

**From:** [Carol Huchingson](#)  
**To:** [Public Comment](#)  
**Subject:** FW: [EXTERNAL] Board of Supervisors agenda item 6.4, June 16, 2020 public hearing  
**Date:** Monday, June 15, 2020 1:53:28 PM

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**From:** Betsy Cawn [mailto:epi-center@sbcglobal.net]  
**Sent:** Monday, June 15, 2020 1:30 PM  
**To:** Carol Huchingson <Carol.Huchingson@lakecountycalifornia.gov>  
**Subject:** [EXTERNAL] Board of Supervisors agenda item 6.4, June 16, 2020 public hearing

Dear Carol,

While the list of comments below generally target specific contents of the reference documents provided, two things about this are very troubling: 1) the document package is nowhere near complete (see Item 2, below), and 2) there appears to be no recognition of parcels on Cobb that were destroyed in the Valley Fire — and significantly reduced in value — as potential locations that would support the recovery of that community with additional incentives for investment.

I would be happy to send these to the Community Development Department staff, but do not know who the new Director is (Scott DeLeon Interim?) or the Principle Planner, since Byron Turner left us last fall. If you would be so kind as to forward these comments to the appropriate CDD staff, that would be fine. Meanwhile, in general I would say this document is not “ready for prime time.”

We realize the urgency of meeting the State’s deadline, and the related eligibility for receiving state funds that cannot be acquired until we have an approved Housing Element.

But this can get kicked down the road after the Valley Fire, and the commitment to produce a new HE recognizing the loss of housing stocks was not met by CDD then, and is not — apparently — met now.

Thanks for the opportunity to comment on this very important part of our General Plan process, for everyone’s sake.

Betsy Cawn  
*The Essential Public Information Center*  
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1. “Exhibit A” actually titled "Appendix A" - Moderate & Above Moderate Income Housing
  - a. Where is Very-Low and Low Income Housing?
  - b. Nice and Lucerne? (See maps)
2. Exhibit B actually titled “General Plan Housing Element Administrative Draft 2019-

2027”

- a. List of Community Development Department responsible parties includes Michalyn DelValle and Byron Turner, not employed by CDD for several months.
  - b. Table of Contents indicates much larger document than provided.
  - c. Section 6.0 — where is Very-Low and Low Income Housing?
  - d. What do the highlighted Tables mean; what is Table 3-1?
  - e. Table 3-24, Lake County Mobile/Modular Home Conditions, 2002 — 2002?
  - f. Table 4-1, Housing Programs in Lake County, 1995- to April 2015 — significant changes to housing stock since September 2015, and ensuing wildfire disasters.
  - g. “Homeless” definition only HUD, needs to include McKinney-Vento, refer to Continuum of Care and California Department of Housing & Community Development disaster funding programs.
  - h. Document ends with last prefatory page, “ix” — where is the rest of the document?
3. Exhibit D actually titled “2.0 REGIONAL HOUSING NEEDS”; see Table 2-1, given the most recent Continuum of Care “Point-in-Time” count results (572 counted, January 2020), how can 332 units of “very-low income housing be sufficient?
- a. Section 2.2, Forces Impacting Housing Needs in Lake County, and Table 2-2, New Housing Units Authorized by Building Permits” report up to 2014. Still not identifying loss of housing stocks in 2015, 2016, 2017, and 2018 due to wildfires.
  - b. Table 2-6, Vacant/Underutilized Land Inventory list does not include Lucerne, but a large number of “Moderate Income” parcels are located there. (?)