compliance with AB 1866.
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**Table 6-1: Evaluation of the 2009-2014 Lake County Housing Element Programs**

Program		Status	Evaluation
HE-16	The County shall continue to support fee waivers for use permit fees for large, affordable multi-family projects when a conditional use permit is required.	Completed, determined not to be necessary.	The County Board of Supervisors prefers to consider fee waivers on a case-by-case basis versus a fee ordinance amendment.
HE-17	The County shall use its pre-application review process to encourage development in the R-3 zone to be developed at the highest end of the density range.	An alternative process is used	Because the County typically waives the design review process, and design review permits are processed on the tail end of the review process, the County instead uses the pre-application development review process to encourage affordable housing developments at the highest end of the density range.
HE-18	The County Administrative Office shall maintain current information on federal, state, and local affordable housing programs, disseminate this information where appropriate, and brief the Board of Supervisors periodically on the County's progress towards meeting its housing goals.	Complete, ongoing	County staff work cooperatively to obtain grant information and report progress to the Board of Supervisors. Progress is also reported whenever the County requests any action from the Board, such as approving a grant application and approving or amending an agreement with an affordable housing developer.

**Table 6-1: Evaluation of 2009-2014 Lake County Housing Element Programs**

Program		Status	Evaluation
HE-19	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.	Complete, ongoing	The CDD, CAO & DSS are informed in advance when affordable housing sites' affordability covenants are getting close to expiring. No sites had reached or neared their affordability covenant terms during this Housing Element timeframe, and therefore no action has been necessary.
HE-20	The County shall continue to work in conjunction with CalHFA, local banks, and mortgage institutions in implementing the First Time Home Buyer Program.	Complete, On-going	There are two County programs funded by the HOME and CDBG Grant program: <u>Owner Occupied Rehab</u> (income qualified at 80% of median income or less) -- 2 units assisted between 2010 and 2014.. <u>First Time Home Buyer</u> (income qualified 2% low interest loans) -- 4 units assisted between 2010 & 2014. These programs are managed by the Social Services Department through their Housing program.
HE-21	The County shall continue the Mobile home Replacement Program	On-going	This program has had no activity during this housing cycle.
HE-22	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.	Complete, ongoing	The CAO & DSS are informed in advance when affordable housing sites' affordability covenants are getting close to expiring. However, no sites had reached or neared their affordability covenant terms during this Housing Element timeframe, and therefore no action has been necessary.



**Table 6-1: Evaluation of the 2009-2014 Lake County Housing Element Programs**

Program		Status	Evaluation
HE-23	The County website shall post information about the Housing Authority's voucher program, affordable projects that are under development or planned, and other housing programs (i.e., Owner Occupied Rehabilitation Program, etc.)	Complete, ongoing	<p>The Social Services Department maintains information on their website regarding:</p> <p>First-time Home buyer program</p> <p>Owner occupied rehab program</p> <p>Section 8 Housing Choice Voucher – <i>the average wait list has been roughly 20 HHs over the past 2 years, for the 224 vouchers available for the County.</i></p> <p>The Department's website is:  <a href="http://www.co.lake.ca.us/Government/Directory/Social_Services/Housing_Programs.htm">www.co.lake.ca.us/Government/Directory/Social_Services/Housing_Programs.htm</a></p>
HE-24	The County shall continue to seek funding to expand the existing housing rehabilitation loan program for lower income households. (Existing Program 4.1). When these funds are exhausted, the County shall apply for additional CDBG funds.	On-going as needed	The Housing Services Division or the Social Services Department regularly prepares grant applications and requests Board action to submit applications to the HOME program for the homeowner rehabilitation program.
HE-25	The County shall, based on the availability of staff resources, provide permitting assistance and recommendations (based on site visit inspections) to individuals who intend to make their own housing unit repairs.	Complete, Ongoing, not entirely practical due to liability implications	The Building and Safety Division field inspectors assist owners as much as they legally can, in providing advice and assistance to those conducting their own residential repairs. The Division is limited in its ability to provide specific design work (or drafting construction plans) due to liability concerns. A list of non-profit volunteers and professionals could also be handed out.
HE-26	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	On-going	These units are still in the County's pool of affordable units.

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Program		Status	Evaluation
HE-27	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 as available.	Incomplete	Not much work has been done to outreach and move forward with specific projects due to staffing and funding issues.
HE-28	The County shall distribute literature on universal design and disabled accessibility through the Building and Planning Divisions. These efforts should include the preparation of an informational flyer promoting the principles of universal design to be made available for public distribution.	Brochure completed & website updated	This information is now out in the general public and has been made available with all building permit applications.
HE-29	Revise the Zoning Ordinance to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). Emergency shelters will be allowed by right, without the requirement for a CUP or other discretionary approval in the "C3", Service Commercial zoning district. The ordinance will establish development standards that will	Completed	Adopted, Jan.16, 2015, Ordinance #3021 & Ordinance #2947 adopted 6/2011.

	encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the C3 zone.		
HE-30	County shall consider providing fee waivers for affordable multi-family housing projects which includes a minimum of 10 percent of units with four or more bedrooms.	Completed	Adopted. There have been no new applications for multi-family housing in the past housing element cycle.

**Table 6-1: Evaluation of the 2009-2014 Lake County Housing Element Programs**

Program		Status	Evaluation
HE-31	The County shall provide grant application assistance, based on the staff resources, to community-based organizations seeking funding for homeless services and programs.	Incomplete On-going	The Continuum of Care Task Force has begun to assist in this effort. The County has also assisted the Lake Family Resource Center by providing funding assistance and permit fee waivers for their transitional housing site (women's shelter) in Kelseyville. A countywide partnership between County government agencies and non-profit organizations involved in affordable housing solutions, could be of help in implementing this program.
HE-32	The County should consider the implementation of Universal Design standards through the adoption of an ordinance. 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.	Incomplete	County discussions revealed that this issue was in part implemented through the 2013 State building code. However, landscape and other site requirements are not fully developed for all uses. All commercial uses must meet these requirements.
HE-33	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, to include universal design features	Incomplete	Same as above, HE-32.

HE-34	Revise the Zoning Ordinance to identify transitional and supportive housing as an allowed use in all residential zoning districts, and subject only to the same standards as other residential uses within each district		Adopted, Jan.16, 2015 #3021
HE-35	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 permanent resident workforce.	Incomplete	The County was unable to identify or partner with potential farm worker housing developers. However, the County has offered expedited permitting and letters of support to Rural Communities Housing Development Corporation for remodeling and repairs to the existing farm worker housing located along Cruickshank Road, Kelseyville
HE-36	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations requiring the Public housing Authority, 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. The poster contains the name and the telephone of the Department of Social Services Civil Rights Coordinator. A link to the HUD's online fair housing complaint form and information should be placed on the Department of Social Services homepage and also be noted on all civil rights posters disseminated throughout the County.	On-going	These are basic noticing and posting actions that are maintained in all DSS facilities that work directly with the public.

HE-37	The County shall continue to provide density bonuses of up to 25 percent for innovative energy-efficient housing projects.	On-going	The County continues to offer density bonuses both for energy efficiency and affordability, but this implementation measure isn't very successful due to lack of projects of sufficient density.
HE-38	The County shall distribute information to developers and builders on energy-efficient standards for residential buildings.	On-going	The Cal-Green building standards are available on the CDD website and at the Building Department.
HE-39	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.	On-going	Through the Energy Watch Program administered by the Community Development Department, information is made available at the counter and on the County website for energy efficient construction practices. Website Link: <a href="http://www.co.lake.ca.us/Government/Directory/Community_Development/Green_Building_Information.htm">www.co.lake.ca.us/Government/Directory/Community_Development/Green_Building_Information.htm</a> In addition, the County is actively supporting retrofits of existing homes with solar through the PACE (Property Assessed Clean Energy) program.
HE-40	The County should consider developing revisions to the Zoning Ordinance that would help encourage and promote solar and wind energy generation on existing and new residences.	Completed	Solar energy is now a simple ministerial building permit.
HE-41	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)	Incomplete	The County is examining it's fee structure. As many fee's have been suspended to encourage economic development since the economy fell, and need to be reconsidered now that the economy is stabilizing or picking up again.
HE-42	The County shall identify sufficient sites within its jurisdiction where new industries can be located.	On-going	The County adopted a permit fee waiver policy for projects that result in economic development (create jobs or contribute significantly to the sales tax base).

HE-43	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.	On-going	The County assisted several businesses in relocation and business expansion, and is continuing to do so. A better relationship between the Economic Director and the Planning Department would probably make these actions more efficient for the developer and business owner.
HE-44	The County shall continue to pursue funding of a Section 8 Family Self-Sufficiency Program which includes job training and education opportunities for the assisted households.	On-going	Assisted households are served under the CalWORKs program and have been successful and well received by the community as a whole. This is administered by the County Department of Social Services, and information can be found at:  <a href="http://www.co.lake.ca.us/Government/Directory/Social_Services/CalWORKs.gov">http://www.co.lake.ca.us/Government/Directory/Social_Services/CalWORKs.gov</a>
HE-45	The County shall consider adopting amendments to the zoning ordinance that would allow additional residential development in community commercial areas, where appropriate services are available.	Incomplete Ongoing	This has not yet been fully completed but is included within the list of revisions needed in the Zoning Ordinance. Currently, a single "caretaker, owner or manager" dwelling unit is allowed in most commercial zones. The Community Development Department sent out requests for proposals (RFP) from consulting firms in November 2011 to seek a planning consultant to assist Department staff with completing a major overhaul to the Zoning Ordinance in 2012. Developing standards for mixed-use (residential) in downtown commercial areas was specifically mentioned in the RFP.
HE-46	As area plan updates are publically noticed and adopted, the very-low and low income site index shall be updated to include any additional sites made available for development of affordable housing.	On-going	The Shoreline Communities Area Plan adoption created additional affordable housing sites when adopted in August 2009. The Affordable Housing Sites Inventory was updated in 2011. There have been no reductions in the site inventory due to Area Plan Updates during the 2009-2014 HE Cycle.
HE-47	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will support rezoning to "PDR" when that zoning will provide a project the ability to be developed at a higher density, and will provide flexibility in design. In such	Incomplete	This program was not met because there were no proposals to develop any of the MDR designated properties within the Affordable Housing Sites Inventory. The County will continue to encourage affordable housing to be developed at these sites and will use the pre-application development review process to work closely with developers to avoid potential process or construction cost constraints. Developer's tend to avoid the PDR designation because it currently requires additional planning steps such as a General Plan of Development. It may be more appropriate to use flexible cluster development options and design review to enable higher densities and various patterns not associated with standard development patterns.

	cases, development at maximum density will be encouraged.		
HE-48	Lake County will implement /comply with Health & Safety Code §17980(b)(2) by giving preference to repair rather than requiring vacation when economically feasible	Complete On-going	This is standard policy. No new action is required. Each case is reviewed and owners are asked to repair, prior to any abatement action.
HE-49	Lake County will comply with Health & Safety Code §17980(c) by assuring that tenants and landlords are given notice of defective conditions as required.	Complete On-going	Provide notice of information to tenant at the same time as to owner.
HE-50	Lake County will comply with Health & Safety Code §17975 et seq. by establishing procedures for local enforcement to provide information pertaining to relocation benefits entitled to tenants ordered to vacate structures by code enforcement.	On-going Complete	There have been no instances within this past housing cycle in which tenants have had to be relocated due to demolition. This law and all State of California Tenant rights are on display at the Community Development Department.
HE-51	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.	Incomplete	This has not been consciously achieved, although all county plan documents are circulated to agencies and districts for input and comment.

HE-52	<p>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. Focus of planning assistance shall be aimed towards mitigating for constraints within the planning period.</p> <p>The Community Development Department (CDD) shall host an 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>	Incomplete	<p>Same as above. A long-range Capital Improvement plan for all water and sewer districts has not been adopted. Individual Districts have improvement plans, but there has not yet been a comprehensive infrastructure plan adopted to meet all needs identified by adopted land use and zoning.</p>
HE-53	<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</p>	Incomplete	<p>This has not been consciously achieved, although all county plan documents are circulated to agencies and districts for input and comment. This so far is generally understood to be county position, but has not been ratified and adopted by all the districts in the County.</p>



	<p>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>		
HE-54	<p>The creation of a public-private partnership agreement between the County, non-profit housing assistance groups &amp; tribal housing authorities modeled after the Federal program administered by HUD, "National First Look Program." The County should establish a qualification process whereby non-profit housing assistance groups &amp; tribal housing authorities who can demonstrate that a vital portion of their service includes the provision of affordable housing. Registered non-profit groups &amp; tribal housing authorities would then</p>	Incomplete	<p>To date, changes in staffing in multiple departments have precluded development of a formalized process.</p>

	be notified and provided with an exclusive period of time whereby they could purchase tax default, surplus and other similar properties prior to properties being made available for purchase to the general public.		
HE-55	The County shall strengthen its relationship with non-profit organizations & tribal housing authorities engaged in providing affordable housing opportunities. The County should meet with the non-profit organizations, tribal housing authorities and members of the developer community periodically to identify constraints to affordable housing. 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.	Incomplete	Other than the Continuum of Care Task Force, which primarily addresses the homeless population, no other housing organization has been created to actively address affordable housing in the county.
HE-56	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, providing expedited permit processing, reduced development fees, identifying grant and funding opportunities, applying for or supporting	Incomplete	Other than the Continuum of Care Task Force, which primarily addresses the homeless population, no other housing organization has been created to actively address affordable housing in the county.

	applications for funding on an ongoing basis, offering density bonuses.		
HE-57	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 the adoption of an ordinance to reduce and/or defer development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	Incomplete	This has been generally discussed but has not been formally adopted by County Government or other agencies.
HE-58	Broaden provisions and reduce constraints pertaining to the County's granny unit and second residential unit permitting criteria on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code, including age restrictions. Continue to allow granny units and second units to be approved by a ministerial, rather than a discretionary action. Identify methods for reducing County and other development mitigation fees for granny and second units below those of primary residential units sufficient to encourage construction of second units in meeting special housing needs.	Complete	Ordinance #2886 adopted 2/2009 addressed "granny units" , and Ord. #3021 adopted 1/201 addressed the age restriction issue. This type of unit could house anyone.

HE-59	Amend Zoning Ordinance to reduce parking standards for multi-family housing units. Consider adopting standard based on number of bedrooms rather than strict standard of two spaces per unit.	Complete	Adopted, Jan.16, 2015 #3021
HE-60	The County shall 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	Complete	Adopted, Jan.16, 2015 #3021
HE-61	The Lake County Zoning Ordinance shall be amended to permit multi-family residential developments of 50 units or less to be an allowed uses within the "R3" Multi-Family Residential zoning district, as a means to reducing government constraints upon the provision of affordable housing.	Complete	Adopted, Jan.16, 2015 #3021
HE-62	The County will work directly with service providers for the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of Lake County residents who are developmentally disabled. Additionally, the County shall assess the types of housing currently being utilized by those with developmental disabilities and whether additional housing and housing related services are	Incomplete	This is currently being addressed by the Department of Social Services and other charitable organizations.

	necessary to provide housing to this special needs group.		
HE-63	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.	On-going	This is done as sites are removed by development projects or requests for rezoning occur.
HE-64	Immediately following revisions to the Health & Safety and Open Space, Conservation & Recreation Elements of the Lake County General Plan, required by AB 162, the Community Development Department shall review the updated mapping of ground water recharge and stormwater areas. Areas designated for the appropriate location of affordable housing, specifically for very-low and low-income housing, shall 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 of this Housing Element and replaced with new qualified sites.	Complete	This action was completed in 2014 and established that the county was in compliance. However, new LIDAR data is expected to be released in 2016, so further review will need to be conducted at that time.

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### ***What was learned from the 2009-2014 Housing Element***

As part of the Housing Element Update process, the State requires an analysis and evaluation of the policies and programs implemented during the prior five-year period. Taken individually, the programs included in the 2014 Housing Element were generally successful in achieving their objectives. For example, a number of housing related zoning ordinance amendments were adopted in January 2015 (AM14-01) which implemented roughly nine (9) programs. While it took a year to draft and take them through the public process, it is considered a major step forward in implementing the Housing Element.

However, the larger goal of creating and maintaining a housing stock of sufficient size, diversity, and affordability countywide has not been attained. The reasons include a lack of interested developers to develop multi-family affordable housing, (partly due to the prevailing wage requirements for State programs and rent restriction regulations), administrative delays with State programs (e.g., HOME), and the County's difficulty in obtaining matching funds for many of its programs (e.g., mobilehome replacement program the elimination of RDA funds). One of the largest obstacles in moving forward with many of the implementation programs was the dissolution of the RDA and no real replacement agency, department or organization that is championing and focused on housing issues.

Considering the County's limited financial resources, the County made significant steps that will eventually lead to the production of affordable housing. Many of the constraints to developing affordable housing in Lake County, as described in previous chapters, are non-governmental constraints outside the County's purview or involve administrative red-tape at the State level. However, there are several improvements the County can make to assist in increasing the production. The following changes are made to the 2014-2019 Housing Element:

- Establish a unified, diversified public, private & NGO based Housing Task Force associated with a 501C3, that has affordable and diverse housing as it's mission.
- Undertake an outreach program to increase the development community's awareness of available higher density sites;
- Coordinate with other local jurisdictions, non-profits, and other agencies struggling with the same issues, regarding affordable housing programs and administration;
- Distribute and delegate appropriately, so that expectations of workload can actually be met, and the programs and tasks identified can be accomplished;
- Monitor the status of assisted housing with expiring affordability covenants;
- Publicize, using the County's website, available housing programs (e.g., voucher program, Owner-Occupied Rehabilitation Program);
- Set strategic priorities within realistic time frames, that are directly tied to the creation of a specific number of units, for specific population groups.