

## 2.0 REGIONAL AFFORDABLE HOUSING NEEDS SITE INVENTORIES

### 2.1 FUTURE HOUSING NEEDS

Under the State housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next ~~five~~ ~~ten~~ year period. ~~Previous sections of this chapter have identified existing needs and needs of special groups.~~ This section focuses on projected housing needs and land availability for the period from 2019 through 2027.

Projected housing needs are defined as the total additional housing units required to adequately house a jurisdiction's projected population over five years in units ~~homes~~ that are affordable, in standard condition, and not overcrowded. ~~These needs, therefore, This projection includes needs~~ ~~these~~ of the existing population, as well as ~~the~~ needs of ~~the~~ additional population and households expected to reside in the county in the next five years, to 2027 ~~hence~~.

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#### Regional Housing Needs Allocation

~~A housing need allocation plan was prepared by Lake County City Area Planning Council (APC) in 2013, in coordination with the California Department of Housing and Community Development (HCD) to define the magnitude of future housing needs. As described in the 2013 Lake County Regional Housing Needs Plan, unincorporated Lake County is allocated 55.5 percent of the total countywide housing need, for a total of 1,430 housing units for the period January 1, 2014, through June 1, 2019. The allocation is equivalent to an annual need of 794 housing units for the 5-year time period for the unincorporated County. The housing needs are broken down by four income categories: very low (0-50% of area median income), low (50-80% of area median income), moderate (80-120% of area median income), and above median (above 120% of area median income).~~

**Table 2-1: Unincorporated Lake County Regional Housing Needs Allocation by Income, January 1 2014 — June 2019**

Income Category	Housing Units	Percentage
Very Low	498	25%
Low	422	45%
Moderate	442	48%
Above Moderate	332	42%
<b>TOTAL</b>	<b>794</b>	<b>100%</b>

Source: Lake County — City Area Planning Council, 2013

In 2013, future housing needs were projected for the time horizon 2018-2027, and then allocated to each jurisdiction, by the California Department of Housing and Community

Development (HCD). The 2019 Lake County Regional Housing Needs Plan for unincorporated Lake County should plan to absorb at least 69 percent of the total countywide affordable housing need, or 1,430 housing units for this Housing Element cycle. This translates to 286 affordable homes per year, for the 5-year time period. Housing needs are broken down by four income categories: very low (0-50% of area median income >\$18,000), low (50-80% of area median income \$18,000 - \$28,797), moderate (80-120% of area median income), and above median (above 120% of area median income). This document presumes that 50 percent of very low-income allocation qualify as ELI (extremely low income). With a 2014 median household income of \$35,997, the unincorporated portions of the county need housing that is affordable to households making \$43,196 or less.

**Table 2-1: Regional Housing Need & Unincorporated Lake County Needs Allocation by Income, December 2018 – August 2027**

Income Category	County Totals	Unincorp, County Totals	Unincorporated Percentage
Very Low	460	332	72%
Low	310	224	72%
Moderate	300	207	69%
Above Moderate	835	576	69%
<b>TOTAL</b>	<b>1908</b>	<b>1341</b>	<b>70%</b>

Source: Lake County – City Area Planning Council, 2018 & HCD

This total housing need is substantially lower than the 2008-2014 RHNA housing allocation of 3,847 homes. Although the total housing gap remains high, and is unlikely to be realized, the Lake County Area Planning Council (APC) did not appeal this allocation.

## 2.2 FORCES IMPACTING HOUSING NEEDS IN LAKE COUNTY

Between 2008 and 2014, a seven year time frame, roughly 580 total dwelling units, or an average of 82 DU's per year, were constructed in Lake County. Between 2009 and 2014, the previous Housing Element cycle, a total of 303 homes were constructed. This average of 60 homes per year reflects all income levels and types of construction, and fell far short of the RHNA.

In an effort to relate this building permit activity to the 2014-2019 Regional Housing Need Allocation figures, more than 158 homes per year would need to be under construction, or almost as many homes constructed over the previous three years combined. If the economic downturn that began in 2008 does not fully recover, this average annual rate of construction would not produce the needed housing allocation without substantial assistance. A gap of roughly 491 homes for low income residents would still be needed.

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Table 2-2 below documents unincorporated Lake County building completions by housing type.

**Table 2-2: New Housing Units Authorized by Building Permits**

<u>Year</u>	<u>New Single-Family Units</u>	<u>New Manufactured Home Construction</u>	<u>New Multiple Family Units</u>	<u>Total New Housing Units</u>
<u>2000</u>	<u>59</u>	<u>44</u>	<u>0</u>	<u>103</u>
<u>2001</u>	<u>176</u>	<u>69</u>	<u>50</u>	<u>295</u>
<u>2002</u>	<u>262</u>	<u>95</u>	<u>0</u>	<u>357</u>
<u>2003</u>	<u>326</u>	<u>102</u>	<u>2</u>	<u>430</u>
<u>2004</u>	<u>359</u>	<u>168</u>	<u>9</u>	<u>536</u>
<u>2005</u>	<u>401</u>	<u>147</u>	<u>11</u>	<u>559</u>
<u>2006</u>	<u>387</u>	<u>113</u>	<u>4</u>	<u>504</u>
<u>2007</u>	<u>298</u>	<u>90</u>	<u>44</u>	<u>432</u>
<u>2008</u>	<u>191</u>	<u>58</u>	<u>4</u>	<u>253</u>
<u>2009</u>	<u>103</u>	<u>33</u>	<u>25</u>	<u>161</u>
<u>2010</u>	<u>63</u>	<u>18</u>	<u>0</u>	<u>81</u>
<u>2011</u>	<u>48</u>	<u>14</u>	<u>0</u>	<u>62</u>
<u>2012</u>	<u>33</u>	<u>12</u>	<u>1</u>	<u>46</u>
<u>2013</u>	<u>44</u>	<u>15</u>	<u>1</u>	<u>60</u>
<u>2014</u>	<u>34</u>	<u>18</u>	<u>2</u>	<u>54</u>

Source: Lake County, Building Division, 2015

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### **Population, Labor Force & Income**

Job growth, population growth, labor force and income levels in Lake County have been static since 2010. Housing prices have also not recovered, which makes home prices in the county very attractive to commuters employed in neighboring Napa and Sonoma Counties. Current estimates indicate that the senior (65 and older) population is increasing and makes up almost 20% of the County population. Most of the population in this age bracket is likely to be on a fixed income. Additionally, Lake County's self-employment rate is four times the state and national average, which can be indicative of an underground economy, with inconsistent income streams, unreported and under-reported incomes, which may impact the housing allocation numbers and methodology.

### **Availability of Suitable Sites and Public Facilities**

Given the rural nature of unincorporated Lake County there is a significant amount of vacant and underutilized land. Much of this land is constrained by a number of factors including hazardous slopes, floodplains, gaps in communications infrastructure, water supply and sanitation, accessibility and high fire danger. For this reason moderate income housing supply tends to be provided in the form of low cost lots and parcels that may have older homes, mobile homes and cabins, either owned outright and for rent, or older fixed income householders with no remaining mortgage.

A number of multi-family zoned parcels are located in the more urbanized designated places, within Growth Boundaries, such as Middletown, North Lakeport and the communities of Lucerne, Upper Lake and Nice.

#### **Farm Worker Housing**

Agriculture remains a critical component of the Lake County economy and therefore is affected by the seasons, with employment ranging from 600 workers in the winter months to more than 1,700 at harvest. Farmworker housing is allowed in all Agriculture zoned parcel.

#### **Lake County Redevelopment Agency**

The loss of this agency in February 2012, resulted in a vacuum in housing leadership at the countywide level. Without either the funding or staffing dedicated to addressing safe and affordable housing issues across all need profiles, County wide efforts have been limited to Section 8, the Home Loan Program, the Department of Social Services wrap around services, non-profit organizations (like Habitat for Humanity) and charity efforts. This vacuum has still not been filled as of 2019.

## **2.3 SURVEY OF AVAILABLE RESIDENTIAL LAND**

Housing Element Law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet its share of regional housing need, as well as addressing the needs of all household income levels. Table 2-3 summarizes available vacant and underutilized land for SFD residential lots of an acre or less (SRe and LDR) and land for multi-family housing within Community Growth Boundaries (MDR and HDR). At a minimum, the County has the land area designated and available to support more than 5,000 homes.

This section provides an analysis and summary of the land available within unincorporated Lake County in all residential development categories. In addition to assessing the quantity of land available to accommodate the county's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

**Table 2-3: Total Residential Holding Capacity**

	<b>Dwelling Units</b>	<b>Dwelling Units</b>
	<b>(Minimum Density)</b>	<b>(Maximum Density)</b>
<b><u>Low Density Residential</u></b>		
<u>SRe</u>	948	2,845
<u>LDR</u>	2,287	11,437
<u>Subtotal</u>	3,235	14,282

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Medium Density Residential

MDR	1,078**	1,622*
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High Density Residential

HDR	1,314**	2,103*
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Total Capacity	5,627	18,007
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\*Number reflects maximum density unless very constrained. Typical densities for the MDR & HDR designations are 60% and 50% of the maximum allowed density, respectively.

\*\*These density numbers are calculated from Table 2-6 ( Vacant Underutilized Land Inventory).

Source: Lake County Community Development Department, September 2014

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This analysis does not take into account state laws signed near the end of 2019, which will not go into effect until 2020. These laws, particularly AB 68, would significantly increase the maximum density and total capacity figures relative to those listed above.

Affordable Housing Sites

The County utilized a Geographic Information System (GIS) to identify all the parcels within the county that are designated as low density residential uses under the General Plan. This database was merged with the Lake County Assessor's database containing the structure/improvement value for all parcels. Based on this background data, the Community Development Department was able to identify vacant and underdeveloped parcels that were potentially suitable for residential development by applying the following criteria:

- Parcel is designated to allow a residential land use.
- Parcel is at least 7,000 sq. ft. in size.
- Parcel is considered underdeveloped if the structure value is less than \$15,000 (A structure with a value of less than \$15,000 will most likely be an assesory structure such as a barn, shed, or a house in dilapidated condition).
- Parcel is considered vacant if improvement value is less than \$1,000.

The General Plan includes six residential land use designations: Rural Land (RL), Rural Residential (RR), Suburban Residential Reserve (SRe), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR).

**The following Zoning Designations have been identified to allow Affordable Housing to be constructed:**

The sites identified in the 2014-2019 Lake County Housing Element have base zoning designations of Single-family Residential (R1), Two-family Residential (R2), Multi-family Residential (R3), and Planned Development Residential. Each one of these districts are appropriate to accommodate lower-income need.

R1 – The purpose of the R1 designation is to establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail. Uses permitted by right in the R1 include one (1) single-family dwelling or mobile home, one (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R2 – The purpose of the R2 designation is to establish areas for individual and common wall, shared residential dwelling units at low to medium densities while promoting the amenities of a traditional residential neighborhood. Uses permitted by right in the R2 include one (1) single-family dwelling or mobile home, duplexes up to five (5) per project [\(more or less dwelling units may be allowed based on the acreage of the parcel and the General Plan designation – development of more than 5 duplexes on a single R2 parcel would necessitate the issuance of a Major Use Permit\)](#), one (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R3 – The purpose of the R3 designation is to establish areas for high density residential development while allowing for a wide range of living accommodations from duplex units to townhouses to apartment buildings. Permitted uses include duplexes, triplexes, fourplexes or apartment buildings; multi-family dwelling groups up to twenty (20) dwelling units per project [\(more or less dwelling units may be allowed based on the acreage of the parcel and the General Plan designation – development of more than 20 dwelling units on a single R3 parcel would necessitate the issuance of a Minor Use Permit\)](#).

PDR - The intent and purposes of the “PDR” district are as follows:

(a) To provide a means for encouraging creative and innovative developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other residential zones with fixed standards;

(b) To assure conformance of the project with the Lake County General Plan with respect to use, density, open space, circulation, public facilities, and the preservation of natural features;

(c) To maximize public and private open space areas, including but not limited to: scenic easements, historical areas, scenic areas, active and passive recreational areas, pedestrian ways, equestrian and hiking trails, plazas, environmentally sensitive areas, and distinct spatial separations between pedestrian and vehicular areas;

(d) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community services;

- (e) To encourage the design of all residential planned developments to be compatible with both existing and potential land uses, including a proper functional relationship with such adjacent areas;
- (f) To encourage the optimal utilization of land to provide a full range of dwelling unit types, sites, rents and sales prices;
- (g) To assess the residential development's impacts on public and private support services through the submittal of cost/revenue analyses;
- (h) To promote an equitable distribution of public facilities by encouraging developers to provide educational, recreational, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services;
- (i) To provide the County and developer with alternative standards in return for increased amenities to serve the inhabitants of the development and surrounding areas.

The flexibility provided in the PDR zone is conducive to accommodating affordable housing, specifically, the ability with regard to provide mixed types of housing without adhering to fixed standards.

~~Housing Element Law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.~~

Table 2-43 provides a summary of estimated developable land within Lake County for all low density residential land use designations as of July 2010. ~~Land values for an unimproved vacant residential lot range from \$5,000 - \$15,000 (2014) which would enable moderate and above moderate income housing options. It also shows the~~ The total holding capacity for residential units, based on the minimum and maximum allowable density for each ~~single family~~ designation, ~~is also listed in Table 2-4.~~ As shown, ~~in the table,~~ there is a total holding capacity of 7,275 units based on the minimum density and a total holding capacity of 26,870 units based on the maximum density. These identified lands are more than adequate to meet the RHNA housing needs for the planning period for both moderate and above moderate income housing. ~~However, actually meeting the maximum density due to slope, access, infrastructure constraints, etc. is not feasible~~

### **Second Dwelling Units**

~~Most single family residential zones in Lake County qualify for second unit construction of some kind. All residential zones, and a few commercial zones, in fact qualify for some form of additional habitation. As an example, between January 2005 and January 2010, there were 118 residential second unit and granny unit construction permits issued within the unincorporated areas of the County. During this same time period 15 farm labor~~

quarters were also approved. Although not factored into this analysis most of these units qualify as affordable housing.

**Table 2-43: Summary of Vacant and Underutilized Land Inventory by General Plan Designation - Low Density Designations**

General Plan Designation	Number of Parcels	Acres	Density Range	Dwelling Unit potential (Max.)	Dwelling Unit potential (Min.)
RL	2,802	214,028	1 unit/20-60 ac.	10,701	3,567
RR	2,816	9,442	1 unit/5-20 ac.	1,888	472
SRe	1,790	2,845	1 unit/1-3 ac.	2,845	948
LDR	4,953	2,287	1 unit/1 ac. To 5 units/1 ac.	11,435	2,287
Total	12,361	228,602		26,870	7,275

This analysis includes all parcels in the County jurisdiction that are larger than 7,000 sq. ft. and have an improvement value of less than \$15,000. Parcels that are split-zoned are included in the "Number of Parcels" count, but the acreage of the opposing general plan designation is not included in the "Acres" count. Source: Lake County GIS Database (September 2014).

Appendix B-A to this report contains a listing by address and community of over 1,100 properties in Lake County identified as being suitable for the provision of moderate income housing. This is nearly double the number of units, 694, identified as being needed over the planning period by RHNA. This list ising by no means represents an ee exhaustive list of all available lands suitable for moderate and above moderate income housing in Lake County. Identified properties were determined using the following criteria: lot size of 6,000 to 8,000 square feet; with less than \$3,000 of improvement value; Additionally, identified lots are located within identified community growth boundariesboundaries; near transit corridors, and in proximity to basic community services. All identified sites have ready access to basic infrastructure and contain no environmental constraints.

Appendix B-A contains a listing of properties by address, and community with parcel size and a residential land use designation. information showing residential uses are permitted. Appendix B-A also includes mapping of the over 1,100 identified possible moderate income housing sites by Community.

### Medium/High Density Land Use Designations

#### Inventory for Potential Low and Very Low Income Housing Sites

In general, an assumption is made that the higher densities, produce more affordable housing. In urban areas this can be especially true. It is HCD's position that local jurisdictions can facilitate affordable housing by allowing development at higher densities, which in turn helps to reduce per unit land costs. In the past affordable housing projects in Lake County do not approach the maximum density allowed by their zoning or land use designation.

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An inventory of seven (7) medium (MDR: 6-9 DU/Acre ) and twenty-seven (27) high density (HDR:10-19 DU/Acre) residential designated sites was compiled. Due to lack of available GIS data for various service and environmental constraints, such as water and sewer service availability, road access, and excessive slope, staff examined Community Plans, aerial photographs, identified flood zones, oak woodlands or lack of infrastructure to determine a parcel's suitability and availability for higher density development. Sites lacking sewer and water service were not included in this analysis, unless the service was located within 200 hundred feet. Properties were also field-verified and had to be zoned and planned for medium or high density residential development.

Staff determined a feasible density for each specific site rather than using an approximate, minimum or maximum density. Based on past project densities, sites could develop at between 40- 60% of the maximum allowable density for the zone and land use category. Section 2.5's vacant and underutilized parcel profiles, and accompanying Table 2-6, in most cases give a low to mid-range potential yield, totaling roughly 2,095 DU's.

The county has the designated land capacity for roughly 2,095 medium and high density units within the Growth Boundaries of the communities of Clearlake Oaks, Kelseyville, Lower Lake, Middletown, Nice, North Lakeport and Upper Lake, as shown in Table 2-5 below. This number reflects a low to mid-range density, with the possibility of developing 959 low income and 1,136 very low income units. This distribution reflects the RHNA allocation percentage by unit type, and exceeds the Regional Housing Needs Allocation projections for years to come. ( See Table 2-1 for the planning period 2014-2019).

**Table 2-5: Lands Available for Higher Density Housing by Community**

Community	Projected Number of Units for Very Low Income Housing	Projected Number of Units for Low Income Housing
Clearlake Oaks	241	0
Kelseyville	267	30
Lower Lake	60	0
Middletown	46	13
Nice	198	50
North Lakeport	238	706
Upper Lake	86	160
<b>Totals</b>	<b>1136</b>	<b>959 2095</b>

Source: Summation of acres presented in Table 2-6, Vacant/Underutilized Land Inventory

### Parcel Discussion – Constraints and Yield

None of the affordable housing development projects that have been constructed or approved in Lake County over the past 20 years have exceeded 50 DU's regardless of parcel size, zoning classification or General Plan land use category. This is not a result

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of density restrictions or site availability, but rather reflects the capacity of the organizations involved in creating low and very low income housing to fund and manage these projects.

Many of the sites listed are considered underutilized because they are large parcels occupied by one existing unit, either a single family home or mobile home. [Note: County Staff estimates that roughly 35 percent of these parcels are developed with a dilapidated single family home or mobile home.] County staff evaluated the location and condition of homes on these parcels to determine eligibility for inclusion on the list. Percentage yield was adjusted depending on the size and location of any existing development, using conservative estimates. A few large properties with a high improvement value were included because they are mobile home parks with a large amount of vacant acreage that could accommodate new residential development.

#### **Description of Criteria for Identifying Low and Very Low Income Housing Sites**

Sites included in Table 2-6, designated Medium Density Residential (MDR), were determined to be appropriate for low income housing development with the certification of the previous Housing Element, certified in 2004. While the maximum density allowed bonuses, is less than that typically considered by HCD to be valid for affordable housing, designation remains valid for purposes of providing for low income housing in Lake County. Most of the available MDR sites inventoried are large, located near major transit corridors and can easily support larger developments and densities. For example, a 40 unit affordable housing project was developed in the MDR designation, on 10 acres (Cruickshank Road). The project was clustered on a portion of the site, with an overall density of four (4) dwelling units per acre. However, within the developed 3-acres, the density is thirteen (13) DU/Acre. This site can accommodate an additional fifty (50) units (not included in Table 2-6). In January 2015, the County adopted density bonuses of 35% for all residentially zoned land, for an inclusionary project providing 10-25% of all units for low and very low income residents (Ord.#3021; Amendment 14-01). For properties listed in Sections 2.4 and 2.5, this effectively increases the density of MDR sites to 12 DU/acre and HDR sites up to 25 DU/Acre.

This is because property values remain comparatively lower here than in most other areas of California, and because most of the available MDR sites inventoried are large, located near major transit corridors and can easily support larger developments. An example

#### **Trends**

of an affordable housing project that was developed in Lake County within the MDR RCHDC, reveal that developers would not exclude MDR designated parcels in their search for development sites. Land costs in Lake County are significantly lower than those of the Bay Area and Sacramento Region, so the number of units necessary to achieve economies of scale is much smaller than that of surrounding urbanized areas.

The primary concern of affordable housing developers in Lake County historically has been proximity to established communities and access to basic infrastructure such as water and sewer. All sites identified within Table 2-6 and depicted in Section 2.5, are already served by, or located directly adjacent to public water and sewer services. In addition to lower land costs, development permitting fees in Lake County are significantly

less than neighboring counties. This includes construction permitting fees as well as costs associated with securing other necessary entitlements.

A vast majority of affordable housing developments are dependent on grant funding or other public, non-profit and private sources, which would prohibit development within floodplains regardless of mitigation. Although some of the potential sites listed in the very low- and low-income residential site inventory (Table 2-6) contain portions of parcels within the 100-year floodplain, these area were eliminated from parcel yield calculations. All sites within the inventory contain adequate land outside of environmental constraints to meet the development projection, although flood depths on these parcels are typically less than two (2) feet, and raised-floor construction is usually adequate.

An emerging trend of creating smaller developments, such as a single four-plex can be more consistent with local, state and federal objectives aimed at scattering affordable housing throughout a community. The development of smaller projects allows for substantial cost savings, in engineering and other costs associated with structures more than two-stories in height. In many locations throughout Northern California these cost savings are often outweighed by the need to intensify density on a site to allow for cost recovery of high land costs. Substantially lower land costs make the density allowance of a site in Lake County a lower order concern, making MDR designated sites no less desirable than HDR designated sites.

and the California Human Development Corporation reveal that despite the nine (9) dwelling unit per acre maximum allowed density in the unincorporated areas of Lake County, affordable housing developers would not exclude lands designated as MDR in their search for new affordable housing development sites. Land costs in Lake County are significantly lower than those of the Bay Area and Sacramento Region, thus the number of units necessary to allow an affordable housing development project to achieve economies of scale is much smaller than that of surrounding urbanized areas.

2.4 VACANT UNDERUTILIZED LAND INVENTORY

Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITUSE ADDRESS	SITUS TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
1	004-010-41	2.35	PDR-SC-WW-FF	MDR/RC	355 E STATE HWY 20	UPPER LAKE CA	Vacant land	No	20	Low
1	004-010-46	16.19	PDR-SC-FF	MDR	365 E STATE HWY 20	UPPER LAKE CA	Orchard/Vacant	No	140	Low
2	004-024-16	61.52	PDR-SC-FF-WW	MDR/RC	750 ROBIN HILL DR	LAKEPORT CA	Vineyard and Oak woodlands	Yes: Flood	300	Low
3	004-024-17	19.76	PDR-SC-FF	RC/MDR	181 MACKIE RD	LAKEPORT CA	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated RC.	Yes: Oak Woodlands	50	Low
3	004-026-18	36.85 61.68	PDR-SC	MDR/RC	180 MACKIE RD	LAKEPORT CA	Existing SFD, Vineyard and Oak woodlands. Majority of this parcel is designated MDR	Yes: Oak Woodlands	180 240	Low
4	004-058-25	1.42	R3-WW	HDR/RC	600 E STATE HWY 20	UPPER LAKE CA	Vacant, partial RC	No	26	Very Low
5	006-490-08	44.33	R3-SC	HDR	400 SULPHUR BANK DR #111	CLEARLAKE OAKS CA 95423	Existing MHP, a large portion of the site is currently undeveloped	No	180 180 240	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	SITE TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
6	008-061-72	2.20	R3	MDR	5805 LIVE OAK DR	KELSEYVILLE CA	Vacant	No	20	Low
7	008-710-32	0.26	R3	HDR	5582 MAIN ST	KELSEYVILLE CA	Vacant	No	4	Very Low
7	008-710-33	0.67	R3	HDR	5586 MAIN ST	KELSEYVILLE CA	Vacant	No	10	Very Low
7	008-710-34	0.23	R3	HDR	5597 VALLEY VISTA DR	KELSEYVILLE CA	Vacant	No	3	Very Low
8	024-071-01	3.59	R3-FF	HDR	5570 GADDY LN	KELSEYVILLE CA	Existing SFD, large amount of vacant land	Yes: Flood	54	Very Low
9	024-071-18	1.79	R2-FF	MDR	5340 GADDY LN	KELSEYVILLE CA	Existing SFD/structures	Yes: Flood	10	Low
10	024-071-69	10.46	R3-FF	HDR	5400 GADDY LN	KELSEYVILLE CA	Planned site of Kelseyville Apartments	Yes: Flood	157	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
11	024-161-12	1.60	R3	HDR	5375 FIFTH STREET EXT	KELSEYVILLE CA	A few small structures, mostly vacant	No	24	Very Low
12	024-161-13	1.04	R3-WW-FF-SC	HDR	5425 FIFTH STREET EXT	KELSEYVILLE CA	Existing SFD	Yes: Flood	15	Very Low
13	024-231-10	2.04	R3	HDR	9755 STATE HWY 53	LOWER LAKE CA	Vacant	No	30	Very Low
14	024-331-02	1.64	R3	HDR	16440 ROSE ST	LOWER LAKE CA	Vacant	No	30	Very Low
15	024-432-17	1.46	R2-FF	MDR	21050 SANTA CLARA RD	MIDDLETOWN CA	Vacant	Yes: Flood	13	Low
16	024-471-05	1.05	R3	HDR	15463 LAKE AVE	MIDDLETOWN CA	Existing SFD & garage	No	18	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	SITUS TOWN	COMMENTS	CONSTRAINTS	Estimated Min-# of Units	Affordability Type
17	024-481-03	1.01	PDR	HDR	15493 LAKE AVE	MIDDLETOWN CA	Vacant	No	18	Very Low
17	024-481-04	1.01	PDR	HDR	15523 LAKE AVE	MIDDLETOWN CA	Large SFD	No	10	Very Low
18	027-222-06	3.67	R3	HDR	9400 RICE ST	UPPER LAKE CA	Existing SFD & shop	No	60	Very Low
19	028-031-66	5.94	PDR	MDR/LDR HDR	350 LAKEVIEW RD	LAKEPORT CA	Vacant Land, Primarily MDR	No	45	Low
20	028-041-53	2.41	R3	MDR HDR	3699 LAKESHORE BLVD	LAKEPORT CA	Existing structures/SFD	No	30	Very Low
21	028-251-09	4.88	R3	MDR HDR	371 CRYSTAL LAKE WY	LAKEPORT CA	Vacant	No	43	Low

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Table 2-6: Vacant/Underutilized Land Inventory

SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	CITY TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
22	028-251-11	3.07	R3	HDR	345 CRYSTAL LAKE WY	LAKEPORT CA	Existing SFD/structures	No	40	Very Low
22	028-251-12	4.77	R3	HDR/Cr	291 CRYSTAL LAKE WY	LAKEPORT CA	Partially developed lot, MHP (3.9 ac HDR)	No	50	Very Low
23	028-331-05	1.91	R3	HDR	211 WRIGHT LN	LAKEPORT CA	Existing SFD. Large amount of vacant land, potential seasonal creek	No	80.20	Very Low
24	029-121-07	9.08	R3-SC-FF	MDR HDR	4555 LAKESHORE BLVD	LAKEPORT CA	Existing SFD and misc structures. Large amount of vacant land	Yes: Flood	40.80	Very Low
25	029-221-08	1.71	R3	MDR HDR	4029 LAKESHORE BLVD	LAKEPORT CA	Existing structures	No	14	Low
26	029-231-80	2.13	R2	MDR HDR	3965 LAKESHORE BLVD	LAKEPORT CA	Existing SFD (MDR 51174.7 HDT 41535.1) (Very Low)	No	15	Low
27	029-231-81	2.07	R2	HDR	3875 LAKESHORE BLVD	LAKEPORT CA	Existing SFD	No	18	Very Low

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Table 2-6: Vacant/Underutilized Land Inventory

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SITE #	PARCEL APN	ACRES	ZONING	GENERAL PLAN	SITE ADDRESS	TOWN	COMMENTS	CONSTRAINTS	Estimated Min. # of Units	Affordability Type
28	031-052-17	6.85	PDR-SC-W	MDR/RC	6965 HAMMOND AVE	NICE CA	Vacant, primarily MDR	No	25	Low
28	031-052-22	9.90	R1-W-FF	MDR/LDR	6925 HAMMOND AVE	NICE CA	Vacant, primarily MDR	Yes: Flood	25	Low
29	031-053-22	3.10	R3-SC-WW	HDR/RC	6853 COLLIER AVE	NICE CA	Collier Avenue 50 unit development.	No	50	Very Low
30	031-071-15	1.40	R3-FF	HDR	2670 LAKESHORE BLVD	NICE CA	Existing structures.	Yes: Flood	25	Very Low
31	031-071-18	6.57	R3-SC	HDR	6763 COLLIER AVE	NICE CA	Half of parcel is developed with SFDs/MHP the other half is vacant.	No	50-30	Very Low
32	031-071-38	1.47	R3	HDR	6724 HAMMOND AVE	NICE CA	Existing SFD, orchard and a few small structures	No	25	Very Low
33	031-073-01	3.83	R3-SC-WW	HDR	2900 CARSON ST	NICE CA	Vacant (steep slope)	No	30	Very Low
34	351-131-01	4.16	R3-SC	HDR	13860 WALNUT WY	CLEARLAKE OAKS CA	Vacant	No	61	Very Low

## 2.5 VACANT ~~AND~~ UNDERUTILIZED LAND MAPS

The section contains maps and general development information for each site presented in the Vacant/Underutilized Land Inventory noted in Table 2-6. These maps are designed to provide basic general information to potential developer's interested in creating affordable housing developments in Lake County. Information includes an aerial view of the site, acreage, basic land use designation information and an overview of available infrastructure. Infrastructure capacity deemed "adequate" does not necessarily denote sites that are already connected to existing infrastructure, but instead indicate sites where such connections are deemed feasible should residential development occur.

All 34 sites are designated for Planned Development Residential (PDR), Medium Density Residential (MDR) or High Density Residential (HDR). The Development Potential represents a low to mid-range number of dwelling units, reflecting potential constraints or typical underutilization of development potential.

MDR	6-9 homes per acre, 12 DU/Acre using a Density Bonus of 35%
HDR	10-19 homes per acre, 25 DU/Acre using a Density Bonus of 35%
PDR	Maximum reflective of HDR overall parcel density

Staff determined a fairly conservative density for each specific site rather than using an approximate density over all of the proposed sites. For example Site #2, could yield 369-553 DU's, but with the Scenic, Water Way and Floodway Fringe Overlay Zoning Districts a much lower number of 300 DU's was used. Using typical and very conservative development densities, Lake County has more than adequate land capacity under current land use designations to meet all income and special need households over the life-span of this plan.



## **SITE 1**

Total Acres: 18.54

APNs: 004-010-41 & 46

Address: 355/365 E. St. Hwy. 20, Upper Lake

### **LAND USE INFORMATION**

General Plan: MDR-RC

Zoning: PDR -SC-WW-FF

Existing Use: Vacant/Orchards

Pending Development: None

Development Potential: 160 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not in a FZ

Slope: Less than 5%

Other: Proposed trail to border northwest property line (2011), providing pedestrian access to downtown Upper Lake and Highway 20.

### **NOTES**

Northern portion of the site is located within Upper Lake Co. Water District. Annexation required for southern portion. Density transfer should be utilized to cluster housing nearer Highway 20.

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## **SITE 2**

Total Acres: 61.52

APNs: 004-024-16

Address: 750 Robin Hill Drive, Lakeport

### **LAND USE INFORMATION**

General Plan: MDR-RC

Zoning: PDR-SC-FF-WW

Existing Use: Vineyard & Oak Woodlands

Pending Development: None

Development Potential: 300 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not in a Flood Zone

Slope: Less than 10%

Other: Oak Woodlands

### **NOTES**

Prior Subdivision Application on file with Community Development Department. Lakeport Area Plan designates this area as ideal for future development. Existing oak woodlands should be preserved. Density transfer should be utilized to cluster high density units to best suitable areas.

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### **SITE 3**

Total Acres: 56.15  
 APNs: 004-024-17 & 004-026-18  
 Address: 180 & 181 Mackie Road, Lakeport

#### **LAND USE INFORMATION**

General Plan: MDR/RC  
 Zoning: PDR-SC-FF-WW  
 Existing Use: Existing SFD, Vineyard & Oak Woodlands  
 Pending Development: None  
 Development Potential: 230 units

#### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
 2016 Projected Sewer Capacity: Adequate

#### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
 Flooding: small western portion of property designated AE  
 Slope: Less than 10%  
 Other: Oak Woodlands

#### **NOTES**

Prior Subdivision Application on file with Community Development Department. Lakeport Area Plan designates this area as ideal for future development. Existing oak woodlands should be preserved. Density transfer should be utilized to cluster high density units to best suitable areas.

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## **SITE 4**

Total Acres: 1.42  
APNs: 004-058-25  
Address: 600 E. State Hwy 20

### **LAND USE INFORMATION**

General Plan: HDR/RC  
Zoning: R3-WW  
Existing Use: Vacant  
Pending Development: None  
Development Potential: 26 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Adjacent to State Highway 20  
Flooding: Not in a Flood Zone  
Slope: Less than 10%  
Other:

### **NOTES**

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## **SITE 5**

Total Acres: 44.33

APNs: 006-490-08

Address: 400 Sulphur Bank Drive, Clearlake Oaks

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3-SC

Existing Use: Existing Mobilehome Park

Pending Development: None

Development Potential: 180 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Adjacent to State Highway 20

Flooding: Not located in a Flood Zone

Slope: Less than 10%

Other:

### **NOTES**

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## **SITE 6**

Total Acres: 2.20  
APNs: 008-061-72  
Address: 5805 Live Oak Drive, Kelseyville

### **LAND USE INFORMATION**

General Plan: MDR  
Zoning: R3  
Existing Use: Vacant  
Pending Development: None  
Development Potential: 20

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not located in a Flood Zone  
Slope: Less than 10%  
Other:

### **NOTES**

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## **SITE 7**

Total Acres: 1.16  
APNs: 008-710-32, 33 & 34  
Address: 5582 & 5586 Main St & 5597 Valley Vista Dr., Kelseyville

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R3  
Existing Use: Vacant  
Pending Development: None  
Development Potential: 17 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not located in a Flood Zone  
Slope: Less than 10% for western half & 10-20 % for east half  
Other:

### **NOTES**

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## **SITE 8**

Total Acres: 3.59

APNs: 024-071-01

Address: 5570 Gaddy Lane, Kelseyville

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3-PF

Existing Use: Existing SFD & Accessory structures

Pending Development: None

Development Potential: 54

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: AO zoning along the northeast corner

Slope: less than 10%

Other:

### **NOTES**

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## **SITE 9**

Total Acres: 1.79

APNs: 024-071-18

Address: 5340 Gaddy Lane, Kelseyville

### **LAND USE INFORMATION**

General Plan: MDR

Zoning: R2-FF

Existing Use: Existing SFD & Accessory structures

Pending Development: None

Development Potential: 10

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Located in the AO Flood Zone

Slope: less than 10%

Other:

### **NOTES**

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## **SITE 10**

Total Acres: 10.46

APNs: 024-071-69

Address: 5400 Gaddy Lane, Kelseyville

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3-PF

Existing Use: Vacant

Pending Development: Planned site of Kelseyville Apartments

Development Potential: 157

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Front half of property is within the AO Flood Zone

Slope: less than 10%

Other:

### **NOTES**

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## **SITE 11**

Total Acres: 1.60  
APNs: 024-161-12  
Address: 5375 Fifth Street Ext., Kelseyville

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R3  
Existing Use: Out-buildings  
Pending Development: None  
Development Potential: 24

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not in a Flood Zone  
Slope: Less than 10%  
Other:

### **NOTES**

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## **SITE 12**

Total Acres: 1.04

APNs: 024-161-13

Address: 5425 Fifth Street Ext., Kelseyville

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3-WW-FF-SC

Existing Use: Existing SFD

Pending Development: None

Development Potential: 15

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Western end located within AO Flood Zone

Slope: less than 10%

Other:

### **NOTES**

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## **SITE 13**

Total Acres: 2.04

APNs: 024-231-10

Address: 9755 State Hwy 53, Lower Lake

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: Vacant

Pending Development: None

Development Potential: 30

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Adjacent to State Highway 53

Flooding: Not located in a Flood Zone

Slope: Rear half less than 10%, 10 to 20% along front property line.  
Other:

### **NOTES**

Moderate grading likely required to provide access from Hwy 53.  
Potential developers should work closely with the Lower Lake County Water District to mitigate constraints to public water provision.

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## **SITE 14**

Total Acres: 1.64

APNs: 024-331-02

Address: 16440 Rose Street, Lower Lake

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: Vacant

Pending Development: None

Development Potential: 30

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not locate in a Flood Zone

Slope: Less than 10%

Other:

### **NOTES**

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## **SITE 15**

Total Acres: 1.46

APNs: 024-432-17

Address: 21050 Santa Clara Rd., Middletown

### **LAND USE INFORMATION**

General Plan: MDR

Zoning: R2-FF

Existing Use: Vacant

Pending Development: None

Development Potential: 13 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: West half of property located with the AO Flood Zone

Slope: Less than 10%

Other:

### **NOTES**

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## **SITE 16**

Total Acres: 1.05  
 APNs: 024-471-05  
 Address: 15463 Lake Ave., Middletown

### **LAND USE INFORMATION**

General Plan: HDR  
 Zoning: R3  
 Existing Use: Existing SFD & Garage  
 Pending Development: None  
 Development Potential: 18

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
 2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
 Flooding: Not located within a Flood Zone  
 Slope: Less than 10%  
 Other: Located adjacent to an additional 2 acre property also properly designated to meet affordable housing needs.

### **NOTES**

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## **SITE 17**

Total Acres: 2.02

APNs: 024-481-03 & 04

Address: 15493 & 15523 Lake Ave., Middletown

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3 -SC

Existing Use: SFD

Pending Development: None

Development Potential: 28

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located in a Flood Zone

Slope: Less than 10%

Other: Located adjacent to an additional 1 acre property also properly designated to meet affordable housing needs.

### **NOTES**

Southern acre is developed with a large SFD. Vacant acre would likely be adequate for a 10 unit development





## **SITE 18**

Total Acres: 3.67

APNs: 027-222-06

Address: 9400 Rice Street, Upper Lake

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: Existing SFD & shop

Pending Development: None

Development Potential: 60 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located within a Flood Zone

Slope: Less than 10%

Other:

### **NOTES**

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## **SITE 19**

Total Acres: 5.94  
 APNs: 028-031-66  
 Address: 350 Lakeview Road, Lakeport

### **LAND USE INFORMATION**

General Plan: HDR  
 Zoning: PDR  
 Existing Use: Vacant  
 Pending Development: None  
 Development Potential: 45 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
 2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
 Flooding: Not located within a Flood Zone  
 Slope: Less than 10%  
 Other:

### **NOTES**

A general and specific plan of development would be required for any proposed housing project at this site.

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## **SITE 20**

Total Acres: 2.41

APNs: 028-041-53

Address: 3699 Lakeshore Blvd., Lakeport

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: Existing SFD & Accessory structures

Pending Development: None

Development Potential: 30

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located within a Flood Zone

Slope: 10 to 20%

Other:

### **NOTES**

Property contains some areas of significant slope that may not be suitable for development.

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## **SITE 21**

Total Acres: 4.88  
APNs: 028-251-09  
Address: 371 Crystal Lake Way

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R3  
Existing Use: Vacant  
Pending Development: None  
Development Potential: 43

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not located in a Flood Zone  
Slope: 5 to 20%  
Other:

### **NOTES**

Located adjacent to 7.5 acres of land properly designated for multi-family housing.

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## **SITE 22**

Total Acres: 7.84

APNs: 028-251-11 & 12

Address: 291 & 345 Crystal Lake Way, Lakeport

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: SFD & Mobile Home Park

Pending Development: None

Development Potential: 90 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located within a Flood Zone

Slope: 5 to 20%

Other:

### **NOTES**

Located adjacent to 2 acres of land properly designated for multi-family housing.

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## **SITE 23**

Total Acres: 1.91

APNs: 028-331-05

Address: 211 Wright Lane, Lakeport

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: SFD & Accessory structures

Pending Development: None

Development Potential: 20

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located within a Flood Zone

Slope: Less than 10%

Other: Seasonal creek traverses southern portion of property.

### **NOTES**

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## **SITE 24**

Total Acres: 9.08

APNs: 029-121-07

Address: 4555 Lakeshore Boulevard, Lakeport

### **LAND USE INFORMATION**

General Plan: HDR /RC

Zoning: R3-SC-FF -WW

Existing Use: SFD & Accessory structures

Pending Development: None

Development Potential: 80

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: AE Flood Zone present along water front Portion of lot

Slope: Less than 10%

Other:

### **NOTES**

Off-tract road dedication likely required to provide access from either Oak or Hickory Avenues to the South.

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## **SITE 25**

Total Acres: 1.71  
 APNs: 029-221-08  
 Address: 4029 Lakeshore Blvd., Lakeport

### **LAND USE INFORMATION**

General Plan: HDR  
 Zoning: R3  
 Existing Use: SFD & Accessory structure  
 Pending Development: None  
 Development Potential: 14

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
 2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
 Flooding: Not located in a Flood Zone  
 Slope: 10 to 20%  
 Other:

### **NOTES**

Additional road right-of-way & possible off-tract dedication likely required to gain access to this site from either Deer Hill Lane or from adjacent mini-storage property to the East.

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## **SITE 26**

Total Acres: 2.13  
 APNs: 029-231-80  
 Address: 3965 Lakeshore Blvd., Lakeport

### **LAND USE INFORMATION**

General Plan: HDR  
 Zoning: R2  
 Existing Use: Vacant  
 Pending Development: None  
 Development Potential: 15

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
 2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
 Flooding: Not located within a Flood Zone  
 Slope: 10 to 25%  
 Other:

### **NOTES**

Adjacent to 2 acres also properly designated for multi-family housing development.

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## **SITE 27**

Total Acres: 2.07  
APNs: 029-231-81  
Address: 3875 Lakeshore Blvd., Lakeport

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R2  
Existing Use: SFD & Accessory Structures  
Pending Development: None  
Development Potential: 18 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Constrained  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not Located within a Flood Zone  
Slope: 10 to 25%  
Other:

### **NOTES**

Adjacent to 2 acres also properly designated for multi-family housing development.

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## **SITE 28**

Total Acres: 16.75

APNs: 031-052-17 & 22

Address: 6925 & 6965 Hammond Ave., Nice

### **LAND USE INFORMATION**

General Plan: MDR/LDR/RC

Zoning: PDR-SC-W-FF & R1-W-FF

Existing Use: Vacant

Pending Development: None

Development Potential: 50

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Adjacent to State Highway 20

Flooding: SW portion of property located in AE Flood Zone

Slope: Less than 10%

Other: wetlands located on property

### **NOTES**

A previous development was proposed for this site but has since expired.

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## **SITE 29**

Total Acres: 3.10  
APNs: 031-053-22  
Address: 6853 Collier Ave., Nice

### **LAND USE INFORMATION**

General Plan: HDR/RC  
Zoning: R3-SC-WW  
Existing Use: Vacant  
Pending Development: Approved 50 unit development  
Development Potential: 50

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Located near State Highway 20  
Flooding: Not located in a Flood Zone  
Slope: Less than 10% slope  
Other: seasonal creek runs through property

### **NOTES**

Located adjacent to 6 acre property designated for multi-family housing development.

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## **SITE 30**

Total Acres: 1.40  
APNs: 031-071-15  
Address: 2670 Lakeshore Blvd., Lakeport

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R3-FF  
Existing Use: Existing small structures  
Pending Development: None  
Development Potential: 25

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Southern part of property within AE Flood Zone  
Slope: Less than 10%  
Other:

### **NOTES**

Potential access issues during flood events. Secondary access off of Collier Avenue should be pursued.

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## **SITE 31**

Total Acres: 6.57  
APNs: 031-071-18  
Address: 6763 Collier Ave., Nice

### **LAND USE INFORMATION**

General Plan: HDR  
Zoning: R3  
Existing Use: Half of parcel developed with a Mobile Home Park  
Pending Development: None  
Development Potential: 30

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A  
Flooding: Not Located in a Flood Zone  
Slope: Less than 10%  
Other: Seasonal creek traverses property.

### **NOTES**

Located adjacent to 3 acre property with proposed 50 unit multi-family housing project.

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## **SITE 32**

Total Acres: 1.47

APNs: 031-071-38

Address: 6724 Hammond Ave., Nice

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3

Existing Use: Existing SFD & Orchard

Pending Development: None

Development Potential: 25 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: N/A

Flooding: Not located in a Flood Zone

Slope: Less than 10%

Other:

### **NOTES**

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## **SITE 33**

Total Acres: 3.83  
APNs: 031-073-01  
Address: 2900 Carson St., Nice

### **LAND USE INFORMATION**

General Plan: HDR/RC  
Zoning: R3-SC-WW  
Existing Use: Vacant  
Pending Development: None  
Development Potential: 30

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate  
2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Located Adjacent to State Highway 20  
Flooding: Not located within a Flood Zone  
Slope: 10 to 30%  
Other: Some areas may not be suitable for development due to slope.

### **NOTES**

Moderate grading likely required to provide access to property from Carson Street.

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## **SITE 34**

Total Acres: 4.16

APNs: 351-131-01

Address: 13860 Walnut Way, Clearlake Oaks

### **LAND USE INFORMATION**

General Plan: HDR

Zoning: R3-SC

Existing Use: Vacant

Pending Development: None

Development Potential: 61 units

### **INFRASTRUCTURE INFORMATION**

2016 Projected Water Capacity: Adequate

2016 Projected Sewer Capacity: Adequate

### **ENVIRONMENTAL CONSIDERATIONS**

Noise: Located adjacent to State Highway 20

Flooding: Not located within a Flood Hazard Zone

Slope: Less than 10%

Other:

### **NOTES**

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## 2.6 QUANTIFIED OBJECTIVES

California Government Code, Section 65583[b], requires Housing Elements to contain quantified objectives estimating the number of units likely to be constructed, rehabilitated or conserved/preserved based upon the stated goals, objectives and programs to be implemented during the timeframe of the planning period. These quantified objectives are also required to be separated by income level. State law recognizes that the total housing needs identified by the County RHNA may exceed available resources and the County's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

**Table 2-6: Quantified Objectives to Meet RHNA**

Income Category	New Construction**	Rehabilitation	Conservation & Preservation
Very-Low*	175	15	10
Low	92	20	10
Moderate	72	50	20
Above Moderate	332	0	0
<b>TOTALS</b>	<b>669</b>	<b>85</b>	<b>40 794</b>

\*50% of Very-Low Housing Units are assumed to be Extremely-Low Income Units

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The preceding divisions of this section have focused on demonstrating the projected need for affordable housing during the planning period, trends in the local building market for the provision of affordable housing and the availability of lands for affordable housing. If the building trends of the past five years continues, a total of a little over 300 homes would be constructed, addressing a variety of incomes and households. Based upon this information together, As this is less than half the projected need, and there are signs of economic upturn, we may be able to assume that construction may occur at a pace more in keeping with pre-2009 numbers, with the stated goals, policies and objectives, outlined in Section 1 of this report the Co. Based on past performance and current programs the County may expect to see at least a 100% increase in home permitting and construction. With that in mind, has established the following quantifiable objectives for the planning period, 2008-2014-2019, have been established.

**Table 2-7: Quantified Objectives to Meet RHNA**

Income Category	New Construction**	Rehabilitation	Conservation & Preservation
Very-Low*	110193	15	510
Low	72443	20	510
Moderate	50254	2550	20
Above Moderate	280158	0	0
<b>TOTALS</b>	<b>512658</b>	<b>8605</b>	<b>340 602</b>

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\*50% of Very-Low Housing Units are assumed to be Extremely-Low Income Units

\*\*Represents New Construction expected for the period of 2012-14 (2008-11 reflected in Table 2-2, Balance of Need)

New construction estimates are based upon recent construction data obtained from the Lake County Building Division and assume that the development trends of 2009 thru 2014 will continue, and home construction will begin to pick-up with the recent shifts in the economy for the remainder of the planning period. As represented in Table 2-2, in Section 2.2, Balance of Need for the Planning Period, we see that the pace of new housing construction has slowed significantly through the last housing cycle from the rate of growth prior to 2009.

as compared to the previous planning period of 2003-2008. Available Lake County Building Division records show that for the past three years, or twelve (12) quarters, of the current planning period. Since these figures represent half of the planning period, presented new construction figures in Table 2-7 above show the likely number of new construction units expected for the remainder of the planning period (2011-2014). See section 2.2, Balance of Need, for details of how units are broken down by income group.

Rehabilitation figures are based on County projected goals established through Housing Element programs listed in Section 1—specifically programs HE-23, 24, & 27, focusing on loan assistance for needed home repairs. The possible elimination of redevelopment agency funding in the Northshore Redevelopment Area could substantially reduce the County's ability to meet these goals. However, there has been a rise in non-profit and charitable organizations that may help in this area with labor and materials.

Preservation and conservation efforts are concentrated upon maintaining all existing subsidized housing units whose contracts expire during the planning period, as shown in Table 4-3, Assisted Housing Projects in Lake County. Program HE-22, shown in Section 1 of this report, focuses on obtaining grant monies and cooperating with local non-profit housing provider organizations to preserve existing affordable and subsidized housing units from returning to market rate.

