

LAKE COUNTY

GENERAL PLAN HOUSING ELEMENT ADMINISTRATIVE DRAFT

2019-2027

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Prepared by

THE LAKE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

ACKNOWLEDGEMENTS

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LAKE COUNTY HOUSING ELEMENT

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INTRODUCTION

State Housing Law (Government Code Section 65580 et seq.) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. This report is an update of the Housing Element previously adopted April, 2012, that addressed housing needs from 2009 through 2014. As the previous Housing Element was out of sync with the scheduled time frames, only two (2) years of activity have occurred in the interim. This Update therefore is fairly limited in scope, with the dissolution of the Redevelopment Authority being the most significant event impacting the ability of the County of Lake to create and retain affordable housing.

While this cycles Housing Element was fairly on track at the close of 2014, events occurring in 2015 precluded the ability of the County to complete the plan and accompanying public process. The extensive housing impacts of the Valley Fire, September 2015, created additional roadblocks to timely completion, as more than 1300 homes were lost in that fire alone. It was determined that in order to adequately address the impacts of the Valley Fire in the Housing Element, as well as the County's long-term recovery addressing a now "homeless" population, the 2014-2019 Housing Element should first establish conditions, needs and policies before the fire, to more fully understand the additional complex challenges that the Valley Fire brought to the community.

This is therefore a *living document*, and has place markers acknowledging data and issues to be included in an immediate Valley Fire amendment.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Government Code Section 65584.
- Analysis of any special housing needs, such as those of the seniors, persons with disabilities, large households, single-headed households, farmworkers, and the homeless.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and public services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of opportunities for energy conservation with respect to residential development.

The Background Report of the Housing Element identifies the nature and extent of the County's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report presents information on the setting in which the needs occur, which provides an understanding of the community and facilitates planning for housing.

Methods and Sources

Background information for the Lake County Housing Element was obtained from U.S. Census Reports, State Employment Development Department (EDD); U.S. Social Security Administration; California Department of Finance (DOF); Lake County Economic & Demographic Profile (xxx); Lake County Housing Conditions Survey (2002); Lake County Special Housing Needs Assessment (xxxx); Lake County Regional Housing Needs Plan (2013), and Lake County staff.

Key Terms

Dwelling Unit: (DU) One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Homeless: Lake County accepts the HUD Definition, as follows:

For purposes of this chapter, the term "homeless" or "homeless individual or homeless person" includes: an individual who lacks a fixed, regular, and adequate nighttime residence; and an individual who has a primary nighttime residence that is:

- A. A Supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- B. An institution that provides a temporary residence for individuals intended to be institutionalized; or
- C. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

According to HUD's definition, a person who is "chronically homeless" is an unaccompanied homeless individual with a disabling condition (e.g., substance abuse, serious mental illness, developmental disability, or chronic physical illness) who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past

three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation and/or in an emergency homeless shelter.

Lake County further acknowledges that:

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

Household: (HH) According to the census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Income Categories: Four categories for classifying households according to income based on the median income for each County. The categories are very low (0-50% of County median), low (50-80% of County median), moderate (80-120% of County median), and upper (over 120% of County median).

Median Income: The annual income for each household size that is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Overcrowding: As defined by the census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are those with greater than 1.51 persons per room.

Second Unit: An attached or detached residential unit on the same parcel or parcels as the primary unit that provides complete, independent living facilities for more than one or more persons.

Special Needs Groups: Those segments of the population that have a more difficult time finding decent affordable housing because of special circumstances. Under State planning law, the following special needs groups are required to be addressed in the Housing Element: elderly, handicapped, large families, female-headed households, farm workers, and the homeless.

Consistency with Other Sections

The proposed ~~2014~~2019-2019-2027 Housing Element is consistent with the Lake County General Plan, adopted in October 2008.