

## 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.

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### **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: ~~in relation to improving the conditions and affordability of housing:~~

- 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 ~~as identified in this Housing Element would are be~~ 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.

~~The Housing~~ element law recognizes that ~~in developing~~ housing policy and programs, ~~identified~~ 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.

### **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 ~~3,849~~ 3,847,794 units (~~908~~ 198 very low, ~~122~~ 644 low, ~~694~~ 142 moderate, ~~3324~~ 604 above moderate).

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#### **Policy HE-1.2 Consistency with Fair Share Allocation**

The County shall ensure that community and area plans 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. Any future area plan or General Plan updates shall undergo review for consistency with all other Elements of the General Plan.~~

#### **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 Public Workshops**

The County shall analyze constraints to affordable housing (both governmental and non-governmental) and hold annual public workshops to create policies to combat constraints.

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**Policy HE-1.109 Rental Housing Opportunities**

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

**Policy HE-1.110 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-1.124 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-1.132 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-1.143 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-1.154 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-1.165 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-1.176 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-1.187 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-1.198 Inclusion of Mixed Use/Mixed Income Housing***

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

#### ***Policy HE-1.20 Expansion of Mixed-Use Zoning***

The County shall promote a variety of housing types through consideration of expanding mixed-use zoning.

### ***Reducing Constraints***

#### ***Policy HE-1.2149 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-1.22 Review of Procedural Fees***

The County shall review its fee schedule in order to potentially reduce fees for projects that include affordable housing.

**Policy HE-1.239 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.

**Policy HE-1.24 Reduction of Minimum Home Size**

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.

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**Intergovernmental Cooperation**

**Policy HE-1.251 Intergovernmental Coordination**

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

**Infrastructure**

**Policy HE-1.262 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. The County has direct control over the management and extent of sewage service in the County through the Special Districts Department. While the Special Districts Department also oversees the operation of 10 water systems in the County, the majority of water distribution is handled by a decentralized assortment of small and mid-sized utilities. There is currently no policy prioritizing new connections for low-income housing.

**Policy HE-1.273 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-1.284 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 ~~the~~ parcels.

***Policy HE-1.295 Development of Underutilized Parcels***

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

***Policy HE-1.3026 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.

***Policy HE-1.31 Affordable Housing By Right***

The County shall add to all residential zones the following permitted use: "For properties that have been listed in the Housing Element for at least two (2) cycles as potential accommodation for affordable housing, housing projects that include 20% affordable for lower income households"

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***Policy HE-1.32 High Density Affordable Housing***

The County shall amend the Zoning Ordinance to allow projects that located in High-Density zones and are at least 20% affordable to lower income households as a permitted use.

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***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 Nexus of Support Services and Housing**

The County shall amend the Zoning Ordinance to allow supportive housing by right in Commercial or other zoning designations that have access to support services.

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#### **Policy HE-4.32 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-4.43 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-4.54 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.

#### **Policy HE-4.6 Emergency Housing Tenure**

The County shall amend the Zoning Ordinance to allow stays in emergency shelters up to 180 days.

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#### **Policy HE-4.7 Increased Emergency Housing Locations**

The County shall amend the Zoning Ordinance to remove the requirement that emergency shelters not be located within 300 feet from each other.

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#### **Policy HE-4.5 Emergency Shelters**

The County shall amend the Zoning Ordinance to allow emergency shelters by right as a 'permitted use' in the "C3" Service Commercial zoning district, provided that the site is:

1. located in a water and sewer district;
2. located more than 300 feet from industrial uses;
3. not located within the "AA" Airport approach zoning combining district;
4. not located in an Alquist-Priolo Fault zone; and
5. meets development standards to which other residential and commercial structures in this zone are subject to.

## **Large Families**

### **Policy HE-4.86 Provision of Large Rental Units**

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

## **Persons with Disabilities**

### **Policy HE-4.97 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-4.108 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-4.119 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)

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## **Farmworkers**

### **Policy HE-4.129 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-4.134 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-4.142 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.

**Policy HE 4.15 Expanded Opportunities for Farmworker Housing**

The County shall amend the Zoning Ordinance to accommodate agricultural employee housing of 6 to 12 units or up to 36 beds in all zones permitting agriculture as a permitted use.

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**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.

***Policy HE-7.4      Local Commercial Mixed-Use Development***

The County shall extend mixed use development into C-1 zoning.

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## 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
- ~~RDA Northshore Redevelopment Agency~~  
~~(Or designated successor administrator of RDA programs)~~
- EDD Economic Development Director
- NGO Non-governmental and charitable organizations

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Table 1-1. Housing Element Implementation Programs

Implementation Measure		Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
<b>New Construction</b>						
HE-1	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	1.214 9 1.22 3.5	CDD	General Fund	--	Annually
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.	1.3 1.4 1.214 9	CDD	General Fund	--	On-going as proposals are submitted and reviewed
HE-3	The County shall apply, based on the availability of staff resources, for those funds from available from state and federal programs which are appropriate to the County's needs which provide for low to moderate income housing.	1.3 1.110	DSS RDA*	Housing Set-Aside & CDBG & HOME Program Income	40 very low and 40 low units	On-going Annual grant opportunities are pursued
HE-4	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County, especially the Redevelopment Project Area. 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, RDA*, CAO, & DSS, EDD	CDBG, RDA Set-Aside Funds & General Fund	Develop strategic mailer and distribute to N. CA affordable housing organizations	Dec. 2012 & annually
HE-5 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 RDA*	General Fund & NGO's	County has been implementing this program under the 2004 Housing Element & will	Ongoing as proposals are submitted and reviewed

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* Or designated successor administrator of RDA programs						
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.	1.19	CDD; PC, BOS	General Fund	Discuss with BOS viable alternatives	July 1, 2013
HE-67	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.	1.214 9	CDD, BOS	General Fund	--	Ongoing 2019
HE-78	To increase the development community's awareness of Lake County, the Redevelopment Project Area and the availability of sites for affordable projects, the County shall take the following actions:  a). 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.  b). Sponsor a tour of potential affordable housing sites in the county for potential developers.	1.5 1.8	CDD; RDA*; BOS; EDD	RDA set-aside funds EDD; CAO; NGO's County Ambassador or program	--	Ongoing 2019
* Or designated successor administrator of RDA programs						
HE-89	The County shall utilize a portion of available Redevelopment Housing Set-Aside Funds to assist affordable housing production by private developers within the project area. The Agency/County shall take the following actions:  -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.	1.11 2.2 3.3	DSS; CDD; EDD; NGO's RDA*	RDA set-aside funding		Ongoing 2019

	<p><del>b). — The County shall publicize the availability of the grants and loans.</del></p> <p><del>— The County shall develop and set priorities for the types of affordable housing projects that the Agency wants to encourage and could be offered financial assistance, for example, housing for seniors, multi-family housing for very low income families, etc.</del></p> <p><del>— The County shall publicize the Agency's priorities as well as the potential availability of the subsidy funds for certain projects in order to identify interested developers. Post information on the County Redevelopment Agency's website to make developers aware of its programs. The Agency will also publicize the availability of subsidy funds as part of the outreach program.</del></p> <p><del>— Once the amount of available funds has reached \$700,000, the County shall issue a NOFA or RFQ to affordable housing developers, emphasizing the County's priorities and the types of assistance available. Notice will be given to developers identified in the outreach programs.</del></p>					
* Or designated successor administrator of RDA programs						
HE-940	<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 strategic planning to meet the organizations to provide new affordable housing opportunities challenge.</p>	1.7 1.119 2.2	CDD, RDA*, CAO, & DSS, NGO's	CDBG, RDA-Set- Aside Funds, & General Fund, 501C3	Host two collaborative workshops	Annually Dec-2012 & Dec 2013
HE-14	<p>The County shall include self-help housing as a priority category for the use of RDA housing set-aside funds.</p>	4.7 4.10	RDA*	RDA-Set- Aside Funds	—	Ongoing, annually
HE-102	<p>The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach</p>	1.5 1.8	CDD, CAO, EDD	General Fund, RDA-Set- Aside	--	Ongoing, annually

	campaign. The County shall review and update the list annually.			Funds		
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 develop on underutilized sites zoned R-2 and R-3. <del>FY 2004</del>	1.4 1.15 1.24	CDD	General Fund	--	Ongoing
HE-114	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 1.132 1.143 1.165	CDD	General Fund	--	Ongoing
HE-126	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 1.176 1.187	CDD	General Fund	50 very low income units; 50 low income units; 100 moderate income units	Ongoing, update annually
*Or designated successor administrator of RDA programs						
HE-136	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 as proposals are submitted and reviewed
HE-147	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.	1.132 1.295 1.32	CDD RDA*	General Fund	--	Ongoing as proposals are submitted and reviewed
HE-158	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-169	The County will work to preserve existing subsidized housing	2.1 2.2	CDD, RDA*;	Grants 501C3Set	Host two housing	As needed

	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 <del>and host a series of workshops</del> providing information on possible financing opportunities and linking potential organizations with housing developments at risk.		CAO & DSS; EDD	-Set-Aside Funds	workshops focused on preservation Task Force meeting for at risk housing.	ee. 2012 & Dec. 2013 Monitor Annually
HE-1720	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-1824	The County shall continue the Mobilehome Replacement Program.	3.1 3.3 3.8	RDA* DSS	CDBG & HOME & Set-Aside Funds	5-very-low, 10-low units 15 units	Ongoing
*Or designated successor administrator of RDA programs						
HE-1922	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 RDA*	General Fund	--	Ongoing, annually review
HE-203	The County <del>shall</del> website shall post information on the County's website 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	RDA* & DSS	General Fund	--	Ongoing
HE-214	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-225	<del>The County shall. Based on the availability of staff resources, the County and nonprofit partners shall provide permitting assistance and appropriate repair recommendations based on individuals, when on building inspections, site inspections to individuals who intend to make their own housing unit repairs.</del>	3.3	CDD; DSS; Non-Profits	Cal Home, General Fund, RDA set-aside funding	-	As needed

HE-26 <del>3</del>	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans. <del>If necessary, the County shall work with potential buyers, such as nonprofit developers, to maintain affordability of these projects, by identifying possible sources of County funding, such as RDA funds, to supplement primary state and federal sources.</del>	2.1 2.2	RDA*	RDA-Set-aside funds	--	Annually Monitor Annually
*Or designated successor administrator of RDA programs						
HE-24 <del>7</del>	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 1.1 <del>19</del> 1.13 2.2 4.2	CDD, RDA*, CAO & DSS	RDA Funds & General Fund	Establish procedure (possible ordinance for waiver of fees a Housing Task Force, & partner with a 501C3 for funding-)  Host a minimum of three pre-application meetings for self-help housing	Ordinance July 2012 Annually  Pre-application-On-going
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.	4.7 4.8	CDD	General fund	Completion of detailed brochure & adding information to County website	Dec. 30, 2012
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	4.1 4.4 4.5	CDD & BOS	General Fund	Amend Zoning Ordinance	Jan. 15, 2013

	discretionary approval in the "C3"; Service Commercial zoning district. The ordinance will establish development standards that will 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-2530	County shall <del>continue to consider</del> providing fee waivers for affordable multi-family housing projects which includes a minimum of 10 percent of units with four or more bedrooms.	4.86	CDD, BOS RDA*	General Fund	--	On-going Dec-30, 2013
* Or designated successor administrator of RDA programs						
HE-2634	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.	4.43 4.54 4.119	NGO's DD, CAO, DSS, EDD	General Fund	--	On-going as proposals are submitted and reviewed
HE-2732	The County should <del>consider the implementation of</del> adopt 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.	4.97 4.108	CDD BOS	General Fund	BOS discussion to determine if ordinance is necessary	Ongoing Dec-30, 2013
HE-2833	The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects, <del>sponsored by the County or the Redevelopment Agency,</del> to include universal design features	4.97	CDD BOS	General Fund	--	Ongoing Dec-30, 2013
HE-34	<del>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.</del>	4.4 4.4 4.5	CDD & BOS	General Fund	Amend Zoning Ordinance	Jan-15, 2013
HE-2935	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.	4.2 4.134	CDD, CAO, Ag.Com.	General Fund	Develop and maintain list of partners	Ongoing
* Or designated successor administrator of RDA programs						

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HE-306	The County's Fair Housing and Equal Opportunity Plan explains the laws and HUD regulations that require the Public housing Authority, which is the 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. The poster contains the name and the telephone of the Department of Social Services Civil Rights Coordinator. Fair housing complaints are currently referred to the HUD office located in San Francisco. 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 by July 2013.	5.2	DSS	General Fund	Dissemination of information in public places and adding links to services on department website	July 2013 On going
HE-317	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 as proposals are submitted and reviewed
HE-328	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. The County shall distribute information to developers and builders on energy-efficient standards for residential buildings.	6.1 6.2	CDD	PG&E Energy Watch, General Fund	Maintain information on County website & participate in PG&E Energy Watch	On-going
HE-339	Consider developing revisions to the Zoning Ordinance to encourage and promote solar and wind energy generation on existing and new construction. 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.	6.3 6.46-4 6.2	CDD CDD	PG&E Energy Watch & General Fund	Amend Zoning Ordinance. Maintain information on County website & participate in PG&E Energy Watch	On-going On going

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*Or designated successor administrator of RDA programs						
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.	6.3 6.4	CDD	General Fund	Amend Zoning Ordinance	July 1, 2013
HE-3441	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 Dec 30, 2013
HE-3542	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 for development & provide entitlement for fee waivers	On-going Sept 30, 2012
HE-3643	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 for development; provide entitlement for fee waivers & assist in marketing sites	Ongoing
HE-3744	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.	1.7 7.1	DSS	General Fund	--	As needed
HE-4385	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 4.2 7.4	CDD, PC, BOS	General Fund	Amend Zoning Ordinance to provide standards for mixed use development	2017 July 1, 2013
*Or designated successor administrator of RDA programs						
HE-3946	As area plan updates are publicly noticed and adopted, the very-low and low income housing site index shall be	1.1 1.2	CDD	General Fund	Update very-low & low housing	On-going as proposals are

	updated to include any additional sites made available for development of affordable housing.				site inventory as area plans are updated as completed	submitted and reviewed
HE-40 <sup>7</sup>	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will <del>superinitiate</del> rezoning to "PDR" when that zoning will 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.	1.1 <sup>43</sup>	CDD, PC, EDD, BOS	General Fund	--	On-going as proposals are submitted and reviewed
HE-41 <sup>8</sup>	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 to review feasibility of repair	On-going
HE-42 <sup>9</sup>	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	Provide a Notice of information to tenant at the same time as to owner	On-going
HE-50	<del>Lake County will comply with Health &amp; Safety Code §17975 et seq. through the establishment of procedures for local enforcement to provide information pertaining to relocation benefits entitled to tenants ordered to vacate structures by code enforcement officials.</del>	3.9	CDD	General Fund	Update procedures manual for Building & Safety staff and provide relocation information	July 1, 2012
*Or designated successor administrator of RDA programs						
HE-43 <sup>54</sup>	Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable,	1.2 <sup>62</sup> 1.2 <sup>73</sup>	CDD, Special Districts, & Private Water/ Sewer Provider	General Fund	Provide very-low and low affordable housing site list to applicable	July 1, 2012 On-going 2019

	compact development that the County has knowledge of.		s		agencies	
HE-4552	<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. <del>Focus of planning assistance shall be aimed towards mitigating for constraints within the planning period.</del></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>	1.273	CDD, Special Districts & Private Water/ Sewer Provider s	General Fund	Develop comprehensive improvement plan	Updated annually, by Dec. 30 <sup>th</sup> each year
*Or designated successor administrator of RDA programs						
HE-4653	<p>The County will initiate discussion with water and sewer agencies to obtain 'conditional will serve' <del>letters for each district</del> outlining how each public and private water and sewer provider <del>does or</del> will grant priority for <del>the</del> provision of <del>water and sewer facilities service</del> for affordable housing projects <del>or</del> <del>or</del> provide written verification <del>indicating</del> 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 <del>in</del> in order to provide adequate services to a proposed</p>	1.262 1.273	CDD, Special Districts & Private Water/ Sewer Provider s	General Fund	Obtain 'conditional will serve letters' from each water and sewer provider	Annually <del>Dec. 30, 2013</del>

	affordable housing development within that particular service district.					
HE-4754	The creation of a public-private partnership agreement <del>program</del> between the County <del>and</del> non-profit housing assistance groups & tribal housing authorities <del>should be</del> modeled after the Federal program administered by HUD, "National First Look Program." <del>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.</del> 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.	1.154	CDD, Tax Collector <u>CAO</u> <u>EDD</u>	General Fund	Meet with tax collector to establish priority procedure	<u>Ongoing</u> <u>Dec. 30, 2013</u>
*Or designated successor administrator of RDA programs						
HE-4855	The County shall strengthen its relationship non-profit organizations & tribal housing authorities engaged in providing affordable housing opportunities. <del>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.</del> <u>A Housing Task Force should be created to create these relationships. Through this,</u> <del>the</del> 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, <u>DSS</u> , <u>RD</u> <u>A</u> , <u>CAO</u> , <u>EDD</u>	General Fund & Available Grants	Meet annually with affordable housing advocates & providers	Annual meeting July of each year
HE-4956	The County will encourage development of housing for extremely-low income households through a variety of activities such as outreach to housing developers, providing in-kind technical assistance,	1.302 6	CDD, <u>CAO</u> , <u>EDD</u> , <u>NGO's</u>	General Fund		Annual review of progress

	providing expedited permit processing, reduced development fees, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, offering density bonuses.					
HE-50 <sup>7</sup>	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 waive, reduced and/or deferred development mitigation fees and actively solicit other public and private agencies with mitigation fees to do the same.	1.30 <sup>2</sup> 6	CDD & BOS, CAO, DSS, NGO's	General Fund	Review of impact fee structure & consensus with other agencies	2017 Ordinance by June 1, 2012; Letters to applicable public and private agencies collecting mitigation fees by Jan. 1, 2013.
* Or designated successor administrator of RDA programs						
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.	1.26	CDD	General Fund		Zoning Ordinance Update by June 1, 2013; Identification and approval of mitigation fee reductions by Jan. 1, 2013
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	4.3 4.6 4.15 4.19	CDD	General Fund	Amend Zoning Ordinance Parking Standard	Jul. 15, 2013
HE-51 <sup>60</sup>	The County shall continue to allow 35 percent density bonuses for low and very low income affordable housing projects, consistent with California	1.4 1.13 <sup>2</sup>	CDD, PC & BOS	General Fund	PC and BOS hearings	Adopted, Jan. 16, 2015 #3021E#

	Government Code §65915, for the MDR and HDR designated sites listed in Table 2-6 (Vacant/Underutilized Land Inventory).					effective upon Housing Element Adoption in 2012
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.	1.3 1.5 1.19 4.4	CDD & BOS	General Fund	Amend Zoning Ordinance	July 2013
* Or designated successor administrator of RDA programs						
HE-562	The County will work directly with service providers <del>of the for the</del> developmentally disabled such as, Redwood Coastal Regional Center to identify the number of Lake County residents who are developmentally disabled. Additionally, <del>t</del> The County shall <u>also</u> assess <del>the types of</del> housing 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.	4.1	CDD & DSS, <u>Housing Task Force</u>	General Fund	Host a workshop <u>aimed at</u> identify the number of developmentally disabled and are <u>aimed at determining</u> their housing needs.	<u>As needed and as a part of the HE update 2019 Dec. 2013</u>
HE-563	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.	1.2 <u>30</u>	CDD, DWR	General Fund	<u>Annual Review On-going as rezoning or projects occur</u>	Annual Review, Dec. each year
HE-564	Immediately following revisions <u>to County Flood Maps based on new LIDAR data, to the Health &amp; Safety and Open Space, Conservation &amp; Recreation Elements of the Lake County General Plan, required by AB 162,</u> the Community Development Department shall review the updated mapping of ground water recharge and stormwater areas. <u>Areas designated</u>	1.2 <u>30</u>	CDD, DWR	General Fund	Remove sites deemed to have substantial flood hazard risk & replace with	<u>Complete prior to July 2014 2016-2017.</u>

	for the appropriate location of affordable housing, specifically for very-low and low-income housing, shall 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 of this Housing Element and replaced with new qualified sites.				qualified sites.	
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.	1.24				2019
HE-56	The County shall hold annual public workshops to address barriers to affordable housing and potential alternative housing options.	1.19 1.20 1.22	CDD, PC		Minimum of one public workshop per year	On-going
HE-57	The Zoning Ordinance shall be amended to reduce the minimum home size to 360 square feet	1.24	CDD, PC			2019
HE-58	The Zoning Ordinance shall be amended to allow housing projects with at least 20% of units affordable to lower income households to be permitted by right if they have been previously identified in the Housing Element as potential affordable housing sites for at least two update cycles, or if they are located in a High-Density zone	1.31 1.32	CDD, PC			2019
HE-59	The Zoning Ordinance shall be amended to allow supportive housing by right in Commercial or other zoning designations that have access to support services.	4.2	CDD, PC			2019
HE-60	The Zoning Ordinance shall be amended to set the maximum stay in an emergency shelter at 180 days, and to remove the requirement that such shelters not be located within 300 feet of one another.	4.6 4.7	CDD, PC			2019
HE-61	The Zoning Ordinance shall be amended to accommodate agricultural employee housing of 6 to 12 units or	4.15	CDD, PC			2019

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	<u>up to 36 beds in all zones permitting agriculture as a permitted use.</u>					
<u>HE-71</u>	<u>The Zoning Ordinance shall be amended to allow residential unit(s) located on the second story or higher, limited to one (1) dwelling unit per 1,000 square feet of commercial floor area, and subject to the parking requirements of Section 21-46 with a Minor Use Permit.</u>	<u>HE-7.4</u>	<u>CDD, PC</u>			<u>2019</u>
<u>*Or designated successor administrator of RDA programs</u>						

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Additional Programs:

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**Program HE-55. Reduce Minimum size for residential units**

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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