

City of Lakeport

Final

Housing Element

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Prepared for:

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Figure 4-1: Inventory of Residential Sites

CHAPTER ONE – INTRODUCTION

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. This Housing Element (2014-2019) was created in compliance with State General Plan law pertaining to Housing Elements and was adopted on August 19, 2014.

Broad based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through a workshop with local residents and outreach efforts with housing stakeholders and representatives of agencies which provide housing and other social service assistance to city, county and regional residents, as well as analysis of local population characteristics, households, housing stock, and economic conditions.

Contents

Consistent with state law, this Housing Element consists of the following major components:

- Evaluation of the 2009 Housing Element. The Evaluation of the 2009 Housing Element chapter evaluates accomplishments under the 2009 Housing Element in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2009 Housing Element, and the appropriateness of continuing the housing goals, objectives, and policies.
- Population and Housing Data. The Population and Housing Data chapter includes an analysis of population and employment trends, the City's fair share of regional housing needs, household characteristics, and the condition of the housing stock.
- Land and Infrastructure. The Land and Infrastructure chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development. This chapter also discusses availability of infrastructure and environmental constraints associated with development of the inventory of land.
- Constraints. The Constraints chapter reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at-risk of conversion, that may impede the development, preservation, and maintenance of housing. This chapter describes federal, state, and local financial resources and programs available to address the City's housing needs and goals.
- Housing Program. The Housing Program chapter identifies the City's housing goals and provides policies and implementation programs to address the City's housing needs.

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- **Community Participation.** The Community Participation chapter describes how the City engaged the public, including City residents, businesspeople, and interested parties, including housing and special needs advocates, in development of the Housing Element.

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 City. 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 City of Lakeport's adopted General Plan. Development of housing consistent with the City's housing needs and programs as identified in this Housing Element would be required to be consistent with all relevant policies and programs of the other elements of the General Plan.

LAND USE

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City. As such, the Land Use Element sets the upper limit of acreage which will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and sets the upper limit for the number of housing units which can be developed in the City. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices which create demand for housing in the City. The housing sites identified in Chapter 4, Land and Infrastructure, are consistent with the sites identified in the Land Use Element.

URBAN BOUNDARY

The Urban Boundary Element defines the limits for extending City services and infrastructure in order to accommodate new development anticipated within the 20-year time frame of the General Plan. The Urban Boundary Element is also intended to provide guidance related to future annexation of land from the City's Sphere of Influence. This Housing Element does not provide for growth outside of the Urban Boundary limit.

TRANSPORTATION

The Transportation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Transportation Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect environmental quality and the wise and equitable use of economic and natural resources. In carrying out these purposes the

Transportation Element attempts to create a convenient living environment for residents of Lakeport. The City's Transportation Element discusses issues for the City and its Sphere of Influence.

COMMUNITY DESIGN

A Community Design Element was developed for the City of Lakeport because of its anticipated population growth. The challenge will be to maintain the City's quality of life and small town character as this change occurs. The Community Design Element is concerned with how the City looks and feels, and how to maintain a sense of place during a period of rapid growth.

In addition to providing a substantial portion of county resident support and retail services, pursuant to meeting housing quantity needs, the City strives to preserve and enhance the historic and cultural resources of the city, and ensure that new development demonstrates quality, excellence of design and sensitivity to the character of the surrounding neighborhood.

ECONOMIC DEVELOPMENT

The Economic Development Element provides guidance for economic development to attain an economically viable and self-sustaining community. In this sense, economic viability means providing a range of housing and employment opportunities that meet the needs of both residents and workers, attracting families and businesses to create demand for planned land uses and establishing and funding public service levels that preserve and enhance Lakeport's quality of life. The Housing Element would provide for a variety of housing types with a broad range of affordability, including units affordable to the workforce.

CONSERVATION

The Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of the Conservation Element are as follows: To promote the protection, maintenance and use of the community's natural resources, with special emphasis on scarce resources and those that require special control and management; prevent the wasteful exploitation, destruction, and neglect of natural resources; and, recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment of the people of Lakeport. In addition, it provides means to help determine those areas which should not be developed for housing or other land uses but should be preserved as a natural resource.

OPEN SPACE, PARKS AND RECREATION

The Open Space, Parks and Recreation Element is in many ways similar to the Conservation Element. The purposes of the Open Space, Parks and Recreation Element are to: assure that open space be recognized as a scarce resource to be preserved; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The

interrelationship between the Open Space Element and other elements of the General Plan is one of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element also includes requirements for the dedication of land or payment of in-lieu fees to provide needed open space. These requirements can increase the cost of residential development. The sections relative to parks emphasizes preservation and recognizes the City's need to provide parks and recreation opportunities to meet the needs of the community.

NOISE

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 60 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the City. However, they also decrease the land available for residential development and increase the cost of construction.

SAFETY

The Safety Element of the General Plan identifies hazards to public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to fire, geologic hazards, flooding, crime and storage of hazardous materials. The Safety Element identifies hazards resulting from earthquake activity, and appropriate mitigation measures. Finally, the Safety Element identifies and discusses areas subject to flooding and areas located within the 100-year flood plain. The effect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

Application and Flexibility of the Document

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Lakeport to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identified goals.

Community Participation

To be effective, housing policy must reflect the values and priorities of the community. Lakeport's Housing Element Update program included one public workshop, one Planning Commission public hearing, and one City Council public hearing and a 60-day review period for input from the public and State Housing and Community Development Department (HCD). The public workshop and public hearings were advertised through media releases to the local newspapers, postings on social media outlets (Facebook and Twitter), and phone calls to community stakeholders, including service providers for special needs populations and housing advocates.

Future Housing Needs

HCD is required to allocate each region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. HCD provided the Lake County/City Area Planning Council (APC) with the allocation for Lake County. The APC then allocated housing needs by income group to each jurisdiction: City of Clearlake, City of Lakeport, and the unincorporated county.

Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California for regions to address housing issues and needs based on future growth projections for the area. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also their fair share of housing needs for all economic segments. The regional housing needs allocation (RHNA) is developed to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

In 2013, Lakeport was allocated a new construction need of 147 housing units in the Lake County Regional Housing Needs Plan prepared by the APC for the 2014 to 2019 planning period. Of the allocated housing units, 17 are identified for extremely low income households, 17 for very low income households, 22 for low income households, 27 for moderate income households, and 64 for above moderate income households. Table 1-1 provides the RHNA target for the planning period 2014 to 2019 for each of the five household income groups for the City of Lakeport.

Table 1-1: Lakeport Regional Housing Needs Allocation 2014 – 2019

Income Ranges*	Allocated Housing Units	Estimated Maximum Sale Price of Home*	Estimated Rent or Housing Cost* (monthly payment)
Extremely Low Income** (up to \$17,350)	17	\$0 - \$59,995	\$434
Very Low Income (\$17,351 - \$28,950)	17	\$59,996 - \$101,720	\$435-\$724
Low Income (\$28,951 - \$46,300)	22	\$101,721 - \$161,685	\$725-\$1,158
Moderate Income (\$46,301 - \$69,500)	27	\$161,686 - \$245,135	\$1,159-\$1,738
Above Moderate (\$69,501 +)	64	\$245,136 +	\$1,739 +
TOTAL	147		

Source: APC, 2013

*Annual income ranges and associated rents/housing costs are based on a four-person household

**Extremely low income is half of the Very Low Income allocation

Sources

Several sources of information have been used to document recent demographic and housing trends in Lakeport. The primary source of information was the Lake County Housing Element Data Package prepared by HCD. Data from the 1990 U.S. Census, the 2000 U.S. Census, the 2010 Census, and US Census American Community Survey (ACS) tabulations were used for comparative purposes for many of the tables in this report. Other sources of data include the state Department of Finance (DOF), Employment Development Department (EDD), Lake County/City Area Planning Council, Lake County Association of Realtors, other elements of the General Plan, and various other data resources.

CHAPTER TWO - EVALUATION OF THE 2009 HOUSING ELEMENT

Accomplishments under the 2009 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2009 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

Effectiveness of the Previous Housing Element

The 2009 Housing Element program strategy focused on the accomplishment of policies and implementation of programs in support of four goals. Each goal and associated policies are identified below; programs that support each policy are identified in parentheses following the policy. Table 2-1 summarizes the implementation programs associated with each goal and, where applicable, the quantified objectives associated with the implementation programs. Table 2-1 also identifies whether each implementation program was implemented, the result, if it was successful, and whether it should be kept, modified, or removed in this update to the Housing Element. Progress in achieving the quantified objectives of the 2009 Housing Element is identified in Table 2-1.

Goal 1: Conserve and Improve Lakeport's Existing Neighborhoods and Housing Supply

- Policy 1A** The City shall encourage the maintenance and improvement of its residential areas.
- Policy 1B** The City shall encourage the preservation of its affordable housing supply, including extremely low, very low, and low income units, through regulation of condominium and mobile home park conversions, proactive noticing of at-risk units, and seeking funding to retain and improve lower income units.
- Policy 1C** The City shall discourage conversion of housing to non-residential uses, unless there is a finding of clear public benefit and equivalent housing can be provided for those who would be displaced by the proposed conversion.
- Policy 1D** The City shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses.

Goal 2: Facilitate and Encourage Development of Housing to Meet the Regional Housing Needs Allocations

- Policy 2A** The City shall encourage additional housing to meet the City's Regional Housing Need Allocations by maintaining an inventory of adequate sites to meet the City's housing needs, by actively encouraging and assisting the construction of multifamily housing, by promoting a range of housing types, and by encouraging utilization of density bonuses in support of affordable housing.
- Policy 2B** The City shall pursue county, state and federal programs and funding sources that provide housing opportunities for extremely low, low, and moderate-income households.

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- Policy 2C** The City shall facilitate the development of residential uses in existing and new commercial areas where the viability of the commercial activities would not be adversely affected.
- Policy 2D** The City shall continue to facilitate the construction of second dwelling units and permit accessory residential units by right in the R-1 zoning district.
- Policy 2E** The City shall retain its Housing Specialist staff position or provide a comparable position.
- Policy 2F** The City shall expedite processing of affordable housing projects.
- Policy 2G** The City shall continue to use Redevelopment Housing Set-Aside funds in support of new lower and moderate income housing construction, as well as for the maintenance and improvement of affordable housing.

Goal 3: Expand Housing Opportunities for the Elderly, the Handicapped, Households with Very-Low to Moderate Incomes and for Persons with Special Housing Needs

- Policy 3A** The City shall encourage and facilitate housing types and programs for senior citizens, the disabled, large families, and other groups identified as having special housing needs.
- Policy 3B** The City shall continue to encourage the development and expansion of housing opportunities for the elderly and disabled through techniques such as smaller unit sizes, parking reduction, common dining facilities, and fewer but adequate amenities.
- Policy 3C** The City shall facilitate housing opportunities for the homeless and households at-risk of homelessness, including allowing emergency shelters in specified zone(s) and maintaining an inventory of adequate sites to accommodate homeless housing needs.
- Policy 3D** The City shall work with private, county, and state agencies to provide emergency housing for the homeless.
- Policy 3E** The City shall require developers using public or tax-exempt financing to include language in agreements with the City and/or the Redevelopment Agency permitting persons and households eligible for HUD Section 8 rental assistance or similar assistance to apply for below market rate units provided in the development.

Goal 4 - Promote Housing Opportunities for All Persons Regardless of Race, Age, Marital Status, Ancestry, National Origin or Color

- Policy 4A** The City shall actively support fair housing opportunities for all persons regardless of race, sex, marital status, ancestry, national origin, or color.
- Policy 4B** The City shall encourage and support public participation in the formulation and review of the City's housing and development policies.
- Policy 4C** The City shall encourage the Redevelopment Agency to promote the implementation of the policies and goals of the Housing Element, through its unique powers.

Policy 4D The Planning Commission and City Council shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs.

The 2009 Housing Element provided clear direction and support for the City's efforts to rehabilitate existing housing, encourage new housing affordable to a range of income levels, providing housing for special needs groups, remove constraints to housing where appropriate, and encourage fair housing opportunities. A detailed description of the effectiveness of each program is described below. In summary, the City's accomplishments during the previous Housing Element cycle included:

- Rehabilitation of 13 extremely low, 14 very low, and 21 low income units through grants and loans
- Acquisition of 8 mobile homes to provide affordable housing for 7 extremely low income and 1 very low income households
- First-time homebuyer loans to 10 low income households
- Development of 79 new residential units from 2007-2014, including a 48-unit senior housing complex affordable to lower income households, one manufactured home, two second units, and four duplexes
- Three successful HOME grants (2007, 2009, 2012) to fund first time homebuyer (\$1,000,000 total) and housing rehabilitation (\$1,300,000 total) programs
- A CDBG grant (2010-11) for housing rehabilitation (\$400,000)
- A 2009-10 CDBG P/TA grant for a neighborhood improvement study

SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

The 2009 Housing Element was very effective. However, limited staffing and funding as well as a down-cycle in the housing market meant that several programs were not fully realized.

Appropriateness of Housing Goals, Policies, and Programs

Table 2-1 identifies the effectiveness of the City's housing goals, policies, and associated implementation programs. Based on this review, 16 programs will be kept in this Housing Element, four programs will be eliminated, and seven programs will be modified as described in Table 2-1. See Chapter 6 for the goals, policies, and programs of this Housing Element.

The current goals, policies, and programs continue to be appropriate to address the City's housing needs. Many programs have been implemented and will be removed from the Housing Element. Programs that have been successful will continue to be implemented.

Subsequent to the adoption of the 2009 Housing Element, the City's Redevelopment Agency has closed. Programs related solely to the Redevelopment Agency are no longer appropriate and will be eliminated. Other programs that reference the Redevelopment Agency, but do not rely on the agency, will be modified to reflect the closure of the agency. The quantified objectives of some programs may need to be reduced, as the loss of Redevelopment Agency funds significantly reduces the City's funding sources for affordable housing programs.

In some cases, there were not adequate staff or funding resources to implement various programs following the adoption of the 2009 Housing Element. Some of these programs, particularly those that involve revisions to the Zoning Ordinance to address State laws, will be implemented concurrently with the adoption of this Housing Element. The remaining programs will be implemented during the 2014-2019 planning period.

The Housing Plan, which consists of the goals, policies and implementation measures within the Housing Element, will be revised to update the goals, policies, and programs to reflect the changes identified in Table 2-1. This will ensure that the policies that the City will use to guide its decision-making and the measures that the City will implement to achieve its goals and carry out policies will continue to be effective and appropriate.

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM		QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
GOAL 1: CONSERVE AND IMPROVE LAKEPORT’S EXISTING HOUSING SUPPLY					
1-1	<u>Maintain Existing Residential Zoning</u> : Retain existing residential zoning and discourage non-residential uses in these zones. Maintain zoning limitations on non-residential uses and home occupations.	Maintain residential zones. No quantified objectives.	Residential zones have been maintained. In 2009, the City adopted the General Plan update which increased the supply of residential land, including high density residential sites. The City has continued to limit non-residential uses on residential lands and has approved minimal rezones to non-residential uses.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
1-2	<u>Condominium Conversions</u> : Amend the Condominium Conversion Ordinance to exempt limited equity residential cooperatives which provide long term affordability for the units; require development of a relocation plan and relocation assistance when units are converted; and require first right of refusal of purchase of units by occupants.	Amendment to the ordinance. No quantified objectives.	This program has not yet been implemented, but will be implemented concurrently with this Housing Element.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? This program was delayed due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program This program will be removed as it will be implemented at the same time as the adoption of this Housing Element.

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?	
			through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs and priorities. This program will be implemented concurrently with the adoption of this Housing Element.		
1-3	<p><u>Housing Rehabilitation Program:</u> Continue and expand the City’s Housing Rehabilitation Program, which provides assistance to extremely low, very low, and low income units, through the following activities:</p> <ul style="list-style-type: none"> • Continue to provide a dedicated staff position which administers and implements the Housing Rehabilitation Program, as well as other housing programs. • Submit applications, when warranted, to appropriate funding sources (CDBG, HOME, and other programs) to increase program funding. Use associated administration funds or Redevelopment funding to maintain staff support and increase program support, if necessary. • Community Development, Redevelopment, and Housing staff 	<p>Code enforcement – 15 units/year;</p> <p>Housing rehabilitation – 5-10 rehabilitation loans/year</p>	<p>The City continues to provide a dedicated Housing Specialist position to oversee the City’s housing programs, including housing rehabilitation and first time-homebuyers assistance program.</p> <p>During the Housing Element cycle, the City successfully competed for three HOME grants, which provided total funding of \$1.3 million for the City’s housing rehabilitation programs and one CDBG grant, which provided \$400,000 for the City’s housing rehabilitation program.</p>	<p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p> <p>Why?</p> <p>This policy is considered successful because the City has conducted active code enforcement activities and has funded the rehabilitation of 48 housing units for lower income households.</p>	<p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?	
	<p>shall coordinate to identify areas of the City with a high incidence of homes with deferred maintenance and target these areas for code enforcement.</p> <ul style="list-style-type: none"> Continue to make program pamphlets available at City Hall, the public library, other public facilities, and on the City’s website. Distribute program information in conjunction with continuing building code enforcement. 	<p>The City assisted 13 extremely low, 14 very low, and 21 low income units through housing rehabilitation grants and loans during the planning period; 25 of these loans were made following adoption of the 2009 Housing Element.</p> <p>The City makes program information readily available to the public, has had success with public outreach, and targets program assistance to housing exhibiting need for rehabilitation.</p>			
1-4	<p>Capital Improvement Program: Identify priorities for capital improvements in the City’s older residential neighborhoods, including street maintenance, curbs, gutters, and sidewalks, storm drainage facilities, and street lighting. Where improvements are identified in lower income areas, seek state funding for the improvements. Update the City’s Capital Improvement Program (CIP) to include capital improvements that are identified as a high priority and to ensure that areas needing improvement are scheduled for</p>	<p>3 capital improvement projects in aging neighborhoods</p>	<p>Through the Capital Improvement Program, the City has completed three capital improvement projects in aging neighborhoods. The City completed the Forbes Street rehabilitation, Martin Street sidewalk, and Armstrong Street storm drainage projects. In 2011, the City retained</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p> <p>Why? This program has been successful with the implementation of three projects and completion of a</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM		QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
	<p>funding at a specific time in the future.</p>		<p>a consultant to prepare a Neighborhood Improvement Study for the "Forbes Creek neighborhood." The study was adopted by the City Council in 2012 and the Council directed staff to implement the recommendations in the study, subject to funding availability, environmental review and future council support.</p>	<p>study to identify needed improvements in the Forbes Street neighborhood area.</p>	
1-5	<p><u>Conversion of Affordable Units:</u> Conserve affordable units through the following activities:</p> <ul style="list-style-type: none"> Revise the Zoning Ordinance to require a one year notice to residents, the City, RCHDC, and the Lake County Housing Commission of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units, ensuring consistency with state law. Following revision of the Zoning Ordinance, provide the owner of each assisted affordable housing complex in the City with the noticing requirements. 	<p>Revise Zoning Ordinance. No quantified objective.</p>	<p>During the Housing Element planning period, one at-risk project converted to market-rate. The City provided information and resources to tenants concerned with the potential effects of the conversion. Revisions were not made to the Zoning Ordinance.</p>	<p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Neutral</p> <p>Why?</p> <p>While this program was not fully implemented, the City did provide housing information to concerned tenants of the at-risk project. The changes to the Zoning Ordinance were not implemented due to limited staffing resources as previously described. Further, State law provides specific</p>	<p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p> <p>How?</p> <p>The program will be modified to remove the requirement to revise the Zoning Ordinance since State law provides noticing requirements for the conversion of affordable units. The rest of the program will be kept.</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<ul style="list-style-type: none"> When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units. Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities and encourage their involvement in the acquisition of the units. Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Housing Authority, and other affordable housing opportunities in the City. 			<p>notification requirements for at-risk projects and requiring different noticing through the Zoning Ordinance was not anticipated to be effective. The State already requires affordable projects that convert to market rate to provide direct notice to Qualified Entities. The City did encourage preservation of the units through contact with the owners and developers that are interested in providing affordable housing in Lakeport. However, the City does not have any guaranteed funding sources to provide the financial assistance that would be necessary to assist an interested party in purchasing the units.</p>	
<p>1-6 <u>Energy Conservation</u>: Encourage and assist in implementing energy conservation measures including, but not limited to, weatherization, siding, and dual pane windows in conjunction with housing</p>	<p>5 units/year</p>	<p>Energy efficient units consistent with building code requirements (CalGreen/Title 24) and the subdivision ordinance</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?	
	rehabilitation programs. Coordinate with North Coast Energy Services to provide weatherization improvements, where applicable.	are required in all new developments. The Bella Vista senior apartments was developed as an energy-efficient project, designed to meet the LEED Platinum certification requirements. The City’s housing rehabilitation program did provide energy efficiency and weatherization improvements to the assisted units.	<input type="checkbox"/> Neutral Why? This has been a successful policy, as shown by the energy efficient new development (Bella Vista senior apartments) as well as the weatherization/energy-efficiency assistance provided to lower income households through the City’s housing rehabilitation program.	<input type="checkbox"/> Modify Program	
GOAL 2: FACILITATE AND ENCOURAGE DEVELOPMENT OF HOUSING TO MEET THE REGIONAL HOUSING NEEDS ALLOCATIONS					
2-1	<p><u>Below Market Rate Units:</u> Adopt an ordinance that requires developers of residential developments to dedicate a portion of their units at rents or purchase prices affordable to very low, low, and moderate income households. The ordinance shall:</p> <ul style="list-style-type: none"> • Identify a specific percentage of very low, low, and moderate income units, • Allow for the development of units off-site, • Allow for the contribution of in-lieu fees of comparable value, 	Revision to Zoning Ordinance; approval of a specified percentage of affordable units based on market rate units approved from October 2011 through 2014	This program was not implemented.	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? This program has not been implemented due to the downturn in the housing market and limited staffing resources. However, there have not been any large single family developments approved since 2009 and it is not anticipated	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program How? This program will be modified to require the City to consider adopting a below market rate program, rather than to require the adoption of a program. During the previous planning cycle, there was very little market rate development.

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<ul style="list-style-type: none"> Allow alternative measures, such as preservation of units converting from affordable to non-affordable or purchase of existing vacant housing and conversion to affordable housing, and Provide density bonus or other incentives (see Program 2-2) to projects that construct the BMR units rather than pay in-lieu fees. 			that this program would have yielded any affordable housing.	There has been very limited single family housing development in Lakeport and the City’s population has decreased since 2000. The City must carefully consider the ramifications on its local housing market and ensure that the program would not be a constraint to accommodating the full range of the City’s housing needs.
2-2 <u>Density Bonus</u> : Revise the Zoning Ordinance to include density bonus provisions consistent with the requirements of state law (Government Code Sections 65915 and 65917). The ordinance shall also identify incentives for affordable housing development, including expedited processing.	Revise Zoning Ordinance. No quantified objectives.	Implemented.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The City has implemented this program. The City amended the Zoning Ordinance to include Chapter 17.39, Density Bonuses, which provides for density bonuses consistent with the requirement of State law. Chapter 17.39 provides expedited processing for density bonus projects, to the	<input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy This program has been implemented and will be removed .

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?	
			extent reasonably possible.		
2-3	<p><u>Affordable Housing Stakeholders Group:</u> Investigate interest of development community, including Rural Communities Housing Development Corporation, in providing additional affordable housing and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, Redevelopment Agency tax-exempt financing, tax credits, and the California Housing Rehabilitation Program. This program shall include the following actions:</p> <ul style="list-style-type: none"> • Develop housing stakeholders group, that includes affordable housing developers, that will meet quarterly to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts. • If there is no interest in developing a stakeholders group, staff will prepare a brochure identifying affordable housing resources and incentives (include information from Programs 2-1 and 2-2) and provide the brochure to applicants interested in affordable and/or multifamily 	Two funding applications, Redevelopment Agency assistance to 30 new affordable units	<p>While there was not interest in City a formal stakeholders group, the City did work with affordable housing stakeholders to identify affordable housing projects. The City provided Redevelopment Agency set-aside funds to the Bella Vista senior apartments, which resulted in 48 new affordable units and exceeded this program’s objectives.</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p> <p>Why? While this program was not fully implemented, the City was successful in coordinating with stakeholders and using the Redevelopment Housing set-aside funds to make the 48-unit Bella Vista senior apartment project feasible in the City.</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p> <p>Why? This program will be modified to remove the creation of a stakeholders group and replace that with regular outreach by the City to affordable housing developers. The program will also be modified to remove the references to Redevelopment Agency funds as these are no longer a viable funding source.</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
	housing, and <ul style="list-style-type: none"> Seek funding or support funding applications, including requests for Redevelopment Housing Set-Aside funds, that would provide new affordable units, including extremely low income units. 			
2-4	<u>Mixed Use Development:</u> Amend the Zoning Ordinance to allow mixed use developments in the Professional Office (PO) and Light Retail (C-1) zoning districts, to the extent that the viability of commercial and office operations are not adversely affected.	None quantified	This program has not yet been implemented, but will be implemented concurrently with this Housing Element update.	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? This program has been delayed due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs and priorities. There have been no inquiries regarding this type of development, so the delay in program implementation did not affect housing choice in the

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
			City. This program will be implemented concurrently with the adoption of this Housing Element.	
2-5	<u>Multi-family Development:</u> Amend the Zoning Ordinance to remove the requirement of a use permit for an on-site office that is used for the management of a multi-family development project.	None quantified.	While this program has not yet been implemented, the City did not require a use permit for the Bella Vista senior apartments on-site office, consistent with the intent of this program.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? This program has not been implemented due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs and priorities. This program is considered successful as the intent of this program was adhered to in the processing of the Bella Vista senior apartments project.

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<p>2-6 <u>Energy Conservation:</u> Continue and expand the City’s encouragement of alternative design for energy conservation by developing and distributing a fact sheet regarding City policies and programs, particularly as they pertain to affordable housing. Policies C.5.1, C.5.2, C.6.1, and C.6.2 and associated programs in the Conservation Element provide direction and implementation measures for energy efficiency and conservation.</p>	<p>Fact sheet</p>	<p>The City provides a fact sheet detailing available water efficiency conservation measures and is preparing a list of energy conservation resources. This information is available at City Hall and on the City’s website. Energy efficient units consistent with building code requirements (CalGreen/Title 24) and the subdivision ordinance are required in all new developments. The Bella Vista senior apartments was developed as an energy-efficient project, designed to meet the LEED Platinum certification requirements. The City’s housing rehabilitation program did provide energy efficiency and weatherization improvements to the assisted units.</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p> <p>Why? This has been a successful policy, as shown by the energy efficient new development (Bella Vista senior apartments) as well as the weatherization/energy-efficiency assistance provided to lower income households through the City’s housing rehabilitation program. The City will continue to prepare fact sheets and provide information on recommended water and energy conservation measures and available resources, such as PG&E rebates and loans, for property owners to make energy-efficient improvements.</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>

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POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?	
GOAL 3: EXPAND HOUSING OPPORTUNITIES FOR THE ELDERLY, THE HANDICAPPED, HOUSEHOLDS WITH VERY-LOW TO MODERATE INCOMES AND FOR PERSONS WITH SPECIAL HOUSING NEEDS					
3-1	<p><u>Removal of Constraints to Housing for Special Needs Groups</u>: Continue to assess and update the Zoning Ordinance, Municipal Code, and City procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless.</p>	None quantified.	<p>This program was partially implemented. The City updated the Zoning Ordinance to accommodate emergency shelters and transitional housing to assist homeless households and households at-risk of homelessness. The Zoning Ordinance update provides for supportive housing, which benefit homeless persons, persons with disabilities, including physical, mental, developmental, and chronic health disabilities, and seniors. The Zoning Ordinance was also updated to provide density bonuses for affordable and senior developments. The update also provides density bonuses for affordable developments including child care facilities which will</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p> <p>Why? This has been a successful policy, with many updates to the Zoning Ordinance to address housing needs. The City will continue to review and amend the Zoning Ordinance to address housing for special needs groups. The City will revise its standards and definitions for community care facilities/group homes concurrently with the adoption of this Housing Element.</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
		<p>benefit large families and the single parent special needs groups.</p> <p>In order to encourage a variety of housing types and to remove constraints to developing smaller unit sizes, the City reduced its water and sewer fees by 50% for dwelling units smaller than 720 s.f. and for second units and reduced minimum parcel sizes for second units.</p>		
3-2	<p><u>Special Needs Housing Coordination:</u> Assist other agencies serving Lakeport to address special needs housing, as needed and feasible. Provide a handout that identifies available housing programs for lower income households and special needs groups and make the handout available at City Hall, the library, the housing offices, and the City website.</p>	<p>None quantified.</p> <p>The City coordinates with other agencies and housing developers to encourage development of housing and provision of services for lower income households and special needs groups. The City provides information regarding its available housing programs on the City's website and provides various housing-related brochures at City Hall.</p>	<p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p> <p>This program will be modified to remove the reference to the City's housing offices as the housing offices are now located at City Hall.</p>

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3-3	<p><u>Incentives for Extremely Low Income, Senior, Disabled, Large Families, and Special Needs Housing:</u> As part of the revisions to the Zoning Ordinance to address Density Bonus requirements (Program 2-2), identify specific incentives for special needs housing and extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing and a reduction in development standards, such as lot coverage, parking, and/or setbacks. Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks or a density bonus for projects, particularly multifamily, with 20 percent or more large units.</p>	None quantified.	The City provided various incentives for the Bella Vista senior apartments, including expedited processing and deferment of various fees.	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The Density Bonus chapter of the Zoning Code provides incentives for affordable and senior developments, but did not include additional incentives for specific special needs groups. The density bonus ordinance does provide for expedited processing and incentives, such as reduced development standards, for affordable housing, which includes affordable housing for special needs groups. However, this program was not fully implemented due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going through the programs requiring changes to the Zoning	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program This program will be fully implemented at the same time as adoption of this Housing Element. Therefore, the program will be removed and replaced with a policy to encourage on-going efforts to identify and implement incentives for extremely low income, senior, disabled, large families, and special needs housing.

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			Ordinance and implementing based on City’s highest needs and priorities. This program will be implemented concurrently with the adoption of this Housing Element.	
3-4	<u>Seek Site and Funding for Senior Housing:</u> Identify several parcels of land suitable for senior housing funded by a HUD 202 or a similar program. Contact developers to identify interest in developing a senior housing project and, if there is interest, facilitate obtaining funding and construction of senior housing.	None quantified.	A site was located and the City worked to facilitate the development of the 48-unit Bella Vista senior apartment project. The City contributed to the feasibility of the project by providing Redevelopment Agency financing and supporting USDA and LIHTC applications.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program How? This program will be kept, but will be revised to accommodate multiple special needs groups, in order to increase the marketability of the program and success of the potential affordable housing project.
3-5	<u>Limited Equity Cooperatives:</u> Form a working committee of developers, non-profits, and advocates for the seniors, disabled, and other special needs populations to identify appropriate housing types for these groups and to identify available funding. This can be done in conjunction with Programs 2-3 and 3-4. The	None quantified.	This program was not implemented.	<input type="checkbox"/> Successful <input checked="" type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The City has limited funding <input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program How? This program will be removed

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	<p>committee shall assess the viability and process of establishing an LEC and seek cooperation and support for this program,</p> <p>If there is an interested developer and committee members that identify a viable limited equity cooperative project, then the City will assist in locating potential sites for a LEC and will support applications for state and other funding sources appropriate to the project.</p>			resources and no interest has been expressed in developing an LEC.	from the Housing Element. With the success of Program 3-4, the City will focus on more traditional housing types. The lack of interest in an LEC makes this program unlikely to succeed. Further, with the limited amount of funding available to the City, the City will focus its resources on affordable and housing needs projects that are more feasible.
3-6	<p><u>Accommodate Section 8 Households:</u> Prepare a template for City and Redevelopment Agency housing agreements to ensure that households with Section 8 vouchers or similar housing assistance are allowed to live in housing funded through public or tax-exempt sources. The template will be included in future housing agreements.</p>	None quantified.	Language to accommodate Section 8 households in Redevelopment Agency projects was prepared.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? This program was successful and the recently completed affordable Bella Vista senior apartment project accepts Section 8 certificates, consistent with this program.	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program How? The City’s Redevelopment Agency has closed and it is anticipated that no new housing will be constructed under the successor agency. Therefore, this program is no longer relevant and will be removed.
3-7	<p><u>Seek Available Funding:</u> Seek and aggressively pursue available State and Federal assistance for City and non-profits (CDBG, HOME, etc.) to develop affordable</p>	None quantified.	This program has been very successful. The City has obtained three HOME grants for first time	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program

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	housing for seniors, large-families and households with children and others with specialized housing needs when there is a request from a developer for an affordable housing project appropriate for the City. If no new affordable housing construction projects are identified, the City will pursue funding for First Time Homebuyer, housing rehabilitation, and other programs that will provide housing assistance but may not result in the development of housing for special needs groups.		homebuyer and housing rehabilitation programs and one CDBG grant for housing rehabilitation. The City has also supported the successful USDA RD 515 and LIHTC applications to provide new construction financing for the Bella Vista senior apartments.	<input type="checkbox"/> Neutral Why? This program was successful and the recently completed affordable Bella Vista senior apartment project accepts Section 8 certificates, consistent with this program.	<input type="checkbox"/> Modify Program
3-8	<u>Farmworker Housing</u> : Monitor population increases within the City during elevated farming seasons. If un-housed issue identified, pursue partnership with County to address documented need. Modify the Zoning Ordinance to allow employee housing serving six or fewer persons in the residential zoning districts consistent with the requirements of Health and Safety Code Section 17021.5.	None quantified.	The City monitors special needs populations, including farmworkers, to the extent information is available. There has not been an increase in farming activities in the city and no farmworker housing needs were identified.	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? This program was not fully implemented due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program This program will be revised to remove the modifications to the Zoning Ordinance component as that component will be implemented at the same time as adoption of this Housing Element.

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			and priorities. This program will be implemented concurrently with the adoption of this Housing Element.	
3-9	<p><u>Emergency Shelters and Transitional/Supportive Housing:</u> 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 in the Service Commercial (C-3) zoning district. The C-3 district has multiple available sites with capacity to meet the City’s homeless needs identified in Chapter 3. Development and management standards for emergency shelters must be consistent with those standards that apply to residential or commercial development within the same zone, except the emergency shelter standards may identify written, objective standards that include all of the following:</p> <ol style="list-style-type: none"> 1. The maximum number of beds or persons permitted to be served nightly by the facility. 2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters 	Revise Zoning Ordinance	<p>This program was implemented and the Zoning Ordinance was updated to allow emergency shelters, transitional housing, and supportive housing. Emergency shelters are a permitted use in the C-3 zone. However, minor revisions need to be made to the emergency shelters standards to ensure that the standards do not exceed the limitations of State law. These revisions will be made at the same time as adoption of this Housing Element.</p>	<p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p> <p>This program was implemented and the City’s Zoning Ordinance provides for the development and operation of emergency shelters in the C-3 district.</p> <p><input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p> <p>How? This program will be removed as it will be fully implemented at the same time as adoption of this Housing Element.</p>

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<p>than for other residential or commercial uses within the same zone.</p> <p>3. The size and location of exterior and interior onsite waiting and client intake areas.</p> <p>4. The provision of onsite management.</p> <p>5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.</p> <p>6. The length of stay.</p> <p>7. Lighting.</p> <p>8. Security during hours that the emergency shelter is in operation.</p> <p>Revise the Zoning Ordinance to identify transitional and supportive housing as allowed uses in the residential zoning districts (R-1, R-2, R-3, and R-5) and subject only to the same standards as other residential uses within each district.</p>				
<p>3-10 <u>Group Homes</u>. Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, Health and Safety Code 1267.8 requiring to specify siting and</p>	None quantified	This program has not yet been implemented, but will be implemented concurrently with this	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program

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	<p>permit requirements for small group homes, including maximum spacing for specific facilities, intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p>		Housing Element update.	<p><input checked="" type="checkbox"/> Neutral</p> <p>Why? This program has been delayed due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs and priorities. There have been no inquiries regarding this type of development, so the delay in program implementation did not affect housing choice in the City. This program will be implemented concurrently with the adoption of this Housing Element.</p>	<p><input type="checkbox"/> Modify Program</p> <p>This program will be removed as it will be implemented at the same time as adoption of this Housing Element.</p>
3-11	<p><u>Maintain Ongoing Estimates of the Demand for Emergency Housing:</u> Consult annually with local churches, the Lake County Community Action Agency, other service providers and the County's Social Services Department to maintain ongoing estimates of the demand for emergency housing.</p>	None quantified.	This program has been successful and the City works regularly with service providers to identify the demand for emergency housing. The City has participated in	<p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p> <p>How?</p>

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	Include findings in the annual report prepared under Program 4-3.		annual coordination to document homeless needs and services, including the review of services/beds and Point in Time surveys, to ensure that the City’s homeless population and associated needs are monitored.		This program will be modified to require minor revisions to the emergency shelters standards, which include several requirements including a locational requirement, that exceed the standards allowed under State law.
3-12	<u>Reasonable Accommodation for Persons with Disabilities:</u> Establish reasonable accommodation procedures to provide exception in zoning and land-use for housing for persons with disabilities protected under fair housing law. This will include, but not be limited to, procedures to address accessibility improvements, including the installation of ramps, walkways, grab bars, raised counters, and lighting, and shall identify improvements that are exempt from building permit requirements. Reasonable accommodation will be permitted through a ministerial process, provided: 1) the requested accommodation would not impose an undue financial or administrative burden on the City, and 2) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and	Municipal Code revisions	While changes to the Zoning Ordinance have not yet been made, the City provides expedited review and minimizes application requirements for disability-related requests.	<input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? While the Zoning Ordinance has not yet been revised, the City provides expedited review and minimizes application requirements for disability-related requests. This program was not fully implemented due to limited staffing resources. Since adoption of the 2009 Housing Element, City staff has been methodically implementing the Housing Element programs by going	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program This program will be revised to remove the component for the establishment of reasonable accommodations procedures as the procedures will be established at the time of this Housing Element adoption. The program will require review of revisions to the Municipal Code to ensure that subsequent revisions would not impede reasonable accommodation of persons with disabilities.

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	<p>zoning program.</p> <p>The City shall prepare handouts to provide information to all interested parties regarding accommodations in zoning, application of building codes, and permit processes for persons with disabilities.</p>			through the programs requiring changes to the Zoning Ordinance and implementing based on City’s highest needs and priorities. This program will be implemented concurrently with the adoption of this Housing Element.	
GOAL 4: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, OR COLOR					
4-1	<p><u>Equal Housing Opportunity</u>: Facilitate equal housing opportunity by continuing to designate the Community Development Director as the City's Equal Opportunity Coordinator with responsibility to investigate and deal appropriately with complaints. Information regarding equal housing opportunity laws and the City's Equal Housing Opportunities Coordinator shall be prepared and distributed to the public at City Hall and other public and quasi-public places. A log of complaints related to equal housing opportunities will be kept and a summary of complaints and related actions shall be included in the annual report, in conjunction with Program 4-3.</p>	Log of complaints received/ referrals.	No complaints have been received. The City provides information regarding fair housing laws at City Hall. It is noted that the City’s housing offices have been moved into City Hall.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program <p>This program will be modified to have the City’s Equal Housing Opportunity Coordinator refer complaints to the State Department of Fair Employment & Housing in order to ensure that any complaints are addressed consistently with the requirements of State law.</p>
4-2	<p><u>Nondiscrimination Clauses</u>: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for</p>	No quantified	This program has been successful and the agreements for the Bella	<input checked="" type="checkbox"/> Successful	<input type="checkbox"/> Keep Program

Table 2-1: Effectiveness and Appropriateness of 2009 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM		QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY – IF NOT, WHY?	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
	housing constructed with either City or with Development Disposition Agreements and Owner Participant Agreements when Redevelopment Agency participation occurs.	objective.	Vista senior apartments required the project to comply with fair housing laws.	<input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program Why/How? While this program was successful, the City's Redevelopment Agency has closed and this program is no longer necessary and the state and federal funding sources available to the City require compliance with fair housing laws.
4-3	<u>Prepare an Annual Report:</u> Prepare an Annual Report to the City Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development within 30 days after review by the City Council.	Annual report.	The City has prepared and submitted annual reports to HCD each year since adoption of the Housing Element. The 2013 annual report has been reviewed by City Council and submitted to HCD.	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The City's Planning and Housing divisions have been diligent in preparing the annual reports in compliance with State law.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

CHAPTER THREE - POPULATION AND HOUSING DATA

In order for the City’s housing strategy to be successful, the City’s demographics and housing trends must be assessed to identify current conditions and needs. This section discusses the components of housing need, which include recent trends in Lakeport’s population, households, employment base and the type of housing units available. In most instances, countywide data is included for comparative analysis.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the City of Lakeport in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores Lakeport by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** denotes primary income sources and levels by occupation. A review of the **Housing Stock** discloses the housing environment in Lakeport as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the City’s population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

The primary data source for the 2014 Housing Element Update is the Lake County Housing Element Data Package (2014 Data Package) prepared by HCD staff. Additional data sources include the US Census Bureau (2010 Census, and 2008-2012 American Community Survey (ACS)), California Department of Finance, California Employment Development Department, and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as “2010” data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the discussion of overall housing trends and changes.

Population Characteristics

The population of Lakeport in 2013 was 4,713 persons, a decrease of approximately 2.2 percent since 2000 (reference Table 3-1). During the previous decade (1990 to 2000), the City’s population increased 9.8 percent to total 4,820. Both Lake County and California’s population increased at a higher rate during both the 1990 to 2000 and 2000 to 2008 period. According to DOF data, Lakeport realized a peak population of 5,077 in 2005 and subsequently has experienced a slight decline. The 2014 DOF population estimates released in May 2014 indicate that the City’s population has increased to 4,807 persons.

Lakeport’s population has remained relatively even, at 4,820 in 2000 and at 4,802 in 2014.

Table 3-1: Population Growth 1990-2013

	1990 Population	2000 Population	2010 Population	2013 Population	Percent Change 2000 to 2013
Lakeport	4,390	4,820	4,753	4,713	-2.2%
Lake County	50,631	58,325	64,665	64,531	10.6%

Source: 1990, & 2000 U.S. Census, HCD, 2014 Data Package

Table 3-2 shows Population Estimates and Projections for Lakeport and Lake County for 2005 through 2020. The Department of Finance estimates 71,228 persons in Lake County by 2020. The 2009 Housing Element assumed that the population of Lakeport would grow at the same rate as Lake County's over the next 20 years. However, as shown in Table 3-1, the population of Lakeport has grown at a significantly lower rate than the County's during the 2000-2010 decade. Therefore, in Table 3-2, it is assumed that the population of Lakeport would grow at a modest rate, taking into account building permits issued as well as the past low growth rate, between 2000 and 2014. By 2015, Lakeport is projected to have a population of 4,900 persons and Lake County is projected to have a population of 65,392 persons. By 2020, Lakeport's population is estimated to be 5,052 and the County's population is estimated to be 71,228. The 2010, 2015, and 2020 County figures are based on Department of Finance projections for Lake County.

Table 3-2: Population Estimates (2000-2020)

	2000	10-Year Growth (%)	Annual Average (%)	2010	5-Year Growth (%)	Annual Average (%)	2015	5-Year Growth (%)	Annual Average (%)	2020
Lakeport ¹	4,820	-1.4%	-0.3%	4,753	3.1%	0.6%	4,900	3.1%	0.6%	5,052
Lake County ²	58,325	10.9%	2.2%	64,665	1.1%	0.2%	65,392	8.9%	1.8%	71,228

Source: 2000 U.S. Census; 2014 DOF; HCD, 2014 Data Package; De Novo Planning Group, 2014

¹ Assumes a modest increase in growth

² 2015 and 2020 population – DOF P-1 Report

AGE CHARACTERISTICS

Changes in the age groups can indicate future housing needs. Table 3-3 compares age group changes from 2000 to 2010 for the City of Lakeport. The number of children under 5 years decreased by 37.2 percent and those aged 10 to 14 decreased by 32 percent, while the number of children age 5 to 9 increased by 7.4 percent. The 20 to 24 age group decreased by 32.9 percent while the 35 to 44 age group decreased 41.9 percent from 2000 to 2010, and the 75 to 84 age group decreased 48.1 percent during the same time period. The largest increases in population by age were seen in the 55 to 64 age group and the 65 to 74 age group, which increased 200 and 116.1 percent respectively. The majority of Lakeport's population (53.4 percent) is 45 years of age or older. The median age in Lakeport increased from 40.8 in 2000 to 47.5 in 2010.

Table 3-3: Age Distribution (2000-2010)

Lakeport	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Under 5 Years	274	5.7%	172	3.6%	-37.2%
5 to 9	309	6.4%	332	7.0%	7.4%
10 to 14	378	7.8%	257	5.4%	-32.0%
15 to 19	335	7.0%	372	7.8%	11.0%
20 to 24	219	4.5%	147	3.1%	-32.9%
25 to 34	480	10.0%	526	11.1%	9.6%
35 to 44	712	14.8%	414	8.7%	-41.9%
45 to 54	606	12.6%	857	18.0%	41.4%
55 to 64	246	10.2%	738	15.5%	200.0%
65 to 74	248	9.3%	536	11.3%	116.1%
75 to 84	447	7.8%	232	4.9%	-48.1%
85 and Over	191	4.0%	176	3.7%	-7.9%
Total	4,820	100%	4,759	100%	-1.3%
Median Age	40.8		47.5		-

Source: 2000 U.S. Census; 2008-2012 ACS

RACE/ETHNICITY CHARACTERISTICS

Table 3-4 shows the ethnic composition of Lakeport's population. Between 2000 and 2010, the proportion of most races was relatively constant (3 percent or less change as the percentage of the overall population). However the two or more races category more than doubling in size. The black/African American and two or more races racial groups had the largest increases, at 130.6 and 126.8 percent respectively. The largest decreases were in the American Indian/Alaskan Native and Asian, Native Hawaiian, and Pacific Islander groups, which decreased by 53.1 and 52.5 percent, respectively.

Table 3-4: Race and Ethnicity (2000-2010)

	2000		2010		Change
	Number	Percent	Number	Percent	
White	4,276	88.7%	4,079	85.7%	-4.6%
Black or African American	36	0.7%	83	1.7%	130.6%
American Indian and Alaskan Native	96	2.0%	45	0.9%	-53.1%
Asian, Native Hawaiian, Pacific Islander	80	1.7%	38	0.8%	-52.5%
Some Other Race	168	3.5%	142	3.0%	-15.5%
Two or More Races	164	3.4%	372	7.8%	126.8%
Total	4,820	100.0%	4,759	100%	-1.3%
Hispanic Origin (of any race)	552	11.5%	390	8.2%	-29.3%

Source: 2000 U.S. Census; 2008-2012 ACS

The hispanic or Latino (of any race) population was 11.5 percent of the population in 2000 and decreased to 8.2 percent of the population in 2010. The hispanic population is the second largest ethnic group in Lakeport.

Household Characteristics

In 2010, there were 2,002 households in Lakeport, an average annual increase of 0.2 percent since the 2000 Census. By 2015, Lakeport is anticipated to have 2,069 households, an increase of 62 households from 2010. It is noted that the number of households has increased despite a decrease in population. This is reflected in the smaller average household size and is likely related to the increased average age of the population.

Table 3-5: Household Estimates & Projections (1990-2020)

	1990	2000	2010	2013	2015 ¹	2020 ¹
Lakeport	1,824	1,967	2,002	1,998	2,069	2,085
Change	-	143	35	-4	71	16
Percent Change	-	7.8%	1.8%	-0.2%	3.5%	0.8%
Annual Percent Change	-	0.8%	0.2%	-0.1%	1.8%	0.2%

Source: 1990 and 2000 U.S. Census; HCD, 2014 Data Package; De Novo Planning Group, 2014

¹ Based on population growth and 2.29 persons per household.

HOUSEHOLD TYPE

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage,

as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Table 3-6 shows household characteristics for the City of Lakeport. As Table 3-6 indicates, family households represented 63.1 percent of households in 2010. Non-family households represent 36.9 percent, and married-couple families represent 42.5 percent of all households.

Table 3-6: Household Type Characteristics (2010)

	Lakeport	
	Number	Percent
Family households (families)	1,284	63.1%
<i>Married-couple families</i>	<i>864</i>	<i>42.5%</i>
Non-family households	751	36.9%
<i>Householder living alone</i>	<i>633</i>	<i>31.1%</i>
<i>Households with person 65+</i>	<i>308</i>	<i>15.1%</i>

Source: 2008-2012 ACS

HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

Table 3-7 shows Lakeport’s households by size in 2010. In 2000, Lakeport’s average household size was 2.36 while the County’s average household size was 2.39. The average household size in 2013 was 2.29 persons per household for Lakeport and 2.38 persons per household for the County, indicating that larger or extended family/households are increasing at a faster pace in Lake County than in Lakeport. The average household size of homeowner households is significantly larger (2.50) than renter households (1.99).

Table 3-7: Households by Size (2010)

	Owner		Renter		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
1 person	315	25.6%	393	48.8%	708	34.8%
2 person	458	37.2%	183	22.7%	641	31.5%
3 person	231	18.8%	136	16.9%	367	18.0%
4 person	141	11.5%	93	11.6%	234	11.5%

5 person	7	0.6%	0	0.0%	7	0.3%
6 person	54	4.4%	0	0.0%	54	2.7%
7 persons or more	24	2.0%	0	0.0%	24	1.2%
TOTAL	1,230	60.4%	805	39.6%	2,035	100%
Average Household Size	2.50		1.99		2.30	

Source: HCD, 2014 Data Package; 2007-2011 ACS

HOUSEHOLD INCOME CHARACTERISTICS

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3-8 shows the maximum annual income level for each income group adjusted for household size for Lake County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 3-8: State Income Limits – Lake County (2013)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750
Above Moderate	\$48,650+	\$55,600+	\$62,550+	\$69,500+	\$75,050+	\$80,600+	\$86,200+	\$91,750+

Source: Housing and Community Development Department, 2013

Three different income measures are relevant to the analysis. They are median income, lower income, and poverty level income.

MEDIAN INCOME

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median household income indicates the income of all individuals in a household, including persons

living alone or with unrelated individuals. Per capita income indicates the average annual earnings of an individual.

The median income and per capita data provides a comparison of current income levels in the City of Lakeport and the County of Lake. Other data, such as lower income, which is defined as 80 percent of the median County income level, and poverty level income, which is based on federal household and income data, add insight as they relate to households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-9 identifies 2000 and 2010 Per Capita and Median Household Income for Lakeport and Lake County.

Table 3-9: Per Capita and Median Household Income

Area	Lakeport		Lake County	
	Per Capita	Median Household	Per Capita	Median Household
2000	\$17,215	\$32,839	\$16,825	\$29,598
2010	\$27,234	\$39,877	\$21,845	\$38,147
Percent Change	58.2%	21.4%	29.8%	28.9%

Source: 2000 U.S. Census; 2008-2012 ACS

Median Household Income in Lakeport increased 21.4 percent from 2000 to 2010 to total \$39,877. Median Household and Per Capita Income in Lakeport were higher than Lake County in 2000 and in 2010. Lakeport's Median Household income in 2010 was 4.5 percent higher than Lake County's Median Household Income.

LOWER INCOME

In 2010, 50.1 percent of Lakeport's households were in the lower (low, very low and extremely low) income groups. Of the lower income households, the majority are renters (78.2 percent of renter households) versus 30 percent of owner households. Almost three-quarters of Lakeport's owner-occupied households (70 percent) were in the moderate and above moderate income groups. Twelve percent of owner households are extremely low income and 9.4 percent are very low income. As noted, renter households had lower incomes, with 24.8 percent in the extremely low income group and 24.2 percent in the very low income group. Just less than half (49.9 percent) of renter households were in the moderate and above moderate income groups.

Table 3-10: Households by Income Group – Lakeport (2010)

Income Group	Renters		Owners		Total*	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	200	24.8%	135	12.1%	335	17.4%
Very Low	195	24.2%	105	9.4%	300	15.6%
Low	235	29.2%	95	8.5%	330	17.1%
Median	15	1.9%	125	11.2%	140	7.3%
Above Median	160	19.9%	655	58.5%	815	42.3%

Source: 2006-2010 HUD CHAS

POVERTY LEVEL INCOME

Poverty level incomes are computed on a national basis as a part of the U.S. Census. An index of poverty has been developed that, by established and complex formulas, considers factors such as family size, number of children, farm/non-farm residences and income. The definition assumes that a family is classified at poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture. Table 3-11 identifies the number of Lakeport and Lake County families and individuals with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level and those most likely to need some form of housing assistance.

The 2008-2012 ACS indicates that 115 or 9 percent of all Lakeport families had poverty level incomes or less in 2010, while, in 1999, 165 or 13.5 percent had poverty level incomes or less. Approximately 16.3 percent of all Lake County families were classified at or below the poverty level in 2010 and 12.9 percent were so classified in 1999. The percentage of individuals at or below poverty level in Lakeport in 1999 was 13.4 percent compared to the County, which had 23.7 percent of individuals at or below poverty level.

Larger families, low-wage employment, and higher costs of goods and services have fueled the rise in number of families and individuals falling below the level of poverty. Some of the nation’s impoverished choose to live in typically less expensive unincorporated areas. However, living within a City allows closer access to goods, services, schools and employment, lessening the need for added transportation and associated costs.

Over 13% of families in Lakeport live below the poverty line.

Table 3-11: Families and Individuals Below Poverty Level

	Poverty Status in 2010			
	Families	%	Individuals	%
Lakeport	115	9.0%	637	13.4%
Lake County	2,652	16.3%	15,253	23.7%

Source: 2008-2012 ACS

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The HCD Data Package classified 2,018 civilian and non-civilian persons in the Lakeport labor force. Table 3-12 shows 2010 Employment by Industry for the City of Lakeport and Lake County. In Lakeport, the “Educational, Health and Social Services” industry employed the most people at 25.0 percent. The second largest employment industry was the “Retail Trade” industry, which had 10.0 percent of the total employed persons in Lakeport.

The County’s Employment by Industry is very similar to that of Lakeport’s with the exception of the “Educational, Health and Social Services” industry, which captured 22.8 percent (Lakeport captured 25.03 percent) of the total Lake County employed persons 16 years and over.

Table 3-12: Employment by Industry, 2010

Industry	Lakeport		Lake County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	2,018	100%	24,493	100%
Agriculture, Forestry, Fishing and Hunting, and Mining	34	1.7%	1,239	5.1%
Construction	34	1.7%	2,089	8.5%
Manufacturing	101	5.0%	982	4.0%
Wholesale Trade	8	0.4%	552	2.3%
Retail Trade	201	10.0%	3,016	12.3%
Transportation and Warehousing, and Utilities	70	3.5%	1,266	5.2%
Information	0	0.0%	376	1.5%
Finance, Insurance, Real Estate, and Rental and Leasing	127	6.3%	1,390	5.7%
Professional, Scientific, Management, Admin. and Waste Management	196	9.7%	1,499	6.1%
Educational, Health and Social Services	504	25.0%	5,589	22.8%
Arts, Entertainment, Recreation, Accommodation, and Food Services	152	7.5%	3,182	13.0%
Other Services (Except Public Administration)	162	8.0%	1,554	6.3%
Public Administration	429	21.3%	1,759	7.2%

Source: HCD, 2014 Data Package

Table 3-13: Employment Status for Labor Force - Lakeport (2010)

	Number	Percent
Total Persons In Labor Force	2,323	100%
Employed	2,097	90.3%
Unemployed	215	9.3%
Armed Forces	11	0.5%

Source: 2008-2012 ACS

Table 3-13 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010. In 2010, the unemployment rate in Lakeport was 9.3 percent.

Housing Stock

Table 3-14 identifies total housing units for Lakeport and Lake County in 1990, 2000, 2010 and 2013. The rate of construction of housing units in Lakeport is less than the County, and the rate of growth of housing in Lakeport slowed dramatically between 2005 and 2010. It is noted that the DOF data used in the HCD Data Package does not capture all of the units that were constructed from 2000 to 2013. Most notably 48 multifamily units were permitted in 2012 and construction was finalized in 2013. There were also single family homes, second units, duplexes, and manufactured homes constructed from 2007-2014 that were not captured in the HCD data (see Table 3-19).

Table 3-14: Total Housing Units (1990-2013)

	1990	2000	2010	2013	Percent Change 2000 to 2010
Lakeport	2,145	2,394	2,395	2,391	-0.1%
Lake County	28,822	32,528	35,492	35,643	9.6%

Source: 1990 and 2000 U.S. Census; HCD, 2014 Data Package

OCCUPIED HOUSING UNITS

Table 3-15 shows total occupied housing units and owner-occupied and renter-occupied housing units for 2000 and 2010. The 2000 U.S. Census reported that the total number of occupied housing units in the City was 1,967, including 1,241 (63.1 percent) owner-occupied housing units and 726 (36.9 percent) renter-occupied housing units. In 2010, the percentage of owner-occupied housing units decreased to 60.4 percent, while renter-occupied housing units saw an increase of approximately 2.7 percent over the same time period.

Table 3-15: Occupied Housing Units, 2000 - 2010

	Lakeport		Lake County	
	Number	Percent	Number	Percent
2000				
Owner	1,241	63.1%	16,914	70.6%
Renter	726	36.9%	7,060	29.4%
2010				
Owner	1,230	60.4%	16,737	65.2%
Renter	805	39.6%	8,917	34.8%

Source: 2000 U.S. Census; HCD, 2014 Data Package

HOUSING UNITS BY TYPE

The HCD Data Package indicates that the majority of housing units in Lakeport are single family homes (62.1 percent). Mobile homes account for 17.7 percent of the housing stock, while attached single family units and multifamily units account for less than 10 percent of the housing stock per each category.

Table 3-16: Housing by Unit Type (2000-2010)

	2000		2010	
	Units	Percent	Units	Percent
Total Housing Units	2,394	100.0%	2,395	100.0%
1-Unit Detached	1,438	60.1%	1,488	62.1%
1-Unit Attached	119	5.0%	108	4.5%
2 – 4 Units	158	6.6%	183	7.6%
3 or More	223	9.3%	192	8.0%
Mobile Home	456	19.0%	423	17.7%

Source: 2000 Census; HCD, 2014 Data Package

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units. This is not the case in Lakeport.

Lakeport's vacancy rate is high because 63.2 percent of the vacant units are for seasonal, recreational, or occasional use.

In 2010, Lakeport's total vacancy rate was 16.4 percent (393 units, reference Table 3-17) compared to 17.8 percent (427 units) in 2000. The vacancy rate is high because there are 158 (6.6 percent) vacant units "For Seasonal, Recreational, or Occasional Use." Of the total vacant units in 2010, 74 were for rent, 65 were for sale, 16 were rented or sold but not yet occupied, 158 were for seasonal, recreational, or occasional use, and 80 were classified as other vacant. The percentage of vacant units for rent and vacant units for sale both increased from 2000 to 2010. Discounting the vacant units for seasonal, recreational, or occasional use, Lakeport's vacancy rate would be approximately ten percent.

Table 3-17: Vacancy by Type (2000-2010)

	2000		2010	
	Units	Percent	Units	Percent
Total Vacant Units	427	17.8%	393	16.4%
For rent	25	1.0%	74	3.1%
For sale only	20	0.8%	65	2.7%
Rented or sold, not occupied	5	0.2%	16	0.7%
For seasonal, recreational, or occasional use	270	11.3%	158	6.6%
Other vacant ¹	107	4.5%	80	3.3%

Source: 2000 U.S. Census; HCD, 2014 Data Package

¹ If a vacant unit does not fall into any of the categories specified above, it is classified as “other vacant.” For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

AGE OF HOUSING STOCK

As illustrated in Table 3-18, in 2013, 39.7 percent of Lakeport’s housing stock was built prior to 1970. Approximately 70 percent of the City’s current housing stock is over 30 years old. Most of the homes in Lakeport (29.6 percent) were built between 1970 and 1979. This could indicate the potential need for rehabilitation and general maintenance of these and older units. Between 2000 and 2013, approximately 107 new housing units were constructed, which represent 2.6 percent of the housing stock in the City. The City’s building permit records from 2003 to 2014 identify that 160 building permits were issued for new residential units and 46 demolitions (which may include non-residential units) were permitted. Building permit data suggests that the housing stock has increased by approximately 117 units since 2000.

***70% of
Lakeport’s
Housing Stock is
over 30 years
old.***

Table 3-18: Age of Housing Stock

Year Structure Built	Number	Percent
2010 to 2013	51	2.0%
2000 to 2009	66	2.6%
1990 to 2000	249	9.9%
1980 to 1989	403	16.0%
1970 to 1979	744	29.6%
1960 to 1969	299	11.9%
1940 to 1959	447	17.8%
1939 or Earlier	252	10.0%
Total	2,511	100.0%

Source: 2000 U.S. Census and 2000 Census; DOF Estimates, Lakeport Building Permit Data, 2014

BUILDING PERMIT TRENDS

From 2007 through March 2014, the City issued building permits for 82 new residential units, including 21 single family homes, 5 second units, 4 duplexes (8 units), and 48 apartment units (see Table 3-19).

Table 3-19: Recent Construction Trends (2007 - 2014)

Year Permitted	Single-Family	2-3 units	5+ Units	TOTAL
2007	10	6	0	16
2008	10	2	0	12
2009	1*	0	0	1
2010	0	0	0	0
2011	0	0	0	0
2012	2**	0	0	2
2013	2**	0	48	50
2014	1	0	0	1
TOTALS	26	8	48	82

*Manufactured home

**Second units; only one of the two units permitted was constructed each year in 2012 and 2013.

Source: City of Lakeport, 2014

EXISTING HOUSING CONDITIONS

This section of the Housing Element provides a description of existing housing conditions within the City of Lakeport. In 2003, Quad Knopf completed a Housing Quality Survey to provide data on current conditions of area housing stock. In 2009, De Novo Planning Group conducted a windshield survey of 422 units, randomly selected, that were constructed prior to 2000.

In 2008, the Parallel Drive area annexation, including lots on Parallel Drive, Todd Road, Woodward Way, and Linda Lane, added 38 units to the City's housing stock. De Novo Planning Group surveyed the entire Parallel Drive annexation area.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions left unchecked allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories are assigned by the points achieved:

Rating Categories

- Sound: 9 points or less
- Minor repair needed: 10-15 points
- Moderate repair required: 16-39 points
- Substantial rehabilitation required: 40-55 points
- Dilapidated and needs replacement: 56 points or more

Referencing Table 3-20, approximately 66 percent of the housing units surveyed were rated sound; 8 percent were rated having minor repairs needed; 25 percent were rated as having moderate repairs needed; less than 1 percent were rated as having substantial repairs needed; and less than 1 percent were rated as having dilapidated conditions. The addition of the Parallel Drive area to the survey has significantly increased the number of moderate, substantial, and dilapidated units in the City, as the majority of housing in that area exhibits deferred maintenance and many units are in disrepair.

The windshield survey conducted for the 2009 Housing Element noted that many homes that were rated sound in the previous survey were found to need repairs in the 2009 survey. Many of these units need a new roof or should have the roof replaced in the next two to four years, need siding/stucco repair and paint, and have older single-pane windows that should be replaced with energy-efficient windows. Depending on the degree of repair necessary, many of the units previously identified as sound were determined to need minor to moderate rehabilitation.

Table 3-20: Existing Housing Conditions Survey

Rating	Number*	Percent
Sound	1,652	66%
Minor	206	8%
Moderate	620	25%
Substantial	14	<1%
Dilapidated	6	<1%
Total	2,498	

*Number is based on extrapolating the 2009 survey results to the units in the City constructed prior to 2000. The Parallel Drive survey results were added to the

extrapolated total, as 100% of that area was surveyed. Units constructed in 2000 and later were assumed to be in sound condition and were added to the sound category.

OVERCROWDED HOUSING UNITS

Overall, 4.4 percent of Lakeport's population is living in overcrowded conditions.

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

The City of Lakeport had 35 units of overcrowded housing based on the 2014 HCD Data Package, compared to 86 units of overcrowded housing in 2000. All of the overcrowded units were severely overcrowded, with 1.51 or more persons per room. Further, all of the overcrowded units were renter-occupied.

Table 3-21: Overcrowded Housing Units (2010)

	Total Number	Total Percent	Owner-Occupied		Renter-Occupied	
			Number	Percent	Number	Percent
Occupied Housing Units	2,035	100%	1,230	100%	805	100%
Occupants Per Room						
1.00 or Less	2,000	98.3%	1,230	100.0%	770	95.7%
1.01 to 1.50	0	0.0%	0	0.0%	0	0.0%
1.51 or More	35	1.7%	0	0.0%	35	4.3%

Source: HCD, 2014 Data Package

Housing Costs

Several types of data are available that can be used to assess changing housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Lakeport's housing costs are discussed later in this chapter.

HOUSING VALUE

Table 3-22 indicates median housing value for homes in Lakeport and Lake County. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 3-22, the median value for housing units in Lakeport during 2000 was \$116,219. Lake County had a lower median (\$105,602). In 2010, the median home value in Lakeport increased to \$251,400, which represents a 116 percent increase from 2000. Lake County saw a similar increase in home values (90 percent).

Table 3-22: Median Home Value- Lakeport and Lake County (1990-2008)

Area	1990	2000	2010	2000-2010 Increase (%)
Lakeport	\$93,500	\$116,219	\$251,400	116%
Lake County	\$93,300	\$105,602	\$200,500	90%

Source: US Census, 1990 and 2000; 2008-2012 ACS

Table 3-23 indicates the value of specified owner-occupied housing units within Lakeport in 2010. Of the 1,230 owner-occupied units, approximately 35 percent were in the \$99,999 and under price range, 240 (21.8 percent) were in the \$100,000 to \$199,999 price range, 249 (22.6 percent) were in the \$200,000 to \$299,999 price range, and 249 (22.6 percent) were in the \$300,000 to \$499,999 price range. There were 0 units valued at \$1,000,000 or more.

Table 3-23: Value of Specified Owner-Occupied Housing Units (2010)

Value of Owner-Occupied Housing Units	Number of Units	Percent of Total
Less than \$50,000	143	13.0%
\$50,000 to \$99,999	78	7.1%
\$100,000 to \$149,999	158	14.4%
\$150,000 to \$199,999	82	7.4%
\$200,000 to \$299,999	311	28.2%
\$300,000 to \$499,999	249	22.6%
\$500,000 to \$999,999	80	7.3%
\$1,000,000 or More	0	0.0%

Source: US Census, 2000; 2008-2012 ACS

Table 3-24 includes sales data from the Lake County Association of Realtors for residential sales in Lakeport and Lake County from 2006 through 2013. During the 2006-2013 time period, median home prices in Lakeport reached a high of \$342,500 in 2007 and dropped to a low of \$140,000 in 2012. In 2013, the median home sales price was \$147,000 in Lakeport and \$145,000 in Lake County..

Table 3-24: Residential Sales (2006-2012)

Area	Units Sold	Average Sales Price	% Change in Median Price from Previous Year
2006			
Lakeport	29	\$320,000	--
Lake County	915	\$295,000	--
2007			
Lakeport	24	\$342,500	7.0%
Lake County	732	\$265,000	-10.2%
2008			
Lakeport	28	\$317,500	-7.3%
Lake County	716	\$200,000	-24.5%
2009			
Lakeport	23	\$196,555	-38.1%
Lake County	769	\$179,955	-10.0%
2010			
Lakeport	23	\$192,011	-2.3%
Lake County	831	\$148,496	-17.5%
2011			
Lakeport	27	\$176,383	-8.1%
Lake County	941	\$131,225	-11.6%
2012			
Lakeport	27	\$140,000	-20.6%
Lake County	975	\$141,062	7.5%
2013			
Lakeport	31	\$147,000	5.0%
Lake County	881	\$145,000	2.8%

Source: Lake County Association of Realtors, 2014

RENTAL HOUSING COSTS

Based on a review of rental ads in the Lake County Record Bee, the Lake County Property Management Inc. website, craigslist.org, and AGM Property Management, , the median rent in Lakeport is \$1,095 per month. Rents range from \$600 to \$2,095, with the majority of units under \$1,100. The range of rents and median rates by unit size is shown in Table 3-25.

Table 3-25: Lakeport Rental Costs (1990, 2000 and 2014)

Bedroom Type	Units Surveyed (2014)	Range (2014)	Median Rent (2014)	Median Rent (2000)	Median Rent (1990)
1 bed	3	\$600-\$750	\$625	\$500	\$325
2 bed	12	\$695-\$1,100	\$835	\$675	\$575
3 bed	12	\$750-\$2,095	\$1,200	\$825	\$750

Source: Lake County Record Bee (3/6/14), Craigslist (2/21/14, 3/6/14), Lake County Property Management Inc. (3/6/14), AGM Property Management (3/6/14)

HOUSING AFFORDABILITY

Table 3-26 identifies the maximum monthly housing costs affordable to households in Lakeport by income group. Affordability is based on a household paying up to 30 percent of their monthly income toward housing.

Tables 3-26 and 3-27 show the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3-8). Maximum affordable sales price is based on the following assumptions: 5% interest rate, 30-Year Fixed loan, downpayment on a sliding scale of \$5,000 to \$25,000 based on income, 1.15% property tax, 2% closing costs, and homeowners insurance.

Compared to the rental rates in Table 3-25, the median rents in Lakeport are not affordable to extremely low and very low income households (four person households and smaller). The large majority of available rental units in Lakeport are two and three bedroom units, with median rents of \$835/mo and \$1,200/mo, respectively. These units are generally affordable for low income households with four or more persons and all moderate and above moderate income households. The median sales price in 2013 was affordable to larger low income households and to all moderate and above moderate income households. However, there is limited inventory of for sale units and often the least expensive units require repair or rehabilitation.

As shown in Table 3-28, 70.2 percent of renters in Lakeport overpay for housing, with 57.5 percent of renters in the extremely low income group severely overpay for housing (over 50 percent of their monthly income). Approximately 31.7 percent of all home owners in Lakeport

overpay for housing, with 63 percent of extremely low income and 57.1 percent of very low income home owners severely overpaying for housing.

**Table 3-26: Maximum Monthly Housing Costs by Income Group
Lake County (2013)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$304	\$348	\$391	\$434	\$469	\$504	\$539	\$574
Very Low	\$508	\$580	\$653	\$724	\$783	\$840	\$898	\$956
Low	\$811	\$926	\$1,043	\$1,158	\$1,251	\$1,344	\$1,436	\$1,529
Moderate	\$1,216	\$1,390	\$1,564	\$1,738	\$1,876	\$2,015	\$2,155	\$2,294
Above Moderate	\$1,216+	\$1,390+	\$1,564+	\$1,738+	\$1,876+	\$2,015+	\$2,155+	\$2,294+

Source: De Novo Planning Group, 2014

Table 3-27: Housing Affordability by Income Group

	One Person		Two Person		Four Person		Six Person	
	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost
Extremely Low	\$43,475	\$304	\$49,010	\$348	\$59,995	\$434	\$68,885	\$504
Very Low	\$74,215	\$508	\$83,410	\$580	\$101,720	\$724	\$116,485	\$840
Low	\$117,655	\$811	\$132,305	\$926	\$161,685	\$1,158	\$185,375	\$1,344
Moderate	\$178,825	\$1,216	\$200,915	\$1,390	\$245,135	\$1,738	\$280,425	\$2,015
Above Moderate	\$178,825+	\$1,216+	\$200,915+	\$1,390+	\$245,135+	\$1,738+	\$280,425+	\$2,015+

Source: De Novo Planning Group, 2014

Table 3-28: Households by Income Level and Overpayment

Income Group	Renters	Owners	Total
Extremely Low	200	135	335
Percent with Cost Burden >30%	80.0%	88.9%	83.6%
Percent with Cost Burden >50%	57.5%	63.0%	59.7%
Very Low	195	105	305
Percent with Cost Burden >30%	71.8%	85.7%	77.0%

Income Group	Renters	Owners	Total
Percent with Cost Burden >50%	30.8%	57.1%	39.3%
Low Income	235	95	330
Percent with Cost Burden >30%	100%	15.8%	72.7%
Percent with Cost Burden >50%	0%	15.8%	4.5%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	83.3%	67.2%	77.8%
Moderate and Above Moderate	175	780	955
Percent with Cost Burden >30%	22.9%	16.7%	17.8%
Percent with Cost Burden >50%	0%	2.6%	2.1%
Total Households	805	1,120	1,925
Percent with Cost Burden >30%	70.2%	31.7%	48.1%
Percent with Cost Burden >50%	21.7%	16.1%	18.4%

Source: HUD, 2006-2010 CHAS

Affordability and Overpayment – Renter Households

Further insight into the rental situation in Lakeport is provided through 2008-2012 ACS data when reviewing the number of households identified as paying more than 30 percent of their income for rent. Table 3-29 illustrates that a condition of overpayment exists in every age group. It is noted that this data was not computed for 100% of households, so may undercount overpayment for householders aged 15-24, so this group may have a higher rate of overpayment than is reported.

Table 3-29: Renters Overpaying - By Age Group, 2010

Age of Householder	Total Renters	Number paying over 30%*	Percent of Total
15-24	24	11	45.8%
25-34	242	172	71.1%
35-64	498	333	66.9%
65 and over	170	111	65.3%

*Overpayment was not computed for 100% of 15-24 age householders
Source: 2008-2012 ACS

Table 3-30 underscores the commonly accepted reality that overpayment conditions occur most frequently for lower-income households.

Table 3-30: Renters Overpaying by Household Income (2010)

Income Range	Total Renters	Percent Paying Over 30%
Less than \$20,000	399	87.7%
\$20,000 - \$34,999	216	79.2%
\$35,000 - \$49,999	96	100.0%
\$50,000 - \$74,999	123	0%
\$75,000 and up	87	11.5%

Source: HCD, 2014 Data Package

Affordability and Overpayment – Owner Households

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Lakeport is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households. As previously discussed, in 2013 the median sales price of a home in Lakeport was \$147,000.

According to the 2008-2010 ACS, 393 owner-occupied households are paying 30 percent or more of their income toward their mortgage and other ownership expenses such as taxes and insurance. Table 3-31 shows that the most affected age group (percentage) is the 65 and over age group, which includes the largest number and the largest percentage of households overpaying.

Table 3-31: Owners Overpaying by Age Group, 2010

Age of Householder	Total Owners	Paying Over 30%	Percent of Total
15-24	0	0	0%
25-34	55	14	25.5%
35-64	619	179	28.9%
65 and Over	427	200	46.8%

Source: 2008-2012 ACS

Table 3-32 shows that the majority of owner-occupants paying more than 30 percent of their income on owner-costs earn less than \$50,000 annually. The median household income in 2010 for Lakeport was \$39,877.

Table 3-32: Owners Overpaying by Household Income, 2010

Income Range	Total Owners	Percent Paying over 30%
Less than \$20,000	105	100%
\$20,000 - \$34,999	176	46.0%
\$35,000 - \$49,999	155	85.8%
\$50,000 - \$74,999	214	16.8%
\$75,000 and up	451	8.4%

Source: 2014, HCD Data Package

Alternatives to traditional single-family housing

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

CONDOMINIUMS

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower selling price of certain condominiums.

There are very few condominium units in the Lakeport City limits. The 1990 U.S. Census indicates 14 renter-occupied condominium units and 18 owner-occupied condominium units. Updated U.S. Census data for condominiums is not available. According to the Department of Finance, there were a total of 375 housing units in Lakeport in 2013 that were part of either 2-4 unit complexes (183) or 5+ unit complexes (192). However, it is not known how many of these multi-family housing units are condominiums that can be sold individually, and how many are apartment units.

MOBILE HOMES

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

Department of Finance data from 2013 states that there are 423 mobile homes in the City, which is 18.6 percent of the total housing units in Lakeport. A search of realtor.com revealed that in March 2014, there were 4 mobile homes listed for sale in Lakeport. The listed prices range from \$40,000 to \$83,000. The median list price was \$44,500. According to a phone survey of mobile home parks within Lakeport and review of mobile home listings, the monthly rent for space within the various mobile home parks in Lakeport generally range from \$312 per month up to \$625 per month (the phone survey did not account for 100% of the mobile home parks in Lakeport.) In general, monthly space rentals increase with proximity to the Clear Lake shoreline.

Nearly ¾ of the mobile homes in Lakeport are over 20-30 years old.

According to 2000 Census data, 74 percent of mobile homes in Lakeport were built between 1970 and 1989, which indicates that the large majority of the mobile home stock in Lakeport is nearing 30 years of age. The HCD Data Package and the most recent Census data do not provide updated information for mobile homes by year or decade built.

MANUFACTURED HOUSING

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the “HUD Code,” and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, from 65 to 70 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998 cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood.

The cost of the average new dual-section manufactured home sold in California during 2005 was \$97,940 without land, with prices ranging from \$23,014 to \$369,000 (Source: California Manufactured Housing Institute, 2006). During 2012, construction costs per square foot for a new manufactured home averaged \$41.97 nationwide compared to \$86.30 per square foot for a comparable site-built home (national average). In 2012, the average sales price of a new manufactured home sold in the U.S. was \$61,900, with a cost of \$41.97 per square foot.

Today’s manufactured homes are growing in popularity with local governments for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

SPECIAL HOUSING NEEDS OF OTHER GROUPS

ELDERLY

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. The elderly population (persons 65 and older) in Lakeport is shown in Table 3-33. According to Table 3-34, the number of householders 65 years and over in Lakeport in 2010 was 597 (29.3 percent). As shown in Table 3-35, the total number of householders 65 years and over increased to 621 by 2014.

Table 3-33: Senior Population by Age

	2000		2010		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	248	28.0%	536	56.8%	116.1%
75 to 84 years	447	50.5%	232	24.6%	-48.1%
85 years and over	191	21.6%	176	18.6%	-7.9%
TOTAL	886	100%	944	100%	6.5%

Source: 2000 U.S. Census; US Census, 2008-2012 ACS

Referencing Table 3-34, in 2010 there were approximately 457 owner-occupied elderly households age 65 or older within the City of Lakeport (36.6 percent of elderly households). Lakeport has a slightly lower percentage of owner-occupied and a higher percentage of renter-occupied elderly households in 2010 than Lake County. The elderly tend to prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment.

Table 3-34: Householder 65 Years and Over (2010)

2010	Age 65+ Householders	Percent of All Householders	Owner Householders 65+		Renter Householders 65+	
			Number	% of Owner Householders	Number	% of Renter Householders
Lakeport	597	29.3%	457	36.6%	170	18.2%
Lake County	7,240	27.7%	6,058	38.8%	1,187	12.3%

Source: US Census, 2008-2012 ACS

Table 3-35: Senior Household¹ Growth

	2000	2010
Number	616	621
Percent Change		0.8%
Annual Percent Change		0.1%

¹Households with one or more people 65 years and older

Source: US Census, 2000; US Census, 2008-2012 ACS

Half of senior households, 50 percent, are in the lower income groups (extremely low, very low and low) and 15 percent of senior households are in the extremely low income group. Table 3-36 summarizes senior households by income group. Both the projected growth levels of senior households and the lower income levels of senior households indicates that there will be a demand for 15 to 20 new senior housing units by 2019 and that a portion of the City's regional housing needs allocation should be developed for senior households. Anecdotally, the demand for senior housing is higher than 15 to 20 units. The developer of the affordable Bella Vista Apartments (2014) indicated that they have a waiting list and there is demand for another affordable senior complex in Lakeport.

Table 3-36: Senior* Households by Income and Tenure

Income Level	Owner		Renter		TOTAL
	Number	Percent	Number	Percent	
Extremely Low	75	11%	28	4%	15%
Very Low	60	9%	52	7%	16%
Low	125	18%	14	2%	20%
Moderate and Above Moderate	315	45%	32	5%	50%
TOTAL	575	83%	126	18%	100%

Source: HUD, 2000 (special aggregation of 2000 Census data) – an updated aggregation of 2010 data is not available

*For this special data aggregation, senior households are considered those aged 62 and over

LARGE FAMILIES

Large families are defined as those families containing five or more persons. Income is a major factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and not usually abundantly available.

Table 3-37 provides 2010 comparative information on the number and percentage of large families within Lakeport and Lake County. Approximately 4.2 percent of families in Lakeport are considered large families.

Table 3-37: Large Families, 2010

	Number of Large Families	Percent of Total Families
Lakeport	85	4.2%
Lake County	2,121	8.3%

Source: HCD, 2014 Data Package

Table 3-38 compares housing problems and cost burdens for large renter and owner households with all other households (note: updated 2010 data is not available for this table).

Table 3-38: Household Size by Housing Problems, 2000

		Large Families	All Other Households
Renters	Percent with any housing problem	54%	44%
	Percent Cost Burdened	29%	47%
Owners	Percent with any housing problem	57%	16%
	Percent Cost Burdened	57%	16%

Source: HUD, 2000 (special aggregation of 2000 Census data)

Only 4.9 percent of housing units in Lakeport have four or more bedrooms.

Of the large households identified in Table 3-37, all 85 own their home and none rent based on the 2014 HCD Data Package. However, it is likely that there are a few large family renter households in the City. Large households that rent or own have a relatively even rate of housing problems; “any housing problem” includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities. In 2000 (more recent data is not available), approximately 29 percent of large households that rent over pay for housing, while 57 percent of large households that own over pay for housing.

While there are 35 overcrowded units in the City (see Table 3-21), there is not data on whether the overcrowded households are large households or two to four person households living in a smaller home. Based on the US Census 2007-2011 ACS data, the supply of owner and rental units with 3 and more bedrooms greatly exceeds the number of larger households (see Table 3-39). In fact, there were no large families that rent identified in the City. The US Census 2008-2012 data was also reviewed and no large renter families were report in the 2008-2012 data. While it does not appear that additional housing units are needed to accommodate large families, it is recommended that affordable housing for families be incentivized to provide a portion of the units as three or four bedroom units.

Table 3-39: Household Size versus Bedroom Size (2010)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	Households	Excess	4+ BR Units	Households	Excess
Owner	651	7	643	210	78	132
Renter	166	0	166	45	0	45

Source: HCD, 2014 Data Package; US Census, 2007-2011 ACS

SINGLE PARENT HOUSEHOLDS

Female-Headed Households. Table 3-40 identifies total households in Lakeport and Lake County, female-headed households with no husband present, and female-headed households with own children under 18, no husband present (HCD Data Package, 2007-2011 ACS data). Of the 2,035 households in Lakeport, 275 (13.5 percent) are female-headed with no husband present and 130 (6.4 percent) are female-headed with own children and no husband present. Lake County’s percentage of female-headed single parent households in 2000 was lower than Lakeport’s at 12.3 percent. An additional 5 female-headed single parent households (households with children) are anticipated by 2019.

Table 3-40: Female Headed Households (2010)

	Total Householders	Female Headed Households No Husband Present	Percent of all Households	Female Headed Households With Own Children Under 18, No Husband Present	Percent of all Households
Lakeport	2,035	275	13.5%	130	6.4%
Lake County	25,654	3,153	12.3%	1,717	6.7%

Source: HCD Data Package, 2014

Male-Headed Households. Table 3-41 indicates male-headed households with and without children within Lakeport and Lake County in 2010. Male-headed households in Lakeport with

no wife present totaled 74 (3.6 percent), and male-headed households with their own children and no wife present totaled 50 (2.5 percent). Lake County's percentage of male-headed households with or without children was more than the City's. Although the housing needs of female-headed households are usually greater than those of male-headed households, it is important to recognize the housing needs of both groups because male-headed households also have only one income. A larger percentage of female-headed households have children and females typically have lower incomes than males.

With a total of 180 single parent households assumably with single incomes in the City of Lakeport, daycare facilities near multi-family complexes with low-income units may address some needs specific to this population.

Table 3-41: Male Headed Households (2010)

	Total Households	Male Headed Households No Wife Present	Percent of all Households	Male Headed Households With Own Children Under 18, No Wife Present	Percent of all Households
Lakeport	2,035	74	3.6%	50	2.5%
Lake County	25,654	1,009	3.9%	610	2.4%

Source: 2007-2011 ACS

FARM WORKERS

There is no specific Census data available for the job category of "Farm Worker." The Census groups "Agriculture, Forestry, Fishing and Hunting, and Mining" are lumped together; and there is no method for separating those classifications from the grouping.

There are 34 workers reported in Lakeport's "Agriculture, Forestry, Fishing and Hunting, and Mining" industry group, according to the 2007-2011 ACS. This represents 1.7 percent of the City's overall civilian labor force of 1,883. The number of persons employed in agricultural, fishing, hunting, and mining industries has decreased over the last two decades. In 2000, this group represented 2.3% (44) of the City's overall labor force, which was a decline from 4.6 percent (80) in 1990.

In Lake County, there were 1,239 workers reported in the "Agriculture, Forestry, Fishing and Hunting, and Mining" industry group. This represents 5.1 percent of the County's civilian labor force of 20,503. In 2000, this industry group represented 4.6 percent of the County's overall civilian labor force. The 2007 USDA Census of Farmworkers identified 2,415 agricultural workers and 248 farms County-wide.

Aytch Plaza, which is located in Kelseyville, was recently constructed to provide affordable housing and farmworker housing. Aytch Plaza includes two, three, and four-bedroom houses. Five of the houses are available to any low-income family, and six are reserved for low-income farmworker families. Oak Hill, a 40-unit farmworker apartment complex is located in

Kelseyville. The 2012 Lake County Housing Element identified that the Oak Hill complex has on-going vacancies and has a difficult time filling its units due to the requirement to document legal status. Farm worker housing located near services is a critical need of farm workers and their families. In the unincorporated portion of Lake County, Middletown, Kelseyville, and some of the communities around Clear Lake have available services. Although some growers provide units for farm workers on their farms and ranches, there is more demand than supply. Despite the passage of a County zoning ordinance to facilitate the development of farm worker housing on farmlands, Farm Bureau members report that the County process continues to be cumbersome and fraught with delays and red tape.

Lakeport is anticipated to continue to urbanize in the future and additional farming operations are not projected within City limits. The majority of farmworkers in Lake County are employed in the unincorporated area and their needs will be addressed in the Lake County Housing Element. It is therefore anticipated that the need for farmworker housing in Lakeport will not increase in the coming years.

DISABLED POPULATION

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability.

According to the 2000 Census, there were 2,177 disabilities in Lakeport. However, this is not to say that there were 2,177 disabled persons in the city, only 2,177 disabilities. There were 1,201 disabled persons, 56 percent aged 5 to 64, 44 percent aged 65 and over. Of the disabled persons in the 16 to 64 age bracket, 47 percent were employed and the remaining 53 percent were unemployed. Table 3-42 identifies disabilities by type of disability and Table 3-43 identifies disabled persons by age and employment status. The HCD Data Package provided 2000 data for these topics; updated 2010 data is not yet available.

Those categorized as disabled due to mental disorder of some nature do not necessarily require physical improvements to housing. Social Services organizations offer assistance with medical attention and counseling for those in need of these types of services.

Table 3-42: Disabilities by Disability Type

	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Sensory disability	59	3%	146	7%	205	9%
Physical disability	296	14%	330	15%	626	29%
Mental disability	221	10%	105	5%	326	15%
Self-care disability	92	4%	151	7%	243	11%
Go-outside-home disability	146	7%	244	11%	390	18%
Employment disability	387	18%	N/A	N/A	387	18%
Total Disabilities	1,201	56%	976	44%	2,177	100%

Source: 2000 U.S. Census.

U.S. Census data for 2000 indicated that for individuals over the age of 5, approximately 14.9 percent of the population of Lakeport had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, based on the 2000 Census data provided in the 2014 HCD data package, many in this group may be in need of housing assistance. Of persons 16 to 64, 81 are employed with a physical disability and 202 are unemployed with a physical disability. Of persons 65 or more, 330 have a disability.

Table 3-43: Disabled Persons by Age and Employment Status - 2000

	Ages 16 to 64		Ages 65 Plus		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
Employed with Disability	81	12.9%	N/A	N/A	8	12.9%
Unemployed with Disability	202	32.3%	N/A	N/A	202	32.3%
Total	283	45.2%	330	52.7%	626	98% / 14.9%

						of total population over age 5
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Source: HCD Data Package, 2014

Households with handicapped members may also need housing with special features to allow better physical mobility for occupants. Table 3-44 identifies households with a disabled member by income range and tenure. The income range with the largest percentage of disabled members is the moderate and above moderate income group (48 percent), followed by the low income group (21 percent).

Table 3-44: Disabled Households by Tenure and Income Range

Income Range	Renter Households with Disabled Member(s)				Owner Households with Disabled Member(s)				Total Households	
	Senior		Other		Senior		Other		#	%
	#	%	#	%	#	%	#	%		
Extremely Low Income	18	9%	35	18%	20	6%	10	3%	83	16%
Very Low Income	37	19%	15	8%	14	4%	10	3%	76	15%
Low Income	4	2%	45	23%	49	15%	10	3%	108	21%
Moderate and Above Moderate Income	19	10%	20	10%	100	31%	105	33%	244	48%
Total Households	78	40%	115	60%	183	58%	135	42%	511	100%
% with any housing problems	29%		57%		23%		48%		38%	

Source: HUD, 2000 (special aggregation of US Census data) – updated 2010 Census data not available

PERSONS WITH A DEVELOPMENTAL DISABILITY

The persons with a disability category includes persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to

mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lakeport, however the majority of the population within the zip code resides in Lakeport. The DDS data indicates that approximately 97 developmentally disabled persons reside in zip code 95453 (Table 3-45). Of these persons, 48 have special housing needs (independent living or care facilities) as shown in Table 3-46 and 48 live at home with a parent or guardian. Resources available for persons with developmental disabilities are discussed in Chapter 5.

Table 3-45: Persons with a Developmental Disability by Age

Zip Code	0-17	18-41	42-61	62 and Older	Total
95453*	21	38	28	20	97

Source: HCD Data Package, 2014

*Data for the zip code also includes unincorporated areas adjacent the City

Table 3-46: Persons with a Developmental Disability by Residence Type

Zip Code	Community Care Facility	Home of Parent/Guardian	Independent Living	Intermediate Care or Skilled Nursing Facility	Other	TOTAL
95453*	2	48	43	3	1	11

Source: HCD Data Package, 2014

*Data for the zip code also includes unincorporated areas adjacent the City

Summary of the Housing Needs of the Disabled

In 2000, 511 households had one or more disabled persons based on HUD CHAS data. Disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities than disabled owner households. Thirty-one percent of disabled households were in the extremely low or very low income brackets, 21 percent in the low income bracket, and 48 percent in the moderate or above moderate income brackets. There is limited housing available specifically for disabled persons in Lakeport; there are no apartment complexes, group homes, or care facilities that specifically serve the disabled or developmentally disabled populations. In-home services for eligible disabled persons are available to Lakeport residents, as described in Chapter 5. While most developmentally disabled persons either live at home or in an independent living environment (see Table 3-46), there is a need for care facilities to accommodate persons with disabilities, including developmental disabilities, who need more assistance than is provided either in a home or independent living environment. As described in Chapter 5, concurrent with the adoption of this Housing Element, the City is amending the Zoning Ordinance to permit small group homes by right in all residential zoning districts and to permit large group homes by right in the R-3 zoning district.

Approximately 26 percent of households in Lakeport have a disabled member. Applying this figure to the RHNA, approximately 39 new households will have one or more disabled members during the 2014-2019 planning period and approximately four of these new households may have a developmentally disabled member. Households with disabled members may overlap with other special housing needs groups, such as the elderly and large families. Housing units appropriate to accommodate physical, sensory, and/or developmental disabilities may be needed for up to approximately 16 of the new disabled households projected during the planning period.

HOMELESS

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

“ a person is considered homeless when the person or family lacks a fixed regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.”

The City of Lakeport does not keep data regarding the counted or estimated number of homeless persons within the City at any given time. The Continuum of Care homeless data provided in the HCD Data Package identifies that there are 303 homeless persons in the five-county Continuum of Care area, which includes Lake County. Based on Lakeport’s pro-rated share (2.5%) of the total population of the five-county area (191,769), approximately 8 of these homeless persons were likely to have been located in Lakeport. The data based on the 2012 Continuum of Care indicates a slight decrease from the 2009 estimate of 12 homeless persons. Of the total homeless persons in the Continuum of Care area, 46% were unsheltered and 26% are chronically homeless. Of the 303 homeless persons, 61% are individuals and 39% are in families. Applying these numbers to Lakeport indicates that 4 of the 8 homeless persons were unsheltered and 2 of these persons are likely chronically homeless. This indicates a need for 8 emergency shelter beds, with approximately 3 ‘family’ shelter beds and 5 ‘individual’ shelter beds. Based on conversations with the Lakeport Police Department and various service providers in the area, the number of visibly homeless persons was estimated to be up to 12 homeless persons in and around Lakeport at any given time, with decreased numbers of homeless persons remaining in the area during the winter months. Local police officials have stated that they believe that many of the homeless in Lakeport are transient and do not remain in the City due to a lack of support services. As discussed in Chapter 5, Constraints, the City does accommodate homeless shelters as well as transitional and supportive housing.

CHAPTER FOUR – LAND AND INFRASTRUCTURE

Government Code Section 65583 requires local governmental agencies to undertake a comprehensive review of their land base in order to inventory vacant sites, and to assess service and infrastructure capacities. This chapter provides an inventory of all vacant housing sites and housing opportunities for all income levels in the City of Lakeport in accordance with the Government Code.

The ability to provide suitable housing that meets the needs of residents from all income levels is largely dependent on opportunities within the community. These opportunities are determined primarily by the availability of vacant sites that can accommodate a range of housing unit types. Housing opportunities are also affected by infrastructure availability and capacity. Lastly, land use controls, environmental constraints, and market conditions, which are addressed in Chapter Five, also affect housing opportunities.

Land Availability

In 2013, the Lake County/City Area Planning Council developed the Lake County Regional Housing Needs Plan in order to identify the housing needs for each jurisdiction in Lake County. The study showed that the projected new construction housing need for the City of Lakeport from 2014 to 2019 is 147 units (see Table 1-1).

The amount of land available for new housing development is the crucial first step in determining whether an agency can accommodate their housing needs. There must be sufficient vacant parcels within the City limits or areas to be annexed that are already zoned for residential uses. The City's GIS database was reviewed in order to identify vacant parcels with residential zoning designations, as well as sites that have the potential for redevelopment. Site visits were also conducted for several parcels to determine the current condition. These parcels are illustrated in Figure 4-1 and summarized in Table 4-1. Appendix A includes an inventory of the individual parcels that identifies the assessor's parcel number, zoning designation, General Plan designation, acreage, maximum unit yield, and realistic unit yield for each parcel. Appendix A also identifies underdeveloped parcels.

The City has 312.71 acres of vacant and underdeveloped sites with residential and high density residential land use designations and R-1, R-2, and R-3 zoning; these sites exceed the land needed to accommodate the 147 units. The vacant land designated for residential uses within the City could accommodate up to 2,356 new residential units if developed at maximum density, but will likely yield around 1,995 new residential units. It is noted that the City's GIS database was updated following the 2009 Housing Element and additional vacant and underutilized residential sites have been identified, which has resulted in an increase in residential acreage and development potential. The City has an additional 28.39 acres available for resort residential development which will yield approximately 436 units.

Table 4-1: Inventory of Available Residential Land for Development

General Plan Designation and Zoning Designation	Total Vacant Acres	Dwelling Units Per Acre	Realistic Yield (80% of Max)*	Maximum Dwelling Unit Potential
Residential (R) (R-1 Low Density Residential)	296.12	7.3	1,631	1,913
Residential (R) (R-2 Medium Density Residential)	2.52	19.3	39	42
High Density Residential (HDR) (R-3 High Density Residential)	14.07	29.0	325	401
Subtotal	312.71	–	1,995	2,356
Resort Residential (RR) (R-5 Resort Residential)	28.39	19.4	436	739
TOTAL	341.09		2,431	3,179

*80% of maximum capacity, except for sites with proposed/approved projects which are calculated based on the number of units in the project

Source: City of Lakeport General Plan, 2009; City of Lakeport Zoning Ordinance, 2013; City of Lakeport GIS, 2014; De Novo Planning Group, 2014

Historically, smaller projects that are between 50 and 100 units are more desirable in smaller cities such as Lakeport. As shown in Figure 4-1, many of the R-13 vacant parcels are contiguous and either are part of a larger single family project or could be assembled into a larger multifamily project. An assemblage of parcels into a larger project provides flexibility in design and economies of scale that do not exist with smaller projects. The typical size of a multifamily project in the City is in the 30-unit range, with multifamily projects ranging from 10 units to the 48-unit senior apartments constructed in 2013; the City can accommodate these project sizes with the parcels in the 1-5 acre range shown in Table 4-2. Demand for the units within a larger project would occur over an extended period of time due to growth projections so it would be necessary to break the project up into four or five phases. Table 4-2 presents the number of parcels within various size classes.

Table 4-2: Vacant Parcels by Size

General Plan Designation and Zoning Designation	<1 Acre	1-5 Acres	>5 Acres	Total Parcels
Residential (R) (R-1 Low Density Residential)	135	34	16	185
Residential (R) (R-2 Medium Density Residential)	13	0	0	13
High Density Residential (HDR) (R-3 High Density Residential)	5	6	0	11
Resort Residential (RR) (R-5 Resort Residential)	16	5	1	22

*There are 20 parcels within the Victorian Village PUD that total 6.48 acres.

Source: City of Lakeport GIS, 2014; De Novo Planning Group, 2014

LOWER INCOME HOUSING

Affordable housing for multi-family and special needs groups (low-income, disabled, elderly, etc.) can be accommodated in the R-2, R-3, as well as the R-5 zones.

The R-2 and R-3 zones allow densities of 19.3 and 29.0 units/acre, which exceed the minimum density of 15 units/acre assumed to accommodate lower income units pursuant to Government Code Section 65583.2(c)(3)(B)(i). As shown in Table 4-3, the parcels in the R-2 and R-3 zones provide capacity for a maximum of 443 units. Anticipating that 20 percent of each parcel may be needed for roadways, infrastructure/utilities, setbacks, and other requirements, these parcels have a realistic yield of approximately 364 units and provide more than enough capacity to accommodate the City's extremely low, very low, and low income housing need of 56 units for 2014 through 2019. The 80 percent assumption is conservative, as the City's development standards allow for development at the maximum densities.

While there is capacity for 364 to 443 units, there is the potential for some of the sites to be developed with non-affordable uses. This is primarily a possibility with sites that are less than one acre and sites that would allow development at less than 15 du/ac (which would be less than the minimum density identified in Government Code Section 65583.2), the City does require minimum densities in its High Density Residential land use designations and has adequate capacity on larger sites in this designation to accommodate its lower income housing needs. The General Plan requires development in the High Density Residential designation to have a minimum of 19.4 du/ac. All of the City's R-3 parcels are designated High Density Residential in the General Plan, except for sites 20 and 23 which are designated Residential and are not included in the inventory (see Appendix A). As shown in Table 4-3 and Appendix A, the City has 14.07 acres of High Density Residential/R-3 sites on parcels of 1.5 acres or larger. These sites will accommodate a required minimum of 246 dwelling units. However, the City's General Plan and Zoning Ordinance accommodate development at 29.0 dwelling units per acre for multi-family projects and up to 45 dwelling units per acre for senior multi-family projects with the R-3/High Density Residential designations so it is anticipated that these sites would realistically accommodate at least 324 dwelling units with project sizes of 37 to 72 units; these sites are adequate to accommodate the City's lower income housing RHNA of 56 units.

Table 4-3: R-2 and R-3 Vacant Land by Size, Realistic Yield, and Unit Capacity

Site Location	APN	Zone	Parcel Size (Acres)	Minimum Unit Yield	Realistic Yield (80% of Max)	Max Unit Capacity
1	02604317	R-2	0.20	-	3	3
2	02614211	R-2	0.28		4	5
3	02616121	R-2	0.23		4	4
4	02616306	R-2	0.06		1	1
6	02619403	R-2	0.09		1	1
9	02626208	R-2	0.10		2	2

Site Location	APN	Zone	Parcel Size (Acres)	Minimum Unit Yield	Realistic Yield (80% of Max)	Max Unit Capacity
11	02612223	R-2	0.17		3	3
12	02612222	R-2	0.18		3	3
14	02622109	R-2	0.21		3	4
15	02622202	R-2	0.50	-	8	9
16	02625106	R-2	0.13		2	2
17	02530105	R-2	0.20	-	3	3
18	02531114	R-2	0.15		2	2
Subtotal All R-2			2.5	N/A	39	42
13	02648209	R-3	1.62	31	37	46
21	02543137	R-3	3.10	60	72	90
22	02545101	R-3	1.64	32	38	47
24	02561140	R-3	1.65	32	38	47
26	00504215	R-3	1.76	33	40	50
25	00504220	R-3	3.03	59	70	87
Subtotal R-3 large parcels (1.5 acres and larger)			12.8	247	295	367
5	02619303	R-3	0.17	3	4	4
7	02623103	R-3	0.39	8	9	11
8	02624302	R-3	0.12	2	3	3
10	02523101	R-3	0.29	6	7	8
19	02532110	R-3	0.29	6	7	8
Subtotal R-3 smaller parcels (less than 1.5 acres)			1.26	25	30	34
Total R-2 and R-3			16.56	-	364	443

Source: City of Lakeport GIS, 2014; Lake County Assessor/DataQuick, 2014; De Novo Planning Group, 2014

MODERATE INCOME HOUSING

The R-2 (Medium Density Residential) and R-3 (High Density Residential) parcels identified in Table 4-3 also have the capacity to accommodate the City's moderate income need of 27 units, in addition to accommodating the very low and low income units. The R-2 sites total 2.52 acres and will realistically accommodate 39 units.

The City's moderate income need may also be accommodated through the development of duplexes or smaller single family units. Single family homes at the 2013 median sales price are

also affordable to moderate income households. New manufactured homes on a single family lot are also affordable to moderate income households. There is also adequate capacity in the R-1 parcels to accommodate both the City’s moderate and above moderate income housing needs. Eight duplex units were constructed in 2008 (see Table 4-4).

ABOVE MODERATE INCOME HOUSING

The City’s above moderate income housing needs are anticipated to be accommodated primarily by parcels designated R-1 (Low Density Residential). As shown in Table 4-1, the City has approximately 296.12 acres of R-1 sites that will realistically accommodate approximately 1,631 units, which is more than adequate to meet the City’s above moderate income housing need of 64 units.

As shown in Table 4-4, the City has approved 251 detached single family units and 93 attached single family units and has another 70 single family units pending. While the slump in the market has extended the time to complete the proposed units, these projects are anticipated to address the City’s above moderate income housing needs.

Table 4-4: Approved, Pending, and Proposed Residential Developments

Project	Location	Number of Units	Status	Other Info
Harper’s Landing	S. Main Street near Record-Bee	61 SFD, Planned Development	Approved	Inactive
Schellinger Homes (Parkside Subdivision)	S.W. Lakeport near Quail Run	96 SFD	Approved	18 homes complete
Adamson	Alden Avenue	8 SFD	Approved	5 completed, 3 remaining
Lake Terrace Estates (Scudero)	Mike’s Way	8 SFD	Approved	Active
Munion	1255 Sixth	5 SFD	Approved	Active
Ernest Pino	801 Manzanita	5 SFD	Approved	Active
JT Meadows (Wienke)	1100 20 th St.	28 SFD	Approved	Active
Rodriguez	1122, 1134, and 1146 Eleventh St.	6 duplex units	Approved	1 parcel developed, 2 parcels remaining
Lakewood Knoll	1296/1320 Craig (Sites 107, 109)	28 SFD	Approved	Active.

Project	Location	Number of Units	Status	Other Info
Victorian Village	1930 S. Main Street	96 Attached SFD, Planned Development	Approved/ Under Construction	3 homes constructed
Moody	Armstrong Street	30 SFD	Pending	Inactive
Frankovich	Sixth Street	32 SFD	Proposed	Inactive
Bell	1251, 1265, and 1277 Mellor Drive	8 SFD	Proposed	1 building permit issued. Lot line adjustment.
TOTAL	Approved: 251 single family dwellings, 93 attached single family dwellings, Pending: 70 single family dwellings			

Source: City of Lakeport, 2014; De Novo Planning Group, 2014

ADDITIONAL HOUSING SITES

Table 4-5 shows the vacant R-5 parcels available for development by parcel size, realistic yield, and maximum unit capacity. The R-5 parcels are flexible in terms of density and could provide multifamily densities of 19.4 units per acre. These parcels are intended for resort residential uses and are anticipated to mostly provide sites for moderate and above moderate income housing, as well as vacation units. If the undeveloped parcels that are not entitled, approximately 22.2 acres) were developed with multifamily uses, these parcels would accommodate approximately 343 units.

Table 4-5: City of Lakeport R-5 Vacant Land by Size, Realistic Yield, and Unit Capacity

APN	Zone	Parcel Size (Acres)	Realistic Yield (80% of Max)	Max Unit Capacity
02550146	R-5	2.55	52	65
00505007	R-5	2.70	67	83
00505003	R-5	3.94	79	100
02603129	R-5	4.49	91	114
Multi (Victorian Village)*	R-5	6.25	93	N/A
02603129	R-5	6.08	94	176
02603109	R-5	0.29	4	8
02629108	R-5	2.45	38	71

APN	Zone	Parcel Size (Acres)	Realistic Yield (80% of Max)	Max Unit Capacity
02560102	R-5	0.37	6	10
02631227	R-5	0.56	9	16
02603132	R-5	0.49	8	14
Total		28.39	436	823

* The Victorian Village PUD includes 14 undeveloped parcels, which are listed by APN in Appendix A.

Source: City of Lakeport GIS, 2014; De Novo Planning Group, 2014

Utilities and Services

The ability to provide adequate infrastructure and services (roads, water, sewer, drainage, etc.) for new housing developments is an essential element in meeting future housing needs. The cost of providing significant infrastructure, when weighed with other development costs such as property, construction, and carry costs, can prohibit the ability of a developer to achieve a profitable return on investment in today's market climate. Infrastructure development is obtained in two ways: 1) through direct installation by a developer; or 2) through impact fee payments by the developer to fund installation by the City or a developer at a later date.

An assessment of the utility infrastructure and the public services available to operate and maintain the infrastructure is provided below. The assessment discusses infrastructure/service limitations for current and future development as well as infrastructure fees. This discussion is based on information that was obtained from the Lakeport General Plan, the Lakeport Master Sewer Plan (Pace, 2008), the Lakeport Master Water Plan (Pace, 2008), the Hearing Draft Municipal Service Review for CSA #21 North Lakeport (Lake LAFCO, 2009), and through interviews with the local government and utility officials.

The Master Water Plan, Master Sewer Plan, and storm water management plans have not been updated since the 2009 Housing Element. Due to the low rate of development since the 2009 Housing Element, the information in the infrastructure master plans continues to be relevant and applicable. The Sewer System Management Plan (City of Lakeport, 2010), City of Lakeport Municipal Services Review (Lake LAFCO, 2012), and USDA Water and Sewer Projects Scope were reviewed as part of this Housing Element update and are consistent with the below analysis of water and sewer availability. The City has received USDA grant and loan funds for water and sewer projects (USDA Water/Sewer Projects) to secure its water supply, ensure water quality, and to provide adequate wastewater treatment facilities.

WATER

The City of Lakeport obtains its water from two sources: groundwater and surface water. The groundwater system consists of wells, while the surface water consists of water from Clear Lake that is treated at the City's water treatment plant and the County's North Lakeport water

treatment plant. The information in this section was derived from the City of Lakeport 2008 Master Water Plan (Pace, 2008).

Water Supply: Lakeport’s water supply is derived primarily from four groundwater wells (two Scotts Creek wells and two Green Ranch wells) and the surface water treatment plant, which treats water drawn from Clear Lake. The four City wells pump their water from the Scotts Valley Aquifer and have a combined maximum pumping capacity of roughly 2.8 million gallons per day (MGD). The two wells in Scotts Creek are the primary sources of supply during the months of May through October, while the wells at Green Ranch are the primary sources of supply during the winter months. In 2014, the City purchased the property where the Green Ranch wells are located in order to permanently secure this water supply.

The surface water treatment plant has a maximum capacity of 1.7 MGD and is used year round to supplement the City’s well supply with treated surface water from Clear Lake. The water treatment facility includes pH control, pre-ozonation, coagulation, upflow clarification, multimedia filtration, post-ozonation, activated carbon, and chlorine disinfection. The water treatment plant is considered to be an advanced treatment process because it needs to treat Clear Lake water that is laden with algae.

In September 1995, the City of Lakeport entered into an agreement with the Yolo County Flood Control and the Water Conservation District which grants the City rights to 750 acre-feet per year of water extracted from the wells that draw water from the Scotts Valley Aquifer. The agreement also allows the City to purchase 2,000 acre-feet per year of water from either Clear Lake or the Scotts Valley Aquifer. The agreement is valid until January 1, 2030, with an automatic 10-year extension, unless either party elects to terminate the agreement. The agreement states that “in the event that there is a shortage of water available from Clear Lake, municipal water use around Clear Lake shall have priority over other uses.” (Pace, 2008).

In March 1991, the City entered into a two-year agreement to purchase water from Lake County to meet a California Department of Public Health Compliance order that they increase their available water supplies. A combination pressure reducing/pressure sustaining valve was installed on Lakeshore Boulevard to allow for the transfer of water from Lake County Service Area No. 21. The maximum flow through the valve is 85 to 95 GPM (Pace, 2008).

From 1992 to 1998, the County intertie provided a significant source of water to the City; however, since the treatment plant was upgraded, the City has ceased to draw significant volumes of water through the intertie. The County intertie is still connected and can supply water in case of emergency water shortages or to provide additional fire flow to the localized north Lakeport area.

Water Storage: The City currently has two welded steel storage reservoirs with a combined volume of 2.5 million gallons (MG). Both reservoirs are in relatively good condition. The City currently chlorinates their well water at the storage system with a gaseous chlorine system. Although this system is effective in adding the required chlorine to the water system, the Lake County Environmental Health Department, under the guidance of the California Accidental

Release Prevention Program, has requested that the City of Lakeport evaluate its chlorine handling processes and consider replacing the chlorine gas disinfection process in the future with a safer method of disinfection (i.e. sodium hypochlorite).

Water Distribution System: Review of the water distribution suggests that there is a significant amount of unlined cast iron and galvanized steel pipe in the distribution system, some of which may be over 100 years old, and much of this old pipe is undersized (i.e., less than 4-inches). Although City staff has noted several water main repairs within the City's distribution system, the staff report that most of the systems mains are in generally good condition. Through the USDA Water/Sewer Projects, the City will replace the water infrastructure control system and water metering devices in order to address health and safety needs.

Water Demands: Currently, the City's maximum day demand (MDD) is roughly 1.8 MGD and the analysis indicates that the City's current water supply system can meet this demand. To determine required future improvements, it was necessary to project how much and where future growth would occur. The 2008 Water Master Plan assumes that the City will grow 1.1 percent annually, with an estimated increase of 640 residential unit equivalents by 2028.. Given this growth rate, it was estimated that the City will require a MDD water supply of roughly 2.3 MGD by 2028.

Summary: The City of Lakeport 2008 Master Water Plan includes several recommended improvements to the City's wells, treatment facility and distribution system. The City is actively pursuing the implementation of the recommended improvements, which will result in an adequate water supply to meet growth projections through 2028. Given that growth in the City has occurred at rates less than those used for the 2008 Water Master Plan, it is anticipated that the planned 2.3 MGD water supply will accommodate growth beyond 2028. The City has adequate supply and distribution capacity to meet the demand for potable water that would be generated by development consistent with the City's housing needs, including the 2014-2019 RHNA.

STORM DRAINAGE

There is a long history of flooding in the Lakeport area. Those portions of the city adjacent Clear Lake and the areas adjoining the principal water tributaries to the lake have experienced frequent inundation. Precipitation in the Lakeport area averages 28 inches per year with 40 percent occurring between December and January and 95 percent between October and April.

Topography within Lakeport is relatively gentle, with slopes ranging from 0.5 to more than 15 percent. The watershed beyond the city limits becomes more rugged. Soils in the area consist of loams and clays and generally have low permeability. The hazard of erosion is moderate. Two groundwater basins are adjacent to Lakeport; Scotts Valley to the west and Big Valley to the south. High groundwater levels normally range from 5 to 40 feet below the surface. There are seven defined drainage areas which affect Lakeport. They are Hartley, Rumsey Bay, Tenth Street, Forbes Creek, Sixth and Third Streets, Pier 1900, and Todd Road. All storm drainage from Lakeport presently discharges to Clear Lake. A large portion of the watersheds are outside

the city limits, with 68 percent of the land area presently under County jurisdiction. Due to the large portion of the watershed area under County jurisdiction, City-County cooperation is essential for the success of a flood control program in Lakeport.

Drainage Facilities. Existing drainage facilities vary in size from 15-inch corrugated metal pipe culverts to a 13-foot by 7-foot box culvert on Forbes Creek. Much of the drainage is still carried in natural stream beds and open channels. Portions of the existing drainage system are in good condition and incorporation of these facilities into the long range master plan can reduce the cost of new facilities required. In some cases where the existing system cannot be incorporated, it may be used to collect and convey local runoff to the new facilities. Roadway culvert crossings are generally inadequate and will require replacement as the area continues to develop.

Lakeport is traversed by several streams and drainage areas which flow into Clear Lake. The development that has occurred during the past ten years has accentuated existing drainage problems and has increased the potential for flooding. New development must mitigate any net increase in stormwater runoff through providing on-site drainage retention/detention features, such as drainage swales, ponds, etc.

Flood Zone. There are 347 acres of land within the City limits that lie within a 100-year flood zone. This land is primarily located along the shores of Clear Lake and the streams that flow into the lake. There is no land within the City limits designated within the 500-year flood zone. See Figure 4-1.

Storm Water Management Plan. In 2003, the City of Lakeport, in conjunction with the County of Lake and the City of Clearlake, adopted the Lake County Storm Water Management Plan (SWMP). Required by the Federal Clean Water Act, under the National Pollution Discharge Elimination System (NPDES Permit Program), the County's three jurisdictions are required to maintain, implement, and enforce an effective SWMP. The SWMP is designed to reduce the discharge of pollutants into Clear Lake and to enhance the water quality.

As a part of this process, in 2006, the City Council adopted a new SWMP ordinance that will, among other things, prohibit non-storm water discharge into the City's storm drainage system. In addition, as part of its public education program, the City has stenciled storm drain inlets with the message "No Dumping. Flows to Clear Lake" and has also installed visible "buttons" to replace worn stenciling.

Planned improvements. The City continues to make improvements to increase the capacity of existing drainage facilities to relieve flooding within presently developed areas. These improvements include efforts to mitigate conditions which result from 100-year storm events. Planned improvements include: 1) replacement and/or upsizing of existing roadway culvert crossings that are currently inadequate; 2) installation of larger culverts, new culverts, channels, and inlets to mitigate flash flooding that occurs adjacent to drainage courses; and 3) installation of frontage improvements such as curbs.

SEWER

The City of Lakeport Municipal Sewer District (CLMSD) owns and operates the City of Lakeport wastewater treatment plant (WWTP), which consists of a headworks facility with bar screens, two aerated treatment ponds, a chlorination facility, and an effluent storage reservoir. Effluent is disinfected and then discharged to the reservoir, and then is land applied to approximately 340 acres southwest of the existing city limits. The plant's Average Dry Weather Flow (ADWF) design capacity is 1.0 million gallons per day (mgd), and its peak wet weather design flow (PWWF) is 3.0 mgd (Pace, 2008).

The CLMSD serves land within the City limits, within two county assessment districts, an area south of the City, and an area north of the City. The District's sewage collection system runs generally along the eastern edge of the City near Clear Lake. The City is currently served by two wastewater treatment plants.

The CLMSD was created primarily to facilitate funding of infrastructure and services. Budgeting for the District is conducted concurrently with the City's budget process by city staff.

Wastewater Collection System: The existing Lakeport wastewater collection system consists of about 135,400 feet of collector sewer mains and 13,500 feet of interceptor sewers. Based on current estimated peak wet weather conditions, it appears that the majority of the existing collection system has, in general, adequate capacity. However, several sewer segments within the existing collection system currently show some signs of moderate to severe surcharging during peak rain events and require further consideration for corrective action in order to increase sewer capacity (i.e., Main Street Sewer, 10th Street Sewer, etc.). Through the USDA Water/Sewer Projects, the City will replace the control and monitoring system for the wastewater system's facilities and infrastructure, replace the Clear Lake pump station and controls, improve the collection system to alleviate unpermitted overflows, replace and upsize the sewer collection pipe on a segment of Main Street, and repair mainline piping running under Highway 29.

Sewer Lift Stations: There are presently nine public operated sewage lift stations in the City: Martin Street, Clearlake Avenue, Lakeshore Boulevard, Rose Street, C Street, Lakeport Boulevard, Lake County Lift Station No. 12, Lerrecou Lane, and Linda Lane Lift Stations. The Lake County Lift Station No. 12 is operated by the Lake County Sanitary District, but it discharges into the Lakeport collection system. The Lakeshore Boulevard Lift Station is the City's newest lift station and it discharges sewage into the Lake County Sanitary District collection system for treatment at the county treatment facilities.

Wastewater Treatment Plant: Based on the treatment plant water balance that was calculated for the 2008 Master Sewer Plan, it appears that the current Lakeport Wastewater Treatment Plant has an existing ADWF capacity of approximately 0.51 MGD. The design PWWF capacity of the plant is estimated at 3.0 MGD. The ADWF capacity is based on the treatment plant's ability to store and dispose of the annual effluent volume generated by Lakeport. Over the past 4 to 5 years, the summer ADWF has been estimated to be about 0.38 MGD. This is estimated to be about 75 percent of the current 100-year annual capacity of the effluent irrigation and storage facilities at the plant. Based on recent historical plant flows and the City's ongoing inflow and

infiltration (I&I) reduction program, the estimated peak flow at the plant is roughly 2.8 MGD. Through the USDA Water/Sewer Projects, the City will repair and improve treatment ponds to address health and safety issues and to ensure adequate storage and treatment capacity.

Future Sewage Flows: The number of residential unit equivalents (RUEs) within the 2008 Master Plan study area is estimated to be approximately 2,600. Based on the City's General Plan and proposed developments submitted to the City's planning department, the 2008 Master Plan estimated that growth would occur at a 1.1 percent annual growth rate equating to approximately 630 RUEs added to the City's wastewater collection system from 2008 through 2028. Of these future RUEs, about 520 RUEs would be added to the City's main sewer area that is currently being served by the Lakeport treatment plant. This would result in an ADWF at the treatment plant of roughly 0.48 MGD at year 2028 (Pace, 2008).

Summary: The analysis in the 2008 Master Sewer Plan (Pace, 2008) indicates that there is adequate sewer capacity to meet existing and projected growth within the City of Lakeport. Given that growth in the City has occurred at rates less than those used for the 2008 Master Sewer Plan, it is anticipated that the sewer capacity will accommodate growth beyond 2028. The Master Plan identifies various improvements to the sewer collection and treatment system that should be implemented over the next 20 years to ensure that adequate capacity continues to be available to the City. The City has adequate treatment and conveyance capacity to meet the demand for sewer treatment that would be generated by development consistent with the City's housing needs, including the 2014-2019 RHNA.

ROADS

Existing Network and Flow. The City of Lakeport's existing roadway network is defined and constrained by two barriers: Clear Lake on the east and State Highway 29 on the west. The majority of the city is laid out in a rectangular grid pattern which is interrupted by hilly terrain. In these hilly areas the street system becomes discontinuous and through traffic is difficult.

Many of the City's streets are narrow, not improved to current standards, and will require upgrading. In addition, further development of the street system between Lakeport Blvd. and Martin Street is hindered by large areas devoted to public facilities such as the City corporation yard and the Lake County Fairgrounds.

Although construction of the State Route 29 has reduced congestion downtown, it is now a barrier inhibiting east-west circulation through the Planning Area. Access across State Route 29 is only available at Eleventh Street, Lakeport Boulevard, Martin Street, and the South Main Street intersection with Highway 29. Additional capacity on existing roads will be required to accommodate increased traffic crossing the freeway as the areas to the west of State Route 29 develop.

State Route 29 permits vehicles to bypass the downtown district and carries the largest amount of traffic through Lakeport. When the State Route 29 bypass was constructed in 1970, it carried between 2,000 and 4,000 vehicles per day, significantly reducing the amount of through traffic on Main Street and other city streets. Lakeport has grown considerably resulting in an increase in

traffic volumes on Main Street. Traffic volumes will continue to increase commensurate with population growth in Lakeport and the County.

Traffic volumes continue to increase on principal arterials and many collectors, particularly in the downtown district. The central core, bounded by First, Third, Forbes and Park Streets, generates more vehicular traffic than anywhere else in Lakeport. The majority of north-south through traffic is carried on State Route 29 and on the Main Street, High Street, Lakeshore Boulevard corridor. East/west traffic volumes are highest on Lakeport Boulevard and Eleventh Street.

Roadway Improvements. Congestion on the City's arterial and collector street systems, including the downtown district will become a problem. Actions are needed to improve existing traffic flow and mitigate the impacts of existing and future land development. Major improvements to the existing system are necessary, including road widening, additional crossings over/under the freeway, new roads, additional traffic controls, including signalization of intersections, and perhaps one-way couplet systems.

Funds will not be available to build all the roadway improvements required to offset or significantly improve future traffic congestion in Lakeport and its Sphere of Influence. The roadway improvements listed in the General Plan, however, represent the most important and cost effective improvements. These recommended improvements constitute the City's Long Range Roadway Improvement Program.

Lakeport has several characteristics which increase the difficulty of improving the roadway system such as: hilly terrain; a relatively large amount of undeveloped land located within City limits; and many substandard roads. The City, however, has developed a systematic approach to improving the City's roadway system. Additional capacity is needed to carry the increased amount of projected traffic. The recommended improvements to the roadway system are organized under policies and implementation programs for System-wide Improvements, Route Completion, and Road Maintenance and Improvement. The City has adopted its 2013-2017 Capital Improvement Plan in 2013. The Capital Improvement Plan includes transportation infrastructure improvements to Lakeshore Boulevard, Bevins Street, Eleventh Street, Hartley Street, Parallel Drive, The City's Pavement Management System identifies high-priority maintenance projects and the best use of the City's limited financial resources.

Incomplete Streets and Utilities

There are several areas of Lakeport with incomplete street systems. Developing residential lots within these areas calls for the developer to construct right-of-way improvements, including half-street paving, curbs, gutters and sidewalks. Several of these lots also have topographic concerns, making the development process even more costly. The lack of sewer, water, and storm drainage utilities acts as an additional constraint to the development of housing.

ENVIRONMENTAL CONSTRAINTS

Biological Resources

The City of Lakeport is located within the ecoregion known as the Northern California Interior Coast Ranges. Northern California Interior Coast Ranges vegetation is predominately characterized by the Blue Oak series, Chamise series, Purple needle grass series, and Foothill pine series (General Plan EIR, 2008). The vegetation within these plant communities vary greatly and are generally influenced by several ecological factors, including the amount of water available, soil depth and chemistry, slope and aspect (angle of the terrain with regard to direct sunlight), and climate.

The following habitat types are found within the City of Lakeport: shoreline, riparian, oak woodlands, chaparral, agricultural lands, and urban areas. There are several special-status plant and animal species know to occur in the vicinity of the City, however, the City is not located within an identified migratory corridor.

There are numerous policies and measures included in the 2008 Lakeport General Plan Draft EIR, which were incorporated into the City's 2009 General Plan update, that serve to protect and preserve important natural and biological resources (Conservation Element Policies C 1.1 through C 1.3 and related programs). The above referenced policies include requirements such as clustering residential development at higher densities to protect areas of open space, requiring setbacks from the Clear Lake shoreline and other surface water resources, and limiting the amount of ground disturbance during construction activities. As stated previously in this section, the City of Lakeport has adequate amounts of vacant and/or underutilized residential lands to meet their projected housing needs through 2019, without changing the land use designation on any City parcels. The General Plan EIR included an analysis that assumed full buildout of parcels within the City limits, and concluded that impacts to biological resources would not be significant after appropriate mitigation was applied. The natural and biological resources present in Lakeport would not pose an impediment to the development of new housing units to meet the City's RHNA.

Soils

The City of Lakeport lies on a shelf forming the western shore of Clear Lake. The surrounding area is mountainous, with valleys running southeast to northwest. Slopes range from 0.5 percent near the lake to 100 percent in the upper Forbes Creek watershed, but few areas have slopes over 40 percent, and most slopes are less than 15 percent. Elevation ranges from 1,326 feet above sea level at the lake to about 1,450 feet along Highway 29; peaks to the west of the City rise to over 1,900 feet.

Lakeport's bedrock consists of the marine Franciscan complex, typical of the Coast Range, overlaid with alluvium, lake and terrace deposits typical of the Clear Lake basin. The Franciscan complex dates roughly from the late Jurassic period, over 135 million years ago, while the alluvium, lake and terrace deposits are much younger, dating probably from the late Quaternary period, within the last million years. The Franciscan rock is fairly hard and stable, while that of

the other deposits is softer and poorly consolidated. The geologic structure of the area is more complex than this simple, generalized “layer-cake” description would suggest; geologic activity, such as erosion, uplifting and faulting, has not only created the layers but altered their form and relative positions. Consequently, the deposits vary in depth, thickness, and position from spot to spot. For instance, in many steeper parts of Lakeport the Franciscan formation protrudes through overlying layers.

Manzanita and Wappo loams are the predominant soil types in the Lakeport area; other soils, such as Cole Variant clay, and Bressa-Millsholm loams, are also present. Although these soils have no significant limitations, they do in general have low permeability, moderate susceptibility to erosion and high shrink-swell potential. In addition to naturally occurring soils, there are areas of downtown Lakeport where imported materials have been used as fill, particularly in lakefront areas. These materials tend to be poorly consolidated and subject to subsidence.

Asbestos is a term used for several types of naturally-occurring fibrous minerals found in many parts of California. The most common type of asbestos is chrysotile, but other types are also found in California. Asbestos is commonly found in ultramafic rock, including serpentine, and near fault zones. The amount of asbestos that is typically present in these rocks range from less than 1% up to about 25%, and sometimes more. Asbestos is released from ultramafic and serpentine rock when it is broken or crushed. This can happen when cars drive over unpaved roads or driveways which are surfaced with these rocks, when land is graded for building purposes, or at quarrying operations. It is also released naturally through weathering and erosion. Once released from the rock, asbestos can become airborne and may stay in the air for long periods of time. All types of asbestos are hazardous and may cause lung disease and cancer. Health risks to people are dependent upon their exposure to asbestos. The longer a person is exposed to asbestos and the greater the intensity of the exposure, the greater the chances for a health problem. Asbestos-related disease, such as lung cancer, may not occur for decades after breathing asbestos fibers.

According to the Lake County Air Quality Management District, there are areas within the City of Lakeport where serpentine soils, which contain naturally occurring asbestos, are present. These areas are generally located in the southern portion of the City, east of State Route 29 and south of Martin Street (LCAQMD). The City’s General Plan includes policies and measures that would reduce the risk of exposure to naturally occurring asbestos. Policy C 3.3 states that “The City shall protect public health from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying or surface mining operations. Program C 3.3-a states that, “The City should adopt an ordinance that regulates construction activities in areas that may contain serpentine soils.” These General Plan measures would ensure that risks associated with asbestos found naturally in serpentine soils in areas of the City would be mitigated to less than significant levels.

Future development within the city will be guided by the policies contained in the updated General Plan and other local regulations. The City’s Erosion Control Ordinance requires developers to manage soil erosion on project sites using various standard measures. Policy S 1.3 of the General Plan Update minimizes risks from slope instability by requiring developers to

implement measures that protect slopes, by designating properties with severe sliding and soils conditions for low intensity uses, and by evaluating slopes over 20 percent and/or unstable land for safety hazards. Additionally, General Plan Policy C 8.3 further reduces soil erosion potential by requiring grading permits for all new construction, where applicable.

The type and condition of soils in the City do not pose a significant impediment to the development of housing in the City.

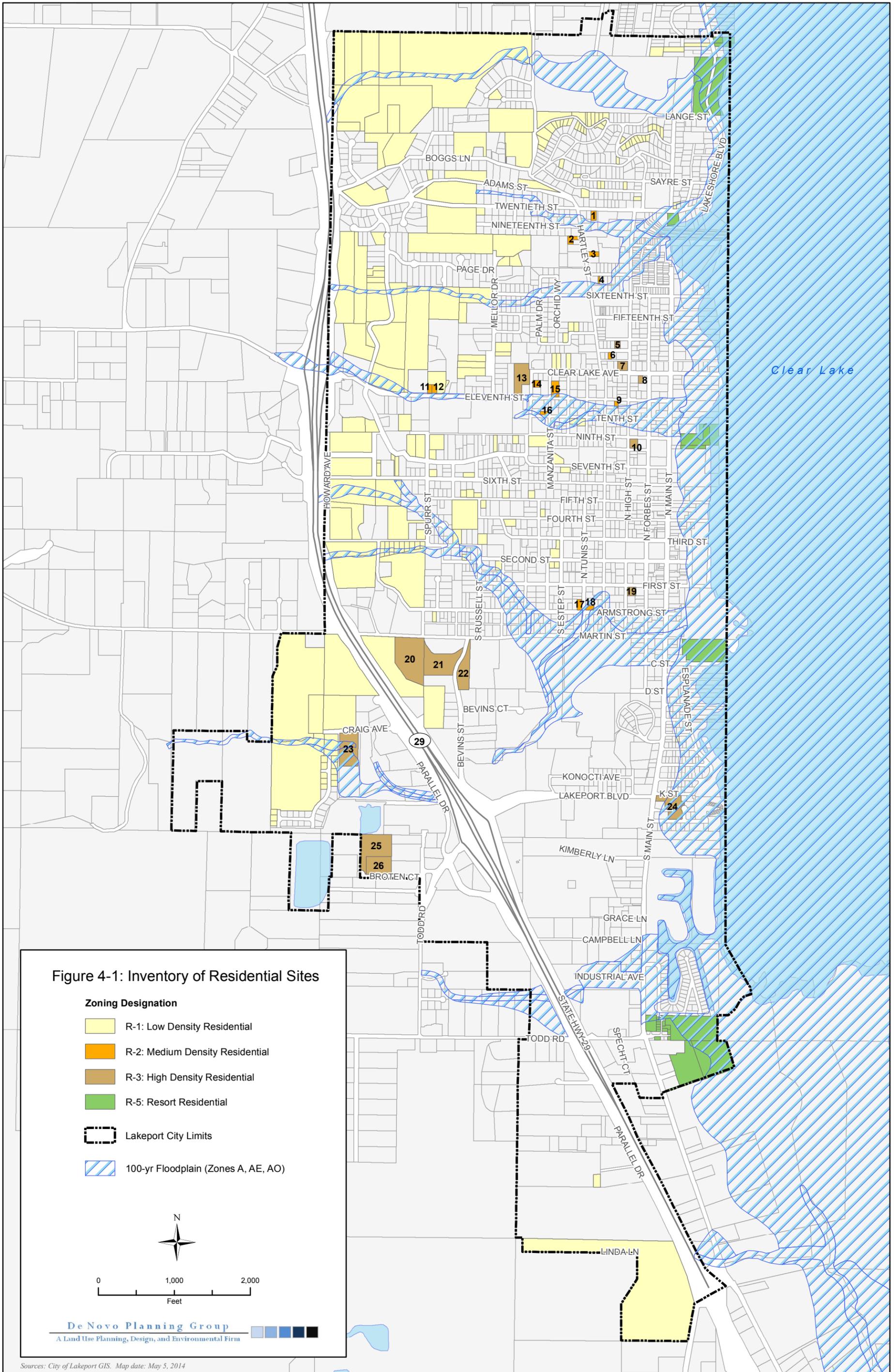
Geologic Hazards

As is true in many areas of California, Lakeport is located in a highly active earthquake area and the potential exists for a significant seismic event in the future. Immediately east of the city, between the city and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are faults which have been active in the past 2,000 years. Little is known about the shoreline fault rupture zone; however, it represents a potential significant hazard and must be taken into consideration when development occurs in the vicinity.

To the west of the city lie the San Andreas Fault and the Healdsburg Fault, 30 and 15 miles away, respectively. Both of these faults have been responsible for moderate to major seismic events in the past. The maximum earthquake magnitudes observed to date are 8.5 for the San Andreas Fault and 6.75 (Richter Scale) for the Healdsburg fault.

Within the past 200 years, no major damaging earthquakes have occurred along faults in Lake County; however, numerous minor faults exist within the County, designated potentially active, which could cause ground rupture, failure and shaking. Precise locations of these faults are not well established. But from information available, it appears that the greatest number of faults occur in the southwestern portion of the county near Mt. Konocti. The southeastern portion of the county also appears to have considerable faults, particularly from Grizzly Peak eastward and running from Knoxville to the southern county line.

All new construction in Lakeport is required to comply with the most current version of the Uniform Building Code and the California Building Code, which include requirements for construction that reduce the risk of catastrophic building failure during a seismic event.



CHAPTER FIVE – CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Development projects face a variety of constraints that can be classified as governmental and non-governmental, although there is a strong interrelationship between these factors. Development constraints, by their definition, act to limit the number of units that are built. Governmental constraints can include land use and zoning controls, building codes, fees, permit processes, and political forces. Non-governmental constraints can include land cost and availability, financing costs and availability, construction costs, environmental constraints and social forces/consumer demands.

Chapter 4 presented a discussion about infrastructure availability, capital improvement needs, and potential environmental constraints related to natural and biological resources, soils, and geologic hazards. It was clearly stated in that discussion that the existing and planned infrastructure and environmental constraints would not be a significant constraint to meeting the City's growth projections. Therefore, infrastructure and environmental constraints are not discussed in the context of Chapter 5 Constraints to Housing. Specific governmental and non-governmental constraints are discussed in more detail in the following paragraphs.

Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development. These governmental constraints are intended to ensure public safety and welfare with respect to housing construction and land use issues.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

PREVAILING WAGE LAWS

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or

rehabilitation of affordable housing units for low or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low or moderate-income persons is exempted from this requirement. SB 972 provided for exemptions from prevailing wage requirements for the construction or rehabilitation of privately owned residential projects.

LAND USE CONTROLS

Land use controls are minimum standards included within the General Plan, and implemented through the City Zoning and Subdivision Ordinances. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

General Plan

Land Use Element. The Lakeport General Plan Land Use Element provides a range of residential building types and densities in various areas of Lakeport. Densities range from a low of 2 units per acre in the Residential use to 29 units per acre in High Density Residential use. Below is a brief description of each general plan residential land use district.

Residential (R). Designates areas suitable for single family dwellings up to 7.3 units per acre and multifamily developments comprising up to four units within a single structure at a maximum density of 19.3 dwelling units per acre. Consistent zoning districts include, but are not limited to, R-1 and R-2.

High Density Residential (HDR). Designates areas suitable for multifamily residential development at a density of 19.4 to 29.0 dwelling units per acre. Senior multifamily uses are permitted at a density not exceeding 45 dwelling units per acre. The high density residential designation allows convalescent and other hospital uses. Limited office uses would be permitted with a Conditional Use Permit pursuant to criteria contained in the Zoning Ordinance. Consistent zoning districts include, but are not limited to, R-3 and R-5.

Resort Residential (RR). Designates areas suitable for a mixture of resort uses, primarily along the shores of Clear Lake at a density of up to 87 units per acre for hotels, motels, and resorts and 43.5 units per acre for campground or overnight recreational vehicle uses, recreational vehicle, or tent equivalent to 1 unit. Residential uses are permitted at the High Density Residential density of 19.4 to 29 units per acre. Limited retail uses consistent and compatible with lakefront recreational uses are permitted in this designation. Commercial uses related to the lake-oriented, recreational characteristics of this designation are permitted at a maximum FAR of 0.35. Consistent zoning districts include, but are not limited to, R-5.

Building Intensity. The maximum building intensity and population density [for residential districts] that would be permitted by each Land Use Designation are summarized in Table 5-1. It should be emphasized that these figures provide the maximum potential building and population that could occur without taking into account the constraints imposed by the natural environment, vehicular access, the provision of necessary services, and the standards contained in the Community Design Element. The City may restrict the maximum density figures indicated below to take into account these factors.

Table 5-1: Building Intensity and Population Density by Land Use Designation

Land Use Designation	Approximate Population Density	Building Intensity
Residential	17 to 45 persons per acre	7.3 (R-1) to 19.3 (R-2) units/acre
High Density Residential	67 persons per acre	29 units/acre (R-3)
Resort Residential	46 to 67 persons per acre	19.4 (R-5) to 29 units/acre

Policy Constraints. In accordance with the Government Code and various environmental laws, the General Plan sets forth policies related to Conservation, Open Space, Parks, and Recreation, and Safety. An overview of these policies is provided below. These policies seek to protect and preserve important values of the community, but tend to conflict with the ability to develop certain land for housing. Such conflicts can be considered a constraint. Some of the General Plan policies that could serve as a constraint to housing development are presented below.

Conservation Element. Policy C 1.1 and C 1.2 aim to preserve biological resources such as plant and animal species, special habitat areas, heritage trees, and soil disturbance. Policy C 3.1 and C 3.2 require the City to maintain high air quality standards and to ensure that sensitive receptors are protected from impacts. Policy C 7.1 discourages the annexation of productive prime agricultural lands for urban uses. Policy C 8.1 requires the preservation of streams and creeks in their natural state to the maximum extent feasible.

Open Spaces, Parks, and Recreation Element. Policy OS 2.1 and seeks to preserve and restore open space areas to their natural state wherever possible and limit uses to those with a minimal environmental impact. Policy OS 2.2 is designed to ensure that adequate open space is provided to permit effective wildlife corridors for animal movement. Policy OS 2.3 protects open space in a manner that ensures protection of sensitive habitat areas. Policy OS 2.10 aims to protect and preserve valuable scenic view sheds and view corridors. Policy OS 2.11 preserves and expands links between open spaces and creek corridors.

Safety Element. Policy S 1.8 seeks to minimize the risk of personal injury and property damage due to flooding by preventing any development within the 100-year flood plain.

Zoning Ordinance

The Zoning Ordinance (amendments through 2013) contains five residential zoning designations that serve to implement the general plan land use designations. These include the R-1 Low Density Residential District, R-2 Medium Density Residential District, R-3 High Density Residential District, R-5 Resort/Residential, and UR Urban Reserve.

Low Density Residential R-1 District. The permitted uses in this district include: one single-family dwelling or modular home, residential accessory buildings, small family non-residential day care licensed for eight or fewer persons, duplexes, and one secondary unit. A use permit is required for: bed and breakfast inns, rooming and boarding houses, short-term rental of a residence to transient guests, large family non-residential day care centers, and community care facilities. Community care facilities include small and large group homes.

Medium Density Residential R-2 District. The permitted uses in this district include: one single-family dwelling or manufactured home, two single-family dwellings subject to General Plan density standards, one secondary unit, duplexes, triplexes, fourplexes, and condominiums in accordance with the development standards, residential accessory buildings, and small family non-residential day care licensed for eight or fewer persons. A use permit is required for: nursing and convalescent homes, mobile homes parks, building heights in excess of 35 feet, and those uses permitted in the R-1 District subject to a use permit.

High Density Residential R-3 District. The permitted uses in this district include: duplexes, triplexes, fourplexes, apartment buildings, multi-family dwelling groups, and condominiums, residential accessory uses and accessory structures, and small family non-residential day care licensed for eight or fewer persons. A use permit is required for: mobile home parks, small-scale offices serving the multi-family residential complex, one- single-family dwelling or manufactured home if it is to replace a previously existing dwelling, those uses permitted in the R-2 District subject to a use permit, bed and breakfast inns with food service and catering, and community care facilities. As described in Chapter 2, the Zoning Ordinance will be amended concurrently with adoption of this Housing Element to allow multi-family development to include an on-site office for the management of the complex without a use permit.

Resort/Residential R-5 District. The permitted uses in this district include: Duplexes, triplexes, fourplexes, apartments, and condominiums, resorts, hotels, and motels. A use permit is required for: restaurants, food and beverage sales, retail sales of lake-oriented and recreational merchandise, rental of lake-oriented recreational equipment, mobile home park, RV park, and campground, marinas, boat storage facility and repair activity, and those uses permitted in the R-2 and R-3 zones with a use permit, bed and breakfast inns with food service and catering, and community care facilities.

Urban Reserve (UR) District. The purpose of this district is to provide for large lot residential development in areas where urban infrastructure such as public water, sewer, and City-maintained roads are not yet available but will ultimately be provided. The UR designates areas

outside of the City limits and within the SOI. The permitted uses in this district include: One single-family dwelling, Agricultural and residential accessory uses and accessory structures including barns and private stables, and small family day care homes licensed for eight or fewer persons.

Planned Development. The Zoning Ordinance also has a Planned Development Combining District (PD) overlay zone that allows greater design flexibility and planning when compared to the more strict application of conventional single-family land use and development criteria. Permitted uses in the PD district include all uses that are permitted in the base residential zone district, and they must conform to the area, height, density, lot width and yard regulations required by the underlying Zoning District.

The PD zone enables clustering of units (i.e. developing less land while allowing the same number of housing units that would be permitted under conventional subdivision ordinances), mixing of uses and building types (i.e. multiple housing mixed with commercial and professional uses for example), as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure cost per unit for development projects. It is estimated that the cost savings can be as high as 25 percent per unit when the PD zone is applied to certain parcels. The clustering approach, coupled with density bonuses, enhances Lakeport’s role as an affordable housing resource, and is beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

Permitted Uses and Residential Development Standards. Table 5-2 summarizes the permitted residential uses within each residential district. Multifamily dwellings are also permitted in the Professional Office (PO) District with a use permit. Community care facilities are also permitted with a use permit in the Light Retail (C-1), Major Retail (C-2), and Service Commercial (C-3) Districts. Medium density (subject to R-3 standards) and mixed-use developments are allowed in the Central Business (CB) District with a use permit. Table 5-3 summarizes the development standards applicable to each residential district.

Table 5-2: Residential Permitted Uses

Zone	One Single Family Dwelling	Duplex	Two Single Family Dwellings	Tri & Four-Plexes/ Condos	Multi-family Apts/ Condos	Mobile Home Parks	Group Home (Small or Large)	Rooming and Boarding Houses	Emergency Housing or Shelter
R-1	X	X					UP	UP	UP
R-2	X	X	X	X		UP	UP	UP	UP
R-3	R	X		X	X	UP	UP	UP	UP
R-5	R	X		X	X				

Zone	One Single Family Dwelling	Duplex	Two Single Family Dwellings	Tri & Four-Plexes/ Condos	Multi-family Apts/ Condos	Mobile Home Parks	Group Home (Small or Large)	Rooming and Boarding Houses	Emergency Housing or Shelter
UR	X								
C-3									X ¹

X = Permitted by Right, UP = Permitted with Use Permit; R = Permitted as Replacement Dwelling subject to Use Permit

¹Emergency shelters that do not meet the location and performance standards established at Section 17.28.010(EE) are subject to a Use Permit

Table 5-3: Development Standards by Residential Zoning District

Zoning District	Allowed Density (du/ac)	Min. Lot Size (sf)	Min. Site Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Max. Height	Off-street Parking Per Unit****	Max. lot Coverage (%)
R-1	7.3	6,000	60 ft	15 ft	5 ft	10 ft	35 ft	1 covered and 1 uncovered space per unit	40%***
R-2	19.3	6,000	60 ft	15 ft	5 / 10 ft**	10 / 15 ft**	35 ft	Single family same as R-1; 1 covered and 1/2 uncovered space per duplex and multi-family units; Additional 1/2 space for multi-family units with 3 or more bedrooms	40%
R-3	29.0*	6,000	60 ft	15 ft	5 / 10 ft**	10 / 15 ft**	35 ft	1 covered and 1/2 uncovered space per unit; Additional 1/2 space for multifamily units with 3 or more bedrooms	1-story: 60% 2-story: 55% 3-story: 50%
R-5	19.4	6,000	60 ft	15 ft	10 ft	15 ft	25 ft	1 covered and 1/2 uncovered space per unit	1-story: 60% 2-story: 55% 3-story: 50%
UR	0.2	5 acres	150 ft	20 ft	5 ft	20 ft	35 ft	1 covered and 1 uncovered space per unit	Not specified

*Senior housing is allowed at densities up to 45 du/ac

**The lower end of the setback range applies to single family and duplex uses; the upper range applies to triplex, fourplex, and condominium uses

***Lot coverage up to 60% is allowed on substandard lots

****One recreational vehicle space is required per 10 multi-family dwelling units

Subdivision Ordinance

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other communities in Lake County and does not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities.

Approximately 1,172 acres (68 percent of the total) of land in the City of Lakeport is located within Special Flood Hazard Area “A” according to the City of Lakeport’s Geographic Information System. Most of this land is on the eastern side of town adjacent to Clear Lake. Property located in Flood Zone “A” is subject to a one percent or greater chance of flooding (100-year flood) in any given year. Construction occurring within flood zones must be done in accordance with Chapter 15.16 of the Municipal Code which states that no structure shall be constructed, located, extended, converted, or altered without full compliance with the Floodplain Management regulations.

Site Improvements

Site improvements are regulated by the Subdivision and Zoning Ordinances through conditions and standards imposed within the City’s Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, storm drainage, sewer and water systems, etc. The frontage of each lot must be improved to provide street (if not served by a standard street), curb, gutter, and sidewalk. Local streets require 40 to 50 feet of right-of-way, including 30-34 feet of improved street, 4 feet of sidewalk (both sides), and 4 feet of planting strips (both sides). Arterial streets require 60 to 66 feet of right-of-way, including 30-34 feet of improved street, 4 feet of sidewalk (both sides), and 4 feet of planting strips (both sides). To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare. Right-of-way street improvements and other required improvements may be deferred for subdivisions of four or less parcels.

Parking

Parking requirements are identified in Table 5-3. The Zoning Ordinance provides for flexibility in parking requirements, including reductions in parking requirements and joint-use of parking facilities. Section 17.23.030 allows parking to be reduced by the Planning Commission, City Council, or other review authority when the following findings are made:

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1. The characteristics of a particular use do not necessitate the number of parking spaces, parking lot design, or improvements required by this section; and
 2. The reduced parking standards will be adequate to accommodate all parking needs generated by the use and will not be a detriment to the public health, safety, and welfare.

Section 17.23.060(D) allows off-site and joint use parking under certain conditions. Off-site parking may be provided within a 300 foot radius of the project after approval by the Planning Commission or City Council. If said parking is located on land not owned by the project developer, a cross access agreement or other contractual arrangement must be provided. Said parking must be available without charge. Joint use of parking facilities may be allowed by the appropriate review authority when there is no conflict of use and when there is sufficient parking for all uses. Joint use of parking facilities will only be considered upon the submittal of a cross access easement or other agreement allowing said parking.

Analysis of Land Use and Development Standards related to Residential Development and Affordable Housing:

Lakeport's residential development standards have not constrained housing development in the City nor are they an obstacle to the development of affordable units. The densities generally match the General Plan land use categories. The setback and height requirements relate well to the densities permitted. Lot size requirements also are reasonable. Development of substandard lots is permitted by Section 17.28.010 V. of the Code.

As described in Chapter 4, the City has adequate sites to accommodate its housing needs, including more than adequate capacity to accommodate the City's very low and low income housing allocation with R-2 and R-3 multi-family sites. Multi-family housing projects are permitted by right in the R-2 and R-3 districts. The General Plan requires development in the High Density Residential designation to have a minimum of 19.4 du/ac. This provision effectively prohibits the development of vacant multi-family sites with low density single family detached homes, resulting in the preservation of these sites for high density housing.

Lot coverage requirements apply in all residential zoning districts and increase relative to the allowed density in each district. These requirements allow 50 to 60 percent lot coverage for multi-family development, as shown in Table 5-3. Heights up to 35 feet, which accommodate three stories, are allowed in the R-2 and R-3 zoning districts. Multi-family front setbacks of 15 feet are the same as allowed for single family development, while side and rear setbacks only increase by five feet compared to single family development. The allowed setbacks, along with lot coverage allowances and maximum allowed heights, provide a developable envelope that will accommodate development at maximum allowed densities.

The City's multifamily parking requirements are less than those of other local agencies, including Lake County (multifamily parking requirement of 2 spaces/du, 0.5 guest spaces/du, and one recreational vehicle space per five dwelling units) and Clearlake (parking requirement of 2 spaces/du plus 0.5 guest spaced/du, except one bedroom units which require 1.5 spaces/du plus

0.5 guest spaces/du). Lakeport’s parking requirements are not considered a constraint to the development of housing nor are they considered a constraint to developing affordable housing.

No revisions to the City’s zoning or development standards are needed to accommodate development of affordable housing and a range of housing types.

ZONING FOR A VARIETY OF HOUSING TYPES

The Lakeport Zoning Ordinance provides opportunities for a variety of housing types. The Zoning Ordinance does not discriminate against special needs persons and does not discriminate based on household/family type. The Zoning Code defines “family” as one or more persons occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. The family shall be deemed to include necessary servants.

Housing Accessibility for the Disabled

The Lanterman Act sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

An analysis of constraints on persons with disabilities was conducted for this Housing Element update.

Community Care Facilities. A Community Care Facility is a facility, place, or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. “Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code.

State law requires the consideration of community care facilities as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance allows community care facilities with a use permit approval in all residential districts.

While Health and Safety Code 1267.9 provides for the prevention of overconcentration of certain community care facility/group home uses, State law does not provide for spacing requirements for all group home and community care facility uses. The Lakeport Zoning Ordinance does not

allow more than one community care facility permitted within a 300' radius of another community care facility or day care center, unless approved by the Planning Commission.

The use permit and spacing requirements are not consistent with state law. As described in Chapter 2, the Zoning Ordinance will be amended concurrently with adoption of this Housing Element to establish a ministerial permit process for small group homes to allow those uses by right in residential districts. Specifically, small group homes will be a permitted use in all residential districts. Further, large residential care homes serving 7 to 14 persons will be allowed as a permitted use in the R-3 zone and with a conditional use permit in the R-1, R-2, C-1, and C-2 zones. Community care facilities serving 15 or more persons will continue to be allowed with a conditional use permit in the R-1, R-2, R-3, C-1, C-2, and C-3 zones. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law.

Accessibility. The City has adopted the California Building Standards Code. Chapter 11A sets forth housing accessibility requirements and will ensure that all or a portion of new developments are accessible to disabled persons. The accessibility requirements apply to apartments with three or more units, condominiums with four or more units, dwellings with three or more efficiency units (group homes), congregate residences, homeless shelters (if not already subject to access provisions of the State Architect), and publicly funded housing.

Improvements to ensure long-term accessibility to housing for the disabled are not specifically addressed in the Municipal Code. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. The City's currently expedites processing of requests that are necessary for reasonable accommodation and does not have any burdensome requirements. As described in Chapter 2, the Zoning Ordinance will be amended concurrently with adoption of this Housing Element to establish a reasonable accommodation permit process for persons with a disability, including identification of approval procedures for accessibility improvements, such as the installation of ramps, walkways, grab bars, raised counters, and lighting, and identification of improvements that are exempt from building permit requirements.

Housing Rehabilitation. Retrofitting of units for accessibility is subject to the City's building permit requirements. The City's Housing Rehabilitation Program can be used to provide accessibility improvements for lower income households.

Nondiscrimination. The City requires nondiscrimination clauses where it enters into agreements to assist in the development of housing.

Secondary Units

The Zoning Ordinance includes provisions for the development of secondary units within each residential district. Within the R-1 and R-2 districts, secondary residential units are a permitted use, consistent with the requirements of state law. Within the R3 and R-5 districts, the ordinance

allows for two or more residential units per lot. Secondary units can provide housing for lower income persons as well as caretaker units for the elderly and disabled. In 2013, the City amended the Zoning Ordinance to reduce minimum lot size requirements for secondary units from 9,000 square feet to 7,500 square feet and to establish criteria, including the requirement that the residential unit be rented to low, very low, or extremely low income households for a minimum of five years, to allow secondary units on parcels smaller than 7,500 square feet.

Manufactured Housing

The City of Lakeport allows the installation of manufactured housing, mobile homes, and factory built housing provided the housing meets the state allowed architectural standards. This provision is set forth in the City of Lakeport Zoning Ordinance. Allowing manufactured housing provides an affordable option for new residential development.

Housing for the Homeless

Emergency Shelters. Every locality must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, except that all local governments must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters.

State law requires the consideration of emergency shelters within residential districts that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to allow emergency shelters in the C-3 district, which was identified as appropriate for emergency shelter uses, due to the proximity to services and compatibility of uses allowed in the district. There are approximately eight acres of undeveloped C-3 land located on six sites throughout the City.

The Zoning Ordinance allows emergency shelters as a permitted use in the C-3 zone subject to the following standards:

- Locational requirements based on proximity to residential, park, and school uses (500 feet), to public transit (1/2 mile or alternative transit provided by facility), and other emergency shelters (300 feet);
- A maximum of twenty-four beds ;
- Conformance to the development standards of the C-3 district;
- Management;
- Length of stay not to exceed 120 days in a 365-day period;

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- Hours of operation, with clients admitted between 6 pm and 8 am during Pacific Daylight time and 5 pm and 8 am during Pacific Standard Time;
 - Parking requirement of one space for every six adult beds, one-half space per bedroom designated for family units with children, one space for each staff member, and bike rack parking;
 - Adequate exterior lighting for security purposes;
 - Size and location of client intake and waiting area, including visual screening and rain/wind screening for exterior waiting areas;
 - Security requirements, including secure areas for clients' personal property;
 - Health and safety requirements addressing laundry facilities, toilets, and showers;
 - Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen square feet per client, with a minimum overall area of one hundred square feet; and
 - On-site management/shelter provider requirements, including submittal of an operational plan to ensure effective management.

Shelters may provide one or more of the following types of common facilities for the exclusive use of residents: central cooking and dining room(s) subject to compliance with county health department requirements, recreation room, counseling center, child-care facilities, and other support services intended to benefit homeless clients. Emergency shelters that are not consistent with the location, development, number of beds, and/or operational standards may be allowed with a use permit.

The City's emergency shelter provisions were adopted with the intent to comply with State housing law. The majority of the City's provisions are consistent with State law which allows a local government to apply written, objective standards addressing the maximum number of beds served nightly, off-street parking, size and location of waiting and client intake areas, on-site management, proximity to other shelters, length of stay, lighting, and security. However, several of the requirements are not consistent with the permitting requirements for emergency shelters established at Government Code Section 65583(a)(4). As described in Chapter 2, the Zoning Ordinance will be revised concurrently with adoption of this Housing Element to ensure that emergency shelters are allowed as a permitted use subject only to those standards allowed by State law. Standards applied specifically to emergency shelters will be revised to remove requirements that exceed those allowed under State law, including 1) removal of the locational requirements based on proximity to residential, park, and school uses (500 feet) and to public transit (1/2 mile or alternative transit provided by facility), and 2) applying the health and safety requirements addressing laundry facilities, toilets, and showers to all residential uses allowed in the C-3 zone.

Supportive Housing. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This housing benefits both households that are transitioning from homelessness and extremely low income households that are at-risk of homelessness. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent living skills training.

State law requires the consideration of supportive housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to define supportive housing consistent with the requirements of State law. Supportive housing is allowed in all zones that allow residential uses and is subject to the same standards as residential units of the same type, meaning that a single family supportive housing unit is treated as a single family home and a multi-unit supportive housing facility is treated as a multi-family development.

Transitional Housing. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Every locality must identify zones that will allow the development of transitional housing. Appropriate sites for transitional housing have the following characteristics:

- Zoning: Transitional housing should be subject to the same permitting processes as other housing in the zone without undue special regulatory requirements.
- Location: The zoning should include sites located within the boundaries of the jurisdiction and close to public services and facilities, including transportation.
- Development Standards: Parking requirements, fire regulations, and design standards should not impede the efficient use of the site as transitional housing.

State law requires the consideration of transitional housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to define and accommodate transitional housing consistent with the requirements of State law, including the definition of transitional housing provided at Government Code Section 65582. Transitional housing is allowed in all zones that allow residential uses and is subject to the same standards as residential units of the same type, meaning that a single family supportive housing unit is treated as a single family home and a multi-unit supportive housing facility is treated as a multi-family development.

Housing Opportunities for Extremely Low Income Households

Extremely low income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or Section 232. Other housing opportunities for extremely low income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single room occupancies (SROs), secondary

units, and Section 8/Housing Choice Vouchers. SRO and secondary unit types of development allow rents to be much lower than those associated with typical apartment complexes. The City's apartment use allows for single rooms (self-contained dwelling units) to be provided within a building. While these units must provide cooking facilities, there is no minimum standard for cooking/kitchen facilities. This use will accommodate efficiency units and developments such as SROs and is permitted in the R-3 and R-5 zones. As discussed in Chapter 4, there are vacant sites with these land use designations that will accommodate apartments with deep subsidies and SROs.

Farmworker Housing

As described in Chapter 3, no increase in agricultural workers is projected within the City. Health and Safety Code Section 17021.6 is not applicable to Lakeport as there is no agriculturally zoned land within the City limits. As described in Chapter 2, the Zoning Ordinance will be amended concurrently with adoption of this Housing Element to allow employee housing consistent with Health and Safety Code Section 17021.5.

PERMIT APPROVAL PROCESS

The governmental review process adds time to the development process, which causes a direct financial effect on development. The longer it takes for a development proposal to be approved, the higher the development costs become.

State law provides basic time requirements to try to minimize costly delays, while providing adequate time for the local government to properly evaluate a development proposal. The time requirements are embodied in the Subdivision Map Act, California Environmental Quality Act, and General Plan and Zoning law (Government Code).

Processing times for development review vary, based on the size of the project and the extent of environmental review required. The review period can range from 30 review days for a minor project and up to six months for a major project. The review time does not include the time necessary for planners, engineers, and architects to prepare the development proposal and environmental studies, which can add significant additional time to the process.

Table 5-4 summarizes typical timelines for development permits in the City. Certain review and approval procedures run concurrently. For example, a ministerial review for a single family home would be processed concurrently with the design review. Site plan review is part of the design review process and not conducted separately. The CEQA document for a subdivision tract map would be processed concurrently with the site plan, subdivision map, and any requested variances or exceptions. Such procedures save time, money, and effort for both the public and private sector and decrease processing time and expense for the developer.

Table 5-4: Permit Types – Processing Time and Approval Authority

Permit	Processing Time	Approval Authority
Single Family Unit – Building permit	20 – 30 days	Community Development Director
Design Review – Duplexes, and Renovations	30 days	Community Development Director
Design Review – Multi-family	60 days	Planning Commission
Use Permits	30 – 45 days	Planning Commission
Minor Exceptions	30 days	Community Development Director
Variances	30 to 45 days	Planning Commission
Parcel Map (Tentative)	45 to 60 days	Planning Commission and City Council
Parcel Map (Final)	30 days	City Council/City Engineer
Subdivision Tract Map (Tentative)	45 to 60 days	Planning Commission and City Council
Subdivision Tract Map (Final)	30 days	City Council/City Engineer
Negative Declaration	45 to 60 days	Same as primary permit requested
Environmental Impact Report	6 months	Same as primary permit requested

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire district is arranged to discuss the development proposal. Then a tentative parcel map application for a single family subdivision or design review application (site plan, elevations, and landscaping plan) for a multi-family project is filed. The application is first reviewed by the planning department and other departments, such as public works, for consistency with City ordinances and General Plan guidelines. The applicant is then approved by the appropriate approval authority.

Depending on the complexity of the project, a single-family project or multi-family development is typically approved in six weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. Depending on the complexity of the request, a variance or zone change request would add two to four weeks to the processing time. After the project is approved, the building department performs plan checks and issues building permits. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the

close working relationship between City staff, developers, and the decision-making body. Table 5-5 outlines typical approval requirements for a single-family infill project, a 50-unit subdivision, and a 50-unit multifamily project.

Table 5-5: Typical Processing Procedures by Project Type

Project Type	Single Family Unit	Single Family Subdivision	Multifamily Development
<i>Processing Requirements</i>	Building Permit	Initial Study/Negative Declaration	Design Review
		Tentative Map	Initial Study/Negative Declaration
		Final Map	
<i>Estimated Processing Time</i>	20 - 30 days	6 to 10 weeks	6 weeks

Use Permit. A Use Permit is not required for single family or multi-family development, but is required for group homes, emergency shelters, and other uses as shown in Table 5-1. A Use Permit requires Planning Commission review. In order for a project to receive a use permit, the Planning Commission must make findings that:

- The proposed location and use is consistent with the objectives of the Zoning Ordinance and purposes of the district in which the site is located;
- The proposed location of the use and conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City; and
- The proposed use will comply with the provisions of this ordinance.

As described above, the conditions for a use permit require consistency with the Zoning Ordinance and General Plan, as well as findings that the use will not be detrimental to health, safety welfare, properties, or improvements. As described in Chapter 2, the Zoning Ordinance will be revised concurrently with adoption of this Housing Element to remove the requirement for a use permit requirements for small group homes consistent with the requirements of state law and for an on-site office serving a multifamily project.

Design Review. Concurrent with the project approval process, a developer must have their site plans reviewed prior to the issuance of a building permit. Architectural and Design Review is required for all new proposed commercial, industrial, multi-family residential, institutional, or

similar buildings for the proposed exterior remodel of buildings that result in altered appearances, additions, extensions, or enlargements, and for all proposed residential to office/commercial conversion projects.

Administrative review and a decision on Design Review applications by the Community Development Director is completed for duplex and minor commercial projects without a requirement for a public hearing within 30 days of their submittal and a determination of completeness.

A decision on Design Review applications for multi-family projects, single family subdivisions, and other development projects by the Planning Commission is completed with a noticed public hearing within 60 days of their submittal and a determination of completeness.

The City's architectural and design review requirements are intended to facilitate high-quality development and are not onerous. The requirements include:

Building Design: Where large structures are proposed, massing should be broken up through setbacks and other design techniques. Buildings with excessive blank walls are discouraged; variation in color, trim, and building materials is encouraged in these situations. Roofs should be less visually dominant than walls.

Building Details: Mechanical equipment and other hardware should be screened from public view or located to not be visible from public view. Building components, windows, doors, eaves, and parapets, should be in proportion to one another. Buildings should have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Materials should be of durable quality.

Building Color: In general, no more than three colors should be used on a building - the base color, the major trim, and the minor trim. The base color should be the natural color of the masonry or a primary paint color. The base color should relate harmoniously with the base colors on contiguous or close by buildings. When the base color of the building is a natural brick, the major trim color should be related to the brick color.

Lighting: Exterior lighting, when used, can enhance the building design and the adjoining landscaping. Lighting standards and building fixtures should be of a design and size compatible with the historic character of the area, building, and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting must not create glare or shine into street right-of-way.

Design review applications are reviewed for consistency with the City's design review criteria and the following findings must be made for approval of a design review application:

- The proposed project is consistent with the purposes of the Lakeport Zoning Ordinance,

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- The project is in substantial compliance with the design criteria, and
 - The project is consistent with the Lakeport General Plan.

The design review process does not regulate any specific uses, but requires all uses to comply with specific design standards. The design review process is similar to the site plan review process conducted by most jurisdictions. The City's design review requirements are objective (e.g., no more than three colors should be used on a building, blank walls should be broken up by variation in color and trim) and are clearly established in the Zoning Ordinance. The City's design review requirements are written to include many "shoulds" rather than "shalls" in order to allow applicants flexibility in achieving substantial compliance. As part of an effort to streamline permit processing, the City provides a design review handout that identifies the submittal requirements for a design review application and a description of design review criteria. In order to expedite processing, the Zoning Ordinance requires all design reviews to be considered within 60 days of the application being deemed complete. The design review process does not present a constraint to the development of market-rate or affordable housing, but simply ensures orderly and safe development in the City.

Minor Exceptions. The Community Development Director may grant a minor exception up to a maximum of ten percent of distance between structures; lot dimensions; on-site parking, loading, and landscaping; and setbacks. Minor exceptions are approved at the administrative level and require notice to the contiguous property owners. Minor exceptions are approved with the following findings:

- A. That there are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings which create an unusual situation in terms of the ability to comply with Code requirements.
- B. That granting the minor exception is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and is restrictive to the property for which the minor exception is sought.
- C. That granting the minor exception will not be detrimental to the public health, safety, or welfare or injurious to the property or improvements in such vicinity and land use district in which such property is located.
- D. That granting the minor exception does not constitute a special privilege inconsistent with the limitation upon other properties in the vicinity and land use district in which such property is located.
- E. That granting the minor exception does not exceed ten percent of the standard(s) being modified, or allow a use or activity which is not otherwise authorized by the regulations governing the subject parcel.
- F. That granting the minor exception will not be inconsistent with the General Plan.

Variations. The Planning Commission may grant a variance from the requirements of this Code governing the modification of the dimensional standards involving the distance between structures, lot area, lot coverage, lot dimensions, setbacks, and the number and dimensions of parking area or loading space requirements. Variations to use standards or General Plan densities are prohibited by the California Government Code. Variations require a publicly noticed hearing and are granted only if the following findings are made:

- A. The strict application of the Zoning Code deprives the property of privileges enjoyed by other properties in the vicinity, and under identical land use district classification, due to special circumstances applicable to the property including size, shape, topography, location, or surroundings;
- B. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the variance is sought;
- C. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located;
- D. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;
- E. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- F. That granting the variance will not be inconsistent with the Lakeport General Plan.

Permit Processing Conclusions: The typical land use entitlement processing time in Lakeport for both a multi-family development and a single-family development is six to ten weeks. This approval process includes the submittal of an application and payment of fees, which is then reviewed for completeness by the Community Development Department. This review and approval process is very efficient and predictable when compared to many other California communities, and provides a developer with the ability to predict and control development costs. This efficient process is in part attributable to the relatively low volume of permit applications and is further aided by the City's conscientious effort to avoid unnecessary delays in processing applications. The City's permit processing and approval processes do not put an undue constraint on the timely review and approval of development applications and do not constrain the development of housing.

BUILDING CODES

Building Codes, however, regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City enforces the 2010 California Building Code

and related codes, the California Building Standards Code (CBSC). The CBSC, as published by the California Building Standards Commission, is applied statewide. The City has adopted the CBSC without amendment. The CBSC is developed by the State Housing Law Program (HCD) and is the statewide standard for residential, commercial, and other new development. The building standards are published in the California Code of Regulations, Title 24, known as the California Building Standards Code. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. Because the City uses the state's standards for its building code without any amendments or additional requirements, there is no associated constraint to the development of housing.

The Community Development Department is responsible for administering ordinances and other regulations pertaining to land and building development within the City limits. The Department provides plan-checks and inspections. Building Code enforcement is conducted first through the plan-check process for new construction, remodeling, and rehabilitation projects. The plan check process ensures that the plan and specifications are designed according to code. The second step is scheduled inspections during construction to ensure that the structure is built to the plan specifications.

Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Lakeport and maintains an acceptable standard of health and safety for all inhabitants.

FEES

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure that are associated with building housing. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit which will be derived.

Table 5-6 shows the City's Building Fees in 2014 for a 1,500 square foot home. A 1,500 square-foot single-family residence would have fees totaling approximately \$27,161. This fee does not include additional fees associated with planning applications, engineering, environmental review, and encroachment permits.

Table 5-6: 2014 Building Impact Fees

Fee Description	Fee
Sewer Expansion Fee (CLMSD South)*	\$10,630 *5,315 for one bedroom apartments, studios, and dwellings less than 720 s.f.
Sewer Expansion Fee (CLMSD North)*	\$12,053.03 *\$6,026.52 for dwelling units less than 720 s.f.
Water Expansion Fee	\$6,551 for a standard ¾” meter \$26,203 for a 1 ½” meter
Storm Drainage Fee	(\$.10/sf of impervious surface)
State Fee for Green Building Standards	\$1 per \$25,000
School Fees	\$2.97/square foot
Fire Fee	\$1.00/square foot
Sewer Lateral	Time & Material
Water Lateral	Time & Material
Building Permit Fee	Determined based on value

Source: City of Lakeport Land and Building Development Information : Fees and Expenses, 2014

*Fee requirements payment of either City of Lakeport Municipal Service District (CLMSD) South or North fee, but not both.

**Additional fees and charges are required for planning applications and possibly for the mitigation of development impacts as determined on a case-by-case basis.

There are economies of scale with reducing unit sizes. Table 5-7 shows the fees for a 1,500 square foot home versus a multifamily unit. The fees for a 900 square foot multifamily unit (average size in a 48-unit project) are significantly less than a 1,500 square foot home, a reduction of approximately \$5,000. Similarly, the fees for a stand-alone 1,500 square foot single family home are slightly less than an 1,850 square foot home that is built as part of a larger subdivision.

Table 5-7: Processing and Impact Fees – Residential Development

Fee Description	Single Family Unit 1,500 square ft.	50-unit Single Family Subdivision (1,850 s.f. average unit size)	50-unit Multi- family Project Multifamily Unit (900 s.f. average unit)
<i>Planning, Engineering, and Building Fees</i>			
Architectural and Design Review – includes Planning and Engineering Fees	N/A	\$2,314.83	\$2,314.83
CEQA – Initial Study/Negative Declaration	N/A	\$696.12	\$696.12
Development Agreement	N/A	\$1,026.04	--
Building Permit Fee	\$3,370*	\$168,500	\$43,238*
Lot Division	N/A	\$1,685.60	N/A
<i>Impact Fees</i>			
Sewer Expansion Fee (CLMSD South)	\$10,630*	\$531,500 or	\$457,090* or
Sewer Expansion Fee (CLMSD North)	\$12,053.03*	\$602,652	\$518,280*
Water Expansion Fee	\$6,551	\$327,550	\$131,018***
Storm Drainage Fee (\$.10/sf of impervious surface)	\$500**	\$25,000	\$7,310 ⁺
State Fee for Green Building Standards**	\$6	\$300	\$200
School Fees (\$2.97/sf)	\$4,455	\$274,725	\$129,344
Fire Fee (\$1.00/sf)**	\$1,500	\$92,500	\$43,550
Total Fees****	\$27,012 / \$28,435.03	\$1,425,797.59 to \$1,496,949.09	\$814,760.45 to \$875,950.74
Fee per Unit	\$27,012 / \$28,435.03	\$28,515.95 / \$29,938.98	\$16,974.18 to \$18,248.97

Source: City of Lakeport Land and Building Development Information: Fees and Expenses, 2014. Fees are subject to change.

Payment of either CLMSD South or North fee is required, but not both.

**Assumes a 1,500 sf home on a 10,000 sf lot

***Assumes a 48 unit complex with a 4” meter. Fee is determined based on meter size.

****Additional fees and charges are required for sewer laterals, water meters, water laterals, right of ways improvements, planning applications, and possibly for the mitigation of development impacts as determined on a case-by-case basis.

⁺Based on recent 48-unit multifamily project.

Lakeport’s fee structure does not appear to pose an undue constraint on the production of housing, based on development trends. The City’s fees remain comparable to those of other jurisdictions in the region.

ANNEXATIONS

The Lake County Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by public agencies or individuals. LAFCo does not have the power to initiate boundary changes on its own, except for proposals involving the dissolution or consolidation of special districts and the merging of subsidiary districts. Their authority includes both Sphere of Influence (SOI) amendments and annexations.

LAFCo's efforts are directed toward seeing that services are provided efficiently and economically while ensuring that agricultural and open-space lands are protected. LAFCo's policies related to the expansion of a City's urban boundaries are guided by the Cortese-Knox-Hertzberg Act, which requires the City to prezone territory to be annexed, and prohibits subsequent changes to the general plan and or pre-zoning designations for a period of two years after completion of the annexation, unless the city council makes a finding at a public hearing consistent with the provisions of GC 56375 (e). The City's pre-zoning must take into account the likely intended development of the specific property. In instances where LAFCo amends a proposal to include additional territory, the Commission's approval of the annexation will be conditional upon completion of pre-zoning of the new territory.

According to the Lake LAFCo Policies, Standards and Procedures (amended November, 2007), LAFCo will normally adjust annexation boundaries to include adjacent urbanized areas in order to maximize the amount of developed urban land inside the city, and to minimize piece-meal annexation. As used herein, "urbanized areas" are areas that are developed for industrial, commercial or residential use with a density of at least one residential unit per 1.5 acres and which receive either public water or sewer service.

While LAFCo serves an important role in local land use planning and the provision of services, SOI and annexation approvals are considered a governmental constraint to housing development because of the lengthy time period and the service review requirements.

Non-Governmental Constraints

Non-governmental constraints are those which are generated by the economic and social environment which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Lakeport consist of three major factors: price of land, availability of financing, and cost of construction.

Regional demand has a direct impact on the cost of land. The local government can either limit or provide an adequate supply of entitled land for development in order to meet the regional demand. The availability of financing is affected by factors that the local government cannot control, including capital levels of banks and investors, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. Construction costs are affected by a

variety of factors, including the national demand for materials and commodities, and the supply of local construction labor.

FINANCING COSTS AND AVAILABILITY

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. The average annual mortgage interest rates for the years 2000 through the first quarter of 2013 can be found in Table 5-8. In 2000, interest rates for a 30-year fixed rate mortgage were just over 8 percent. The rates fell by over a percent in 2001 and by another half a percent in 2002. In 2003 rates declined to 5.83 percent and held under six percent for the following two years. In 2006 as home prices peaked interest rates climbed by a half a percent to 6.41 percent and held over 6 percent for the next two years. Since 2008, interest rates have already dropped significantly to an average of 3.98 percent in 2013.

Table 5-8: Average Annual Mortgage Interest Rates 2000-2013

Year	Annual Average
2000	8.05
2001	6.97
2002	6.54
2003	5.83
2004	5.84
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009	5.04
2010	4.69
2011	4.45
2012	3.66
2013	3.98

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

Generally speaking, households can afford to spend 30 percent of their monthly income on housing. This figure assumes that the household does not have an already high debt to income ratio, or other high monthly expenses. A household that makes the median annual income of approximately \$38,147 in Lake County (2008-2012 ACS Survey) could theoretically afford a monthly housing payment of \$950. With a \$20,000 down payment a median income household could purchase a home valued at approximately \$144,135 at a 4.75 percent interest rate. As interest rates increase, the affordability is significantly eroded. For example, if interest rates

climbed back to 8 percent as they were throughout the 90s and in 2000, the buying power of the same median income household would shrink \$36,080 to \$108,055. Table 5-9 presents an Affordability—Interest Rate Sensitivity Index.

It is noted that the median income reported by the 2008-2012 ACS Survey is much less than the median income of \$57,900 (HCD, 2013) used to determine eligibility for federal and state housing assistance programs. The typical loan for a median income household earning \$57,900 is shown below.

Table 5-9: Affordability—Interest Rate Sensitivity Index

Home Price	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
Down (10%)	<u>\$10,000</u>	<u>\$15,000</u>	<u>\$20,000</u>	<u>\$25,000</u>	<u>\$30,000</u>	<u>\$35,000</u>	<u>\$40,000</u>
Loan Amount	\$90,000	\$135,000	\$180,000	\$225,000	\$270,000	\$315,000	\$360,000
Typical Loan Terms: 30 yrs, 5% interest							
Monthly Housing Payment (w/tax/ins.)	\$585	\$880	\$1,170	\$1,465	\$1,760	\$2,050	\$2,345
Required Annual Household Income	\$23,400	\$35,200	\$46,800	\$58,600	\$70,400	\$82,000	\$93,800
Typical Loan Terms: 30 yrs, 6% interest							
Monthly Housing Payment (w/tax/ins.)	\$640	\$965	\$1,285	\$1,605	\$1,930	\$2,250	\$2,570
Required Annual Household Income	\$25,600	\$38,600	\$51,400	\$64,200	\$77,200	\$90,000	\$102,800
Typical Loan Terms: 30 yrs, 7% interest							
Monthly Housing Payment (w/tax/ins.)	\$700	\$1,055	\$1,405	\$1,755	\$2,105	\$2,455	\$2,805
Required Annual Household Income	\$28,000	\$42,200	\$56,200	\$70,200	\$84,200	\$98,200	\$112,200
Typical Loan Terms: 30 yrs, 8% interest							
Monthly Housing Payment (w/tax/ins.)	\$765	\$1,145	\$1,525	\$1,910	\$2,290	\$2,675	\$3,055
Required Annual Household Income	\$30,600	\$45,800	\$61,000	\$76,400	\$91,600	\$107,000	\$122,200

Source: De Novo Planning Group, 2009

TYPICAL LOAN – MEDIAN INCOME HOUSEHOLD (LAKE COUNTY)

- Median Income \$57,900 (median income used to determine eligibility for various housing assistance programs)

-
- *Home Value:* \$208,766
 - *Down Payment:* \$20,000 (10 percent)
 - *Loan Value:* \$188,766 (90 percent)
 - *Interest Rate:* 4.75 percent
 - *Monthly Payment:* \$1,477/month (including principal, interest, taxes, insurance)
 - *Average Loan Fees and closing costs:* 3.5 percent total, includes 1.5 percent loan-related costs plus one point (Loan fees and points are typically paid by the buyer)

Assistance is available through the City's First Time Homebuyers program, based on the availability of funds, to eligible and qualified lower income homebuyers.

PRICE OF LAND

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Lakeport, however, are considered less than the majority of California.

The price for residential lots within the City limits varies widely. Unimproved residential lots cost between \$18,000 and \$35,000 per lot, while improved residential lots cost more than \$60,000 per lot. Larger vacant parcels cost between \$15,000 and \$30,000 per acre.

Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) program income funds, CDBG and HOME grants, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. The City of Lakeport utilizes CDBG and HOME funding; it does not own any surplus land suitable for residential development.

COST OF CONSTRUCTION

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvements. These costs were a substantial part of the increased housing costs during the 1990s through 2005. Builders passed those increases along to the homebuyer or renter.

The cost of residential construction varies significantly. A large production homebuilder can currently build a modest home for around \$40 to \$50 per square foot. The larger homebuilders are far more competitive as a result of their larger national contracts for commodities and materials such as lumber, concrete, pipe, wire, windows, etc. A smaller local contractor will likely incur costs of at least \$130 per square foot in 2014. A modest 3 bedroom/2 bath manufactured home can be purchased for \$50,000 to \$70,000.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be

passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. Additionally, providing federal and state grant funds remain available; such funds may be used by the City to reduce off-site costs in support of affordable housing development. These options might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

CONSUMER PREFERENCE

The increase in housing costs during the 1990s and first half of the 2000s was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them.

The general trend in consumer preference in California from 2000 through 2005 was toward larger homes, smaller lots, and more attached home products. As the real estate market began its downturn in 2006 through 2009 the general trend in consumer preference in California has shifted back to smaller homes, larger lots, and more detached home products. In recent years, development of new housing has been extremely limited. In upcoming years, the consumer preference trend in Lakeport has maintained its trend toward larger single family detached homes on large lots.

At Risk Housing Units

The Housing Element Law requires that there be an analysis of existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in the Housing Element Law, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Database for At Risk Units. The California Housing Partnership Corporation (CHPC) maintains a database of federally subsidized multifamily housing in the state of California. The

database contains information on more than 150,000 federally subsidized apartments that are at-risk of conversion to market rate.

At Risk Assessment. Each property in the database is assigned a level of risk of conversion. There are three levels of risk: At-Risk, Lower Risk and Low Risk. At Risk properties are At-Risk when they are within five years of the end date of the most valuable subsidy or rent restriction. Lower Risk properties are at Lower Risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years of the current date. Low Risk properties are Low Risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the database assumes that the risk of conversion to market is one level lower than it otherwise would be. While this is not always accurate, on average the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower income households.

Lost to Conversion: This category includes all federally subsidized apartments that have opted out of their Section 8 contracts or lost their Section 521 Rental Assistance. In the case of properties that never had a rent subsidy, those that have prepaid their subsidized mortgages are considered Lost to Conversion. The database does not count as lost those properties that have refinanced their subsidized mortgages but continued their Section 8 or Section 521 Rental Assistance contract.

Preserved: This category includes those properties that have been acquired by owners with a new regulatory agreement with a government entity that commits them to keeping the apartments affordable to the same income group for at least another 30 years. In the case of properties with project-based rental subsidies, there must be an extension of the rent subsidy contract, typically for 20 years for Section 8 properties, and five years for Section 521 properties.

At Risk Units in Lakeport. The CHPC and the owner or operator of each affordable project was contacted in order to identify at-risk units. In the City of Lakeport there are 25 "at-risk" assisted housing units reportedly in good condition which are eligible to convert to market-rate housing over the next ten years. Those housing developments are presented in Table 5-10 below.

Table 5-10: Federally Assisted Multifamily Housing

Name	Address	Program	Units	Affordability Exp. Date	Risk Assessment
Lakeport Village	901 S. Forbes St. Lakeport, CA 95453 (707) 263-5231	USDA Rural Development Multifamily Housing Rental (Section 515); HCD Rental Construction Housing Program	32 (25 w/ subsidy) 14 – USDA	25 units and expire annually	At Risk
Lakeview	525 Bevins St.	US Dep. HUD	36	Expiration	Low risk,

Name	Address	Program	Units	Affordability Exp. Date	Risk Assessment
Apartments	Lakeport, CA 95453 (707) 263-7021	(Section 202/8) Senior Housing		Date: 06/30/13 Maturity Date: 10/1/2028	Nonprofit
Sunshine Manor	2031 Giselman St. Lakeport, CA 95453 (707) 263-3761	US Dep. HUD (Section 202/8) Senior Housing	30	Expiration Date: 10/31/25	Low Risk, Nonprofit
Bella Vista	1075 Martin Street Lakeport, CA 95453 (707) 263-3327	LIHTC USDA Rural Development Section 515	48 (47 affordable)	Expiration Date: 12/2068	None
Total			138 subsidized units/ 25 at-risk		

Source: HCD Data Package, 2014; Direct contact with complex managers, 2014

Lakeport's affordable units are under the following federal programs:

Project-Based Section 8: Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project-based Section 8 contracts have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

Section 515: USDA Rural Development (RD) administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest rate of 1%.

Section 202 Supportive Housing for the Elderly. The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

Section 811 Supportive Housing for Persons with Disabilities. Section 811 is a program that allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

Low Income Housing Tax Credits. The Low Income Housing Tax Credit (LIHTC) program was created by Congress in 1986 as Section 42 of the Federal Tax Reform Act. The LIHTC program encourages the construction and rehabilitation of low income rental residential development by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. In California, the California Tax Credit Allocation Committee administers the LIHTC program and requires a 55-year affordability period.

The Bella Vista Senior Apartments project has a 55-year affordability period and is not at risk of converting to market rate housing until 2068. The Lakeview Housing and Sunshine Manor complexes have affordability periods that extend beyond 10 years and are at Low and Lower risk of converting to market rate. These projects are also owned by non-profits, which have a public purpose to develop and own affordable housing. They have little incentive to remove current rental restrictions by terminating their Section 8 contracts or prepaying their mortgages, although they are eligible to do so. Some non-profit owners may prepay their mortgages in order to bring new capital into their projects. They are, however, less likely to opt-out of their Section 8 contracts. The Lakeport Village complex has an “at risk” assessment because the owner is not a non-profit and the affordability contract renews annually. The owner has renewed the contract since 2006 and they have indicated that they intend to continue to renew in the future.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

- 1) Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There are not currently any multifamily units that are listed for sale in Lakeport; therefore, the acquisition cost assumption is based on an average cost of a multifamily unit within the region. Table 5-9 presents the estimated per unit preservation costs for the City of Lakeport. This option would result in a cost of \$3,125,000 to preserve 25 replacement units for a 30- to 55-year affordability term, depending on the financing program and specific affordability restrictions.

Table 5-9: Rehabilitation Costs

Fee/Cost Type	Cost per Unit
Acquisition	\$80,000
Rehabilitation	\$25,000
Financing/ Other	\$20,000
TOTAL PER UNIT COST	\$125,000

Source: De Novo Planning Group, 2014

- 2) New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using regional information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements.

In general, costs for construction of single family detached units are around \$100 per square foot, while multifamily units are between \$175 and \$230 per square foot. Multifamily units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire sprinklers, etc.), which drive construction costs up. Additionally, multifamily units have higher liability costs. The following table describes new construction costs for a typical garden style apartment within the region. Table 5-10 presents the estimated per unit new construction/replacement costs for the City of Lakeport. The cost to construct 25 replacement units would be approximately \$5,871,375 to \$6,250,000.

Table 5-10: New Construction/Replacement Costs

Cost/Fee Type	Housing Type	
	Multifamily *	Single Family
Land Acquisition	\$10,000	\$60,000
Construction	\$190,000	\$120,000
Financing/ Other	\$50,000	\$60,000
TOTAL PER UNIT COST	\$250,000*	\$300,000

*The recently constructed Bella Villa Senior Apartments had a per unit cost of \$.234,855 per unit

Source: De Novo Planning Group, 2014

- 3) Tenant-Based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the low income family that requires rental assistance earns \$33,865 (65% of median income for a 3-person household), then that family could afford approximately \$847 per month for shelter costs. The difference between the \$847 and the median rent of \$1,095 would result in necessary monthly assistance of \$248 a month or \$2,976 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, which would bring the total cost to \$89,280 per

family. Tenant-based rental assistance for the 25 at-risk units would be approximately \$2,232,000 for a 30-year period.

Summary. The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of “at-risk” units. It should be noted however, that “at-risk” units may also be preserved through tenant based rental assistance. For the five-year period of this housing element, a total of 25 units in Lakeport are considered “at-risk” units. The remaining affordable units have rental restrictions that extend beyond 10 years. The total cost of producing new and comparable units is estimated to be up to \$6,250,000, while rehabilitation is estimated at \$3,125,000. Providing tenant-based rental assistance over a 30-year period is the most cost-effective option, estimated at \$2,232,000.

Termination Notice Requirements. State law (§65863.10 of the Government Code) requires notice by owners who want to terminate their rental restrictions (Section 8 and federally assisted mortgages), whose restrictions expire (tax credit projects), or who want to sell an assisted property. The law applies to projects with low-income rental restrictions, including: 1) all types of project-based Section 8 developments; 2) projects with mortgages financed through the Section 221 (d) (3) BMIR, Section 236, Section 202 programs or Section 515; and 3) projects that have received an allocation of tax credits under Section 42.

Two notices are required: one at twelve months prior to termination or expiration of the restrictions, and a second notice at six months. The purpose of these notices is to inform tenants, local governments, local housing authorities, and the California Department of Housing and Community Development (HCD) of the owner’s intention to terminate restrictions.

California law also contains an “option to make an offer to purchase” (Section 65863.11 of the Government Code). The purpose of this provision is to provide buyers willing to preserve an assisted project with an opportunity to try to purchase the development from the seller. An owner who chooses to terminate rental restrictions or whose restrictions are expiring is required to provide a notice to potential qualified buyers. An owner with an assisted project also must provide notice if selling the project would result in discontinuance of the use restrictions.

A notice must be sent to all qualified entities who register with the State Housing and Community Development Department (HCD) on their website or who contact the owner directly. This notice must be sent 12 months prior to sale or termination by registered or certified mail, as well as posted in the project.

Active Termination Notices. There are not currently any private owners of assisted multifamily rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units that have filed notice with the California Housing and Community Development.

Qualified Entities. Housing element law states that the analysis shall also identify public and private non-profit corporations known to the local government which have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. Following is a

representative list of those public and private sector organizations with a registered interest and documented managerial capacity with the HCD's First Right of Referral Program.

The state Housing and Community Development Department maintains a list of Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The list is updated periodically. The current list of Qualified Entities for Lake County includes Christian Church Homes of Northern California, Inc., Lake County Housing Services Department, Petaluma Ecumenical Properties Inc., and Rural Communities Housing Development Corp. The full list of Qualified Entities including contact information can be obtained from HCD at: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

Resources

The following resources include both agencies and funding programs. The agencies listed provide housing-related services and services to special needs groups. The housing funding programs listed include federal and state programs that are available, mostly on a competitive basis, to the City and housing developers for the development, acquisition, and/or rehabilitation of housing. The housing funding programs also include local programs that are available to Lakeport residents and property owners.

Lake County Department of Social Services (LCDSS). The LCDSS Director is the Executive Director of the Lake County Housing Commission and administers housing programs as well as programs for special needs within the county. The most recent reported statistics from Lake County's Department of Social Services indicate that in July 2008 the Department provided in-home supportive services to approximately 1,488 persons per month, provides approximately 28 annual referrals for learning disabilities assessments, and services approximately 140 persons per month (average of 249 annual referrals) through its behavioral health program.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher program is a rental assistance program for very low income households. LCDSS is responsible for administering the Lake County Section 8 Housing Choice Voucher Program funded by HUD.

The Commission administers 224 Section 8 vouchers countywide. Voucher holders may choose anywhere within the County area to live and the number in use in Lakeport changes from time to time. Currently, 21 vouchers are in use in Lakeport. The Section 8 voucher waiting list is currently full.

Family Self-Sufficiency Program. The Commission also administers the Family Self-Sufficiency (FSS) Program for up to 50 Section 8 households. There are currently 33 slots open in this program. FSS is a HUD program that encourages low-income families receiving Section 8 Housing assistance to obtain employment that will lead them to economic independence and self-sufficiency. All families or individuals receiving Section 8 Housing assistance are eligible to participate in the FSS Program.

In-Home Supportive Services. The In-Home Supportive Services (IHSS) program provides domestic and personal care services to low-income aged, blind, and disabled persons, including developmentally disabled persons, who, without these services, would be unable to remain in their homes and would require placement in costlier long-term institutional care. IHSS services can include assistance with meal preparation, laundry, shopping, transportation, bathing, dressing, and bowel and bladder care. In order to be eligible to receive IHSS services, applicants must be eligible for the Medi-Cal Program.

Area Agency on Aging. The Area Agency on Aging is a division of Lake County Department of Social Services. The Area Agency on Aging coordinates and/or implements a range of senior programs, including nutrition programs (Meals on Wheels), senior legal assistance, family caregiver support, adult day care, and health promotion and disease preventions.

Food Stamp Program. The Food Stamp program is designed to help meet the nutritional needs of people with low incomes. Food Stamp benefits are intended to purchase food items for the household and may not be used for items such as liquor, cigarettes, household supplies, or hot foods. Food Stamp allotments are determined on a quarterly basis utilizing income information received from the family.

General Relief Program. The General Relief (GR) program is a county-funded general assistance program for indigent county residents, which offers repayable benefits. The GR Program provides necessary assistance to eligible persons who are without resources to meet their minimum basic needs for food, housing, utilities, clothing and medical care.

Lake County Behavioral and Mental Health Services. Behavioral Health provides integrated recovery-oriented mental health and alcohol and other drug services in clinic locations. Alcohol and drug abuse diversion and treatment services are available at the clinics and through contracts with local provider agencies. Services include individual and group counseling, trauma-informed treatment services for adults and youth, substance abuse prevention, and referrals to detoxification or residential treatment center.

Mental Health services are designed to provide strong community-based partnerships with individuals and families who are dealing with serious mental illness, including those who have co-occurring (mental health and substances abuse) disorders. Recovery-oriented services include assistance with establishing stable housing, access to physical health care, medications management, trauma-informed counseling and peer supports. Behavioral Health assists with management of mental health crises for all members of the community and provides for inpatient or temporary residential care as appropriate.

Redwood Coast Regional Center. The Redwood Coast Regional Center provides services for developmentally disabled persons in Lake County through its office located in Lakeport. The RCRC provides information, referral, assessment and diagnosis services, early intervention and support, including home visits, health services, and medical services, individualized planning and service coordination, behavioral supports, employment and day services, health and medical

services, family support services intended to assist an individual to remain cared for at home including respite care, nursing, and crisis intervention, residential care, including licensed residential care and foster family homes, and transportation assistance. Services are provided to all eligible persons, following verification of eligibility and evaluation of need for services. To be eligible to receive services, a person must have a substantial disability that began before their 18th birthday and is expected to continue indefinitely.

Rural Communities Housing Development Corporation (RCHDC). The RCHDC mission is to develop affordable housing for low income and special needs individuals in Lake and Mendocino counties. RCHDC owns and operates two apartment complexes in Lakeport. The first complex is Sunshine Manor, which has 30 apartments and is located at 2031 Giselman Street. The second is Lakeview Apartments, which has 36 apartments and is located at 525 Bevins Street.

City of Lakeport. The City of Lakeport operates multiple housing programs, including a housing rehabilitation program, first time homebuyer assistance program, and emergency housing assistance program. These programs are funded through a variety of sources, including competitively awarded grants, so the amount of funding available fluctuates in any given year. .

Housing Rehabilitation Program. Housing rehabilitation loans are issued by the City through grant funding and program income from federal CDBG and HOME funds, which are administered by the State Department of Housing and Community Development. Housing rehabilitation loans are available to eligible extremely low, very low, and low income households. The program can be used to fund health and safety repairs, including, but not limited to, roofing, flooring, plumbing, electrical, heating and cooling, water damage, mold, painting, handicap accessibility, windows, and weatherization. Seriously dilapidated homes and mobilehomes can be replaced.

Emergency Housing Assistance Fund. The City operates an emergency housing grant program for the purpose of providing grants to eligible extremely low, very low, and low income households to respond to emergency situations or hardship conditions. Emergency situations or hardship conditions include roof repair, window, siding, and door repair or replacement, heating and cooling system repair or replacement, plumbing and electrical system repair or replacement, and other similar repair and replacement projects. The Emergency Housing Grant Program may provide assistance to qualified households who are in need of financial assistance to pay water, sewer, power, and propane utility bills which are past due and where services may be disconnected.

First Time Homebuyer Program. The City assists eligible first time homebuyers with home purchases through “gap” financing with CDBG and/or HOME funds. The first time homebuyer must receive the maximum loan that they are eligible for and the City provides a deferred, low interest loan for the difference between the homebuyer’s loan and the cost of the home.

Community Development Block Grant (CDBG) program. The City of Lakeport is eligible to compete each year for CDBG funds through the State Small Cities and Counties program. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households

with incomes at or below 80 percent of median income. It can also be used to offset infrastructure costs in support of affordable housing development. The City is eligible to apply for up to \$500,000 annually on a competitive basis. In addition, the City receives CDBG Program Income through repayment of CDBG-funded loans. The current balance of the Program Income Housing Rehabilitation Fund is approximately \$10,856.

Low-Income Housing Tax Credits. Tax credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

HOME Program. HOME funds are also obtained through a competitive application process to HCD. Funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income. HOME funds are available on an annual basis to the City during a competitive application process for up to \$800,000.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Multifamily Housing Program (MHP). The MHP is administered by HCD and is a competitively awarded deferred payment loan program. The MHP assists with the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. MHP funds are only provided for post-construction permanent financing.

Preservation Interim Repositioning Program (PIRP). PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs.

ENERGY CONSERVATION

Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting. This might be achieved by

encouraging the incorporation of solar access. Examples of passive cooling opportunities include the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The City of Lakeport monitors such modifications on substantial rehabilitation projects pursuant to the California Building Standards Code.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to states for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The City encourages maintenance and rehabilitation of housing to maximize energy efficiency. The City’s housing rehabilitation program provides funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

NEW DEVELOPMENT

The City encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

The Bella Vista senior apartments, constructed in 2013, were designed to comply with the LEED Platinum certification. Green materials, finishes, and systems used in the project include Green Label Plus certified flooring, low VOC paint, EnergyStar rated appliances, low flow sinks, showerheads, and toilets, energy efficient windows, increased insulation, high indoor air quality, water efficient irrigation, and an on-site solar energy array.

City Energy Policies

The City's General Plan includes measures to reduce energy usage, through: 1) land use policies that encourage mixed uses, links between development and alternative transportation modes, 2) transportation policies that encourage increased use of alternative transportation modes and reductions in vehicle miles travelled, and 3) through Conservation Element policies for energy conservation and use of renewable resources.

The Land Use Element includes policies that encourage mixed uses to promote reduced traffic; encourage residential development to have a "neighborhood" orientation that provides linkages with services and pedestrian and bicycle modes of transportation.

The Transportation Element includes policies and programs to improve the City's bikeways system, provide improved pedestrian facilities, and encourage and facilitate increased public transit service.

The Conservation Element of the General Plan sets forth the City's approach to energy conservation and use of renewable resources. Policies and programs associated with Objective C5 will reduce demand for electricity and increase energy efficiency. Program C5.1-a calls for the integration of energy efficiency, conservation, and other green building requirements into the development review process. Program C5.1-b offers incentives, including permit streamlining, fee waivers, and density bonuses, to encourage energy efficiency and green building practices. Policies and programs associated with Objective C6 will increase renewable resource use. Program C6.2-a requires the protection of passive or active solar design elements and systems from wintertime shading by neighboring structures and trees.

Implementation of policies in the Land Use, Transportation, and Conservation Elements facilitate green building techniques and encourage a variety of land use and transportation mechanisms to reduce energy consumption and address climate change.

CHAPTER SIX – GOALS, POLICIES, AND PROGRAMS

This section describes housing goals, policies, and programs for the City of Lakeport. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City’s five-year action plan and constitute the City’s local housing strategy.

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.

Housing Element Goals, Policies, and Programs

The City of Lakeport General Plan Housing Element is consistent with, and addresses, the above-stated state goals. The goals of the City of Lakeport Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents.

The Goals, as stated in the 2009 Lakeport Housing Element, are as appropriate today as when they were originally developed. These goals encompass new construction, conservation of existing stock, affordability, and provision of adequate housing for all persons.

Goal 1: Conserve and Improve Lakeport’s Existing Neighborhoods and Housing Supply

Goal 2: Facilitate and Encourage Development of Housing to Meet the Regional Housing Needs Allocation

Goal 3: Expand Housing Opportunities for the Elderly, the Handicapped, Households with Very-Low to Moderate Incomes and For Persons with Special Housing Needs

Goal 4: Promote Housing Opportunities for All Persons Regardless of Race, Age, Marital Status, Ancestry, National Origin, or Color.

Policies and programs from the 2009 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

GOAL 1 CONSERVE AND IMPROVE LAKEPORT’S EXISTING NEIGHBORHOODS AND HOUSING SUPPLY

Policy 1A The City shall encourage the maintenance and improvement of its residential areas. (Programs 1-1, 1-2, 1-3, and 1-5)

Policy 1B The City shall encourage the preservation of its affordable housing supply, including extremely low, very low, and low income units, through regulation of condominium and mobile home park conversions, proactive noticing of at-risk units, and seeking funding to retain and improve lower income units. (Programs 1-2 and 1-4; Municipal Code Chapter 15.20)

Policy 1C The City shall discourage conversion of housing to non-residential uses, unless there is a finding of clear public benefit and equivalent housing can be provided for those who would be displaced by the proposed conversion. (Programs 1-12Municipal Code Chapter 15.20)

Policy 1D The City shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses. (Municipal Code Chapter 15.20)

Program 1-1 **Maintain Existing Residential Zoning**

Retain existing residential zoning and discourage non-residential uses in these zones. Maintain zoning limitations on non-residential uses and home occupations in the residential zoning districts.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department, Planning Commission, and City Council.

Implementation Schedule: Ongoing.

Expected Results: Maintain allowed residential densities and uses.

Program 1-2 **Housing Rehabilitation Program**

Continue and expand the City’s Housing Rehabilitation Program, which provides assistance to extremely low, very low, and low income units, including lower income households with special needs, through the following activities:

- Continue to provide a dedicated staff position which administers and implements the Housing Rehabilitation Program, as well as other housing programs.
- Submit applications, when warranted, to appropriate funding sources (CDBG, HOME, and other programs) to increase program funding. Use associated administration funds to maintain staff support and increase program support, if necessary.
- Community Development and Housing staff shall coordinate to identify areas of the City with a high incidence of homes with deferred maintenance and target these areas for code enforcement.
- Continue to make program pamphlets available at City Hall, the public library, other public facilities, and on the City’s website.
- Distribute program information in conjunction with continuing building code enforcement.

Funding Sources: HOME and CDBG funds

Responsible Departments/Agencies: Community Development Department, Housing staff

Implementation Schedule: Ongoing

Expected Results: Code enforcement activities – 15 units/year

Housing rehabilitation loans – 5 to 10 housing rehabilitation loans/year based on funding availability

Program 1-3 **Capital Improvement Program**

Identify priorities for capital improvements in the City’s older residential neighborhoods, including street maintenance, curbs, gutters, and sidewalks, storm drainage facilities, and street lighting. Where improvements are identified in lower income areas, seek state funding for the improvements. Update the City’s Capital Improvement Program (CIP) to include capital improvements that are identified as a high priority and to ensure that areas needing improvement are scheduled for funding at a specific time in the future.

Funding Sources: General Fund, HOME and CDBG funds

Responsible Departments/Agencies: Community Development Department, Public Works Department, Housing staff, City Council

Implementation Schedule: Review needs and identify priorities – 2015. Revise Capital Improvement Program to identify priorities by April 2016. Seek funding for priority projects – 2015 through 2019

Expected Results: Three capital improvement projects in aging neighborhoods

Program 1-4 Conversion of Affordable Units

Conserve affordable units through the following activities:

- When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.
- Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities and encourage their involvement in the acquisition of the units.
- Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Housing Authority, and other affordable housing opportunities in the City.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council

Implementation Schedule: Revise Zoning Ordinance concurrently with adoption of this Housing Element; ongoing implementation.

Expected Results: Preservation of 25 affordable units.

Program 1-5 Energy Conservation Retrofit

Encourage and assist in implementing energy conservation measures including, but not limited to, weatherization, siding, and dual pane windows in conjunction with housing rehabilitation programs. Coordinate with North Coast Energy Services to provide weatherization improvements, where applicable.

Funding Sources: HOME and CDBG funds

Responsible Departments/Agencies: Community Development Department, Housing staff

Implementation Schedule: Ongoing

Expected Results: 5 units/year, can be in conjunction with housing rehabilitation loans

GOAL 2 FACILITATE AND ENCOURAGE DEVELOPMENT OF HOUSING TO MEET THE REGIONAL HOUSING NEEDS ALLOCATIONS

- Policy 2A** The City shall encourage additional housing to meet the City's Regional Housing Need Allocations by maintaining an inventory of adequate sites to meet the City's housing needs, by actively encouraging and assisting the construction of multifamily housing, by promoting a range of housing types, and by encouraging utilization of density bonuses in support of affordable housing. (Program 2-1 and 2-2)
- Policy 2B** The City shall pursue county, state and federal programs and funding sources that provide housing opportunities for extremely low, low, and moderate-income households. (Program 2-2)
- Policy 2C** The City shall facilitate the development of residential uses in existing and new commercial areas where the viability of the commercial activities would not be adversely affected. (Zoning Ordinance Chapters 17.10 and 17.12)
- Policy 2D** The City shall continue to facilitate the construction of second dwelling units and permit accessory residential units by right in the R-1 zoning district. (Zoning Ordinance Chapter 17.04)
- Policy 2E** The City shall retain its Housing Specialist staff position or provide a comparable position. (Program 1-2)
- Policy 2F** The City shall expedite processing of affordable housing projects. (Zoning Ordinance Chapter 17.39)
- Policy 2G** Encourage developers of lower income and special needs housing to use available incentives, including the City's density bonus ordinance. (Zoning Ordinance Chapter 17.39)

Program 2-1 Below Market Rate Units

Consider adoption of a below market rate (BMR) housing program. The BMR program may be in the form of a development impact fee or an ordinance that requires developers of residential developments to dedicate a portion of their units at rents or purchase prices affordable to very low, low, and moderate income households. The program should be reviewed for conformance with the California Mitigation Fee Act and should establish the nexus between new housing development and the BMR requirement. In determining whether a BMR program is appropriate, the City should consider whether a BMR program would unduly constrain the development of market rate housing, the anticipated effectiveness of a BMR program, and the potential cost of implementing a BMR program. The program may:

- Identify a specific percentage of very low, low, and moderate income units,

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- Allow for the development of units off-site,
 - Allow for the contribution of in-lieu fees of comparable value,
 - Allow alternative measures, such as preservation of units converting from affordable to non-affordable or purchase of existing vacant housing and conversion to affordable housing, and
 - Provide density bonus or other incentives to projects that construct the BMR units rather than pay in-lieu fees.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council

Implementation Schedule: Consideration of ordinance by December 2015

Expected Results: Specified percentage of affordable units, based on total number of market rate units approved following adoption of ordinance

Program 2-2 Affordable Housing Resources

Encourage the interest of development community, including Rural Communities Housing Development Corporation, in providing additional affordable housing and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and the California Housing Rehabilitation Program. This program shall include the following actions:

- Regularly contacting housing stakeholders group, including affordable housing developers, to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts.
- Provide interested developers and other potential housing partners with information regarding affordable housing resources and incentives (include information from Program 2-1 and Zoning Ordinance Chapter 17.39) and provide the brochure to applicants interested in affordable and/or multifamily housing, and
- Seek funding or support funding applications that would provide new affordable units, including extremely low income units.

Funding Sources: Federal and State funding sources; City General Fund;

Responsible Departments/Agencies: Housing staff, Planning Commission, City Council

Implementation Schedule: Annual outreach to housing stakeholders; loan/grant applications to support viable projects

Expected Results: Two applications for funding for affordable new housing construction projects; 40 new affordable units

Program 2-3 Energy Conservation

Continue and expand the City's encouragement of alternative design for energy conservation by regularly updating brochures and information regarding City policies and programs, particularly as they pertain to affordable housing. Policies C.5.1, C.5.2, C.6.1, and C.6.2 and associated programs in the Conservation Element provide direction and implementation measures for energy efficiency and conservation.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department

Implementation Schedule: Update of energy conservation and water conservation information (handouts and website links) when appropriate

Expected Results: Public information regarding energy conservation and water conservation programs and opportunities

GOAL 3 EXPAND HOUSING OPPORTUNITIES FOR THE ELDERLY, THE HANDICAPPED, HOUSEHOLDS WITH VERY LOW TO MODERATE INCOMES, AND FOR PERSONS WITH SPECIAL HOUSING NEEDS

Policy 3A The City shall encourage and facilitate housing types and programs for senior citizens, the disabled, including developmentally disabled, large families, and other groups identified as having special housing needs. (Programs 3-1 through 3-9)

Policy 3B The City shall continue to encourage the development and expansion of housing opportunities for the elderly and disabled through techniques such as smaller unit sizes, reduced fees (water/sewer) for smaller units, parking reduction, common dining facilities, and fewer but adequate amenities. (Programs 3-3 and 3-4, Zoning Ordinance Chapter 17.39)

Policy 3C The City shall facilitate housing opportunities for the homeless and households at-risk of homelessness, including allowing emergency shelters in specified zone(s) and maintaining an inventory of adequate sites to accommodate homeless housing needs. (Program 3-7; Zoning Ordinance Section 17.28.010(EE) and Chapter 17.37)

Policy 3D The City shall work with private, county, and state agencies to provide emergency housing for the homeless. (Programs 3-2 and 3-8)

Policy 3E The City shall require developers using public or tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or similar assistance to apply for below market rate units provided in the development.

Policy 3F The City shall continue to identify and provide incentives to encourage development of extremely low income, senior, disabled, large family, and other special needs housing types. (Program 3-3, Zoning Ordinance Chapter 17.39)

Program 3-1 **Removal of Constraints to Housing for Special Needs Groups**

Continue to assess and update the Zoning Ordinance, Municipal Code, and City procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless.

Funding Sources: *City General Fund*

Responsible Departments/Agencies: *Community Development Department, Planning Commission, City Council*

Implementation Schedule: *Review codes and procedures bi-annually, appropriate amendments made within one year of completion of review*

Expected Results: *No quantified objective; removal of constraints to special needs housing*

Program 3-2 **Special Needs Housing Coordination**

Assist other agencies serving Lakeport to address special needs housing, as needed and feasible. Provide a handout that identifies available housing programs for lower income households and special needs groups and make the handout available at City Hall, the library, and the City website.

Funding Sources: *City General Fund*

Responsible Departments/Agencies: *Community Development Department, Housing Staff, Planning Commission, City Council*

Implementation Schedule: *Ongoing*

Expected Results: *No quantified objective; removal of constraints to special needs housing*

Program 3-3 Incentives for Extremely Low Income, Senior, Disabled, Large Families, and Special Needs Housing

Continue to provide incentives for special needs housing and extremely low income housing, prioritizing development of extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing, density bonuses, and a reduction in development standards, such as lot coverage, parking, and/or setbacks (see Zoning Ordinance Chapter 17.39). Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks or a density bonus for projects, particularly multifamily, with 20 percent or more large units.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council

Implementation Schedule: On-going

Expected Results: No quantified objective

Program 3-4 Seek Site and Funding for Affordable Housing

Identify several parcels of land suitable for an affordable housing project, considering sites that may be appropriate for affordable family housing, special needs housing, and/or senior housing funded by a HUD 202 or a similar program. Contact developers to identify interest in developing an affordable housing project, with emphasis on housing that includes units to accommodate extremely low income and/or special needs households, and, if there is interest, facilitate obtaining funding and construction of the affordable housing.

Funding Sources: HOME, CDBG (same funding source as Program 2-2)

Responsible Departments/Agencies: Housing staff, Planning Commission, City Council

Implementation Schedule: Identify parcels by December 2015; contact developers in 2016; seek funding during 2016 - 2019

Expected Results: No quantified objective

Program 3-5 Seek Available Funding

Seek and aggressively pursue available State and Federal assistance for City and non-profits (CDBG, HOME, etc.) to develop affordable housing for seniors, large-families, households with children, and others with specialized housing needs when there is a request from a developer for an affordable housing project appropriate for the City. If no new affordable housing construction projects are identified, the City will

pursue funding for First Time Homebuyer, housing rehabilitation, and other programs that will provide housing assistance but may not result in the development of housing for special needs groups.

Funding Sources: *General Fund*

Responsible Departments/Agencies: *Housing staff, Planning Commission, City Council*

Implementation Schedule: *Ongoing*

Expected Results: *No quantified objective*

Program 3-6 Farmworker Housing

Monitor population increases within the City during elevated farming seasons. If un-housed issue identified, pursue partnership with County to address documented need.

Funding Sources: *General Fund*

Responsible Departments/Agencies: *Housing staff, Planning Commission, City Council*

Implementation Schedule: *Ongoing monitoring ; Zoning Ordinance revisions concurrent with Housing Element adoption*

Expected Results: *No quantified objective*

Program 3-7 Group Homes

Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, Health and Safety Code 1267.8 requiring to specify siting and permit requirements for small group homes, including maximum spacing for specific facilities, intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.

Funding Sources: *General Fund*

Responsible Departments/Agencies: *Community Development Department, Planning Commission, City Council*

Implementation Schedule: *Zoning Ordinance revisions concurrent with Housing Element adoption*

Expected Results: *Zoning Ordinance revisions*

Program 3-8 **Maintain Ongoing Estimates of the Demand for Emergency Housing**

Consult annually with local churches, North Coast Opportunities, other service providers and the County's Social Services Department to maintain ongoing estimates of the demand for emergency housing. Include findings in the annual report prepared under Program 4-2.

Funding Sources: General Fund

Responsible Departments/Agencies: Housing staff

Implementation Schedule: annually

Expected Results: Findings included in annual report

Program 3-9 **Reasonable Accommodation for Persons with Disabilities**

Establish reasonable accommodation procedures to provide exception in zoning and land-use for housing for persons with disabilities protected under fair housing law. This will include, but not be limited to, procedures to address accessibility improvements, including the installation of ramps, walkways, grab bars, raised counters, and lighting, and shall identify improvements that are exempt from building permit requirements. Reasonable accommodation will be permitted through a ministerial process, provided: 1) the requested accommodation would not impose an undue financial or administrative burden on the City, and 2) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

The City shall prepare handouts to provide information to all interested parties regarding accommodations in zoning, application of building codes, and permit processes for persons with disabilities.

Funding Sources: General Fund

Responsible Departments/Agencies: Community Development Department, Planning Commission, City Council

Implementation Schedule: Municipal Code revised concurrent with Housing Element adoption

Expected Results: Municipal Code revisions

GOAL 4 **PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, OR COLOR**

Policy 4A The City shall actively support fair housing opportunities for all persons regardless of race, sex, marital status, ancestry, national origin, or color. (Program 4-1)

Policy 4B The City shall encourage and support public participation in the formulation and review of the City's housing and development policies.

Policy 4C The Planning Commission and City Council shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs. (Program 4-2)

Program 4-1 **Equal Housing Opportunity**

Facilitate equal housing opportunity by continuing to designate the Community Development Director as the City's Equal Opportunity Coordinator. The City's Equal Opportunity Coordinator shall refer complaints to the State Department of Fair Employment & Housing for investigation and resolution of complaints. Information regarding equal housing opportunity laws and the City's Equal Housing Opportunities Coordinator shall be prepared and distributed to the public at City Hall and other public and quasi-public places. A log of complaints related to equal housing opportunities will be kept and a summary of complaints shall be included in the annual report, in conjunction with Program 4-2.

Funding Sources: General Fund, Housing Program Income

Responsible Departments/Agencies: Community Development Director

Implementation Schedule: Ongoing

Expected Results: Findings included in annual report

Program 4-2 **Annual Report**

Prepare an Annual Report to the City Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development within 30 days after review by the City Council.

Funding Sources: General Fund

Responsible Departments/Agencies: Community Development Director/Housing staff, City Council

Implementation Schedule: Report for prior year completed March/April of each year

Expected Results: Annual reports

Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the community’s 2014 through 2019 housing needs, as identified in Chapters 1 through 5, are met in a timely and cost effective manner. The programs designate funding sources, the party(ies) responsible for implementation, and expected results, including quantified objectives where applicable. Table 6-1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated and conserved over the planning period. Table 6-2 identifies an estimate of quantified objectives for very low and low income units by program.

In implementing those objectives, the community will require funding from a variety of sources including, but not limited to, CDBG and HOME funds.

Table 6-1: Quantified Objectives: Construction, Rehabilitation, and Preservation by Income Level

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	5	6	0
Very Low	20	18	25
Low	15	15	
Moderate	15	0	0
Above Moderate	50	0	0
Total ¹	115	39	25

Table 6-2: Quantified Objectives for Very Low and Low Income Units by Program

Program	Construction	Rehabilitation	Preservation
Program 1-3: Housing Rehabilitation Program		39	
Program 1-5: Conversion of Affordable Units			25
Program 1-6: Energy Conservation Retrofit		25*	
Program 2-2: Affordable Housing Resources	40*		
TOTAL	40	39	25

*Can be in conjunction with Program 1-3 so these units are not added to the total number of rehabilitated units

CHAPTER SEVEN – COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element.

Development of Draft Housing Element

In order to engage the community in the Housing Element Update process, a public outreach workshop was held. The public, including residents, businesspeople, housing advocates, service agencies, and other organizations addressing housing and special needs were encouraged to participate in the process.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately.

2009 HOUSING SURVEY

As part of the 2009 Housing Element, the City conducted a comprehensive survey of the community. While the City's funding resources did not allow for a new survey to be conducted for this Housing Element Update, the 2009 Housing Element survey information was reviewed and considered in the preparation of this Housing Element update.

The City received over 475 completed housing surveys. The survey asked residents to identify: 1) housing challenges, 2) housing opportunities, and 3) other housing comments.

Housing Challenges and Opportunities

Many respondents identified the same or similar concerns as both housing challenges and opportunities. The top two concerns are a broader issue than just housing, but affect an individual's ability to get to and from their home and the ability of new development to provide pedestrian and vehicle connectivity to existing development:

- Poor condition of City streets as the result of an aging road system (177 responses)
- Areas with missing or incomplete sidewalks and curbs (162 responses)
- Need improved drainage, water, lighting, and other infrastructure (73 responses)
- Safety issues, including drugs, crime, graffiti (50 responses)

Respondents identified a range of concerns associated with the condition of the housing stock:

- Aging neighborhoods with deteriorated homes and lack of housing upkeep (92 responses)

-
- Difficult to rehabilitate or expand existing home due to City's requirements to provide full curb, gutter, and sidewalk improvements which make home improvements cost-prohibitive (27 responses)
 - Maintain affordability for mobile homes and/or senior units (14 responses)
 - Vacant homes and foreclosures (13 responses)
 - Improve code enforcement (11 responses)
 - Property tax rates do not reflect lower property values (5 responses)

General housing concerns included:

- Affordability of housing (160 responses)
- High utility rates, including water, sewer, and garbage (34 responses)

Respondents identified various needs associated with new housing:

- Senior housing, including active senior developments and assisted living (26 responses)
- Disabled housing (5 responses)
- Adequate transit near affordable housing (7 responses)
- Low income housing (14 responses)
- Workforce and middle-income housing (3 responses)

The following programs were suggested to address housing issues:

- Home improvement loans (74 responses)
- Neighborhood preservation/clean-up programs (63 responses)
- Affordable financing programs (6 responses)
- First-time homebuyer assistance (6 responses)

Other suggestions included: in-fill housing, developing a community assistance program where youth or other volunteers could provide minor home repairs and yard maintenance for the elderly and disabled, encouraging energy conservation and alternative energy, identify and develop new housing areas, incentivizing upkeep of homes and sidewalks, and reducing fees and restrictions to assist people with improving their homes.

Concerns were identified regarding new housing development and consideration given to residents' concerns and preferences, and many respondents identified the need to maintain lake access and views.

WORKSHOPS

A public workshop was held on March 10, 2014 to receive community input regarding the Housing Element update process and its requirements and, more specifically, to identify local housing priorities and preferences.

Public participation is not only a required portion of the update process, but is also crucial for understanding the community's goals and preferences. The City encouraged residents to get involved for the following reasons:

1. Assist in creating a new and updated Housing Element
2. Identify housing concerns and suggest solutions
3. Help decide where and how new housing will occur
4. Inform the staff and consultants what housing types are preferred in Lakeport
5. Participation is key to understanding and achieving community goals
6. The plan is more likely to be implemented with broad community support

In order to encourage residents, businesspeople, and other stakeholders to participate in the Housing Workshop, the City used multiple outreach outlets, including:

- Posting of public notices on the City's website and at City Hall
- News/media releases to Lake County Record-Bee and Lake County News (a popular on-line publication)
- Posting the meeting information and providing multiple updates on the City's Facebook page (the City has 628 Facebook followers)
- Posting the meeting information and providing multiple updates on the City's Twitter feed (the City has 175 Twitter followers)
- Notifying interested stakeholders and public agencies of the meeting

Workshop Results

The workshop included a presentation describing the Housing Element Update process, Housing Element content requirements, and key findings regarding housing in Lakeport. Workshop attendees included local residents and a economic development services provider. Workshop

attendees were asked to participate in a group activity to identify top priorities, challenges, and opportunities associated with existing and anticipated housing needs in the City.

Workshop results are summarized below.

- Priorities for housing activities included providing additional low income housing opportunities, addressing homeless needs, and communicating the relevance of the Housing Element to the community.
- Special needs populations discussed included senior households, large families, single parents, persons with disabilities, and farmworkers. Observations included that there are farmworkers regionally, but not many in the City and that there are not many homeless people are observed in the City on a regular basis, but that some type of housing assistance should be provided for homeless persons and households at risk of becoming homeless. The need and demand for additional senior housing and housing for the homeless population was identified.
- Opportunities identified included a senior housing development and continuing the City's housing rehabilitation and housing assistance programs.

2009 Workshop Results

The 2009 Housing Element included a series of three public workshops. The information provided at those workshops was reviewed and considered for this Housing Element Update.

Workshop attendees identified challenges facing the City, including development requirements for small single occupancy “studio-type” units, cost of infrastructure upgrades, high fees, alternative low-cost building materials and phased finishing schedules are not encouraged, and the need for affordable housing for seniors, the disabled, and their caretakers.

Priorities identified included low income and very low income housing in close proximity to town and services, transit and circulation (bike lanes) connectivity, water and wastewater treatment availability, senior housing alternatives, walking safety in city, providing housing developments with amenities, including mini parks and trees, and tele-communities.

Opportunities recommended for the City to consider included transportation and services to keep seniors in their homes and neighborhoods as they age, stores such as groceries within walking distance to houses, buy-out programs for mobile-home parks to become owner-occupied, residential hotel-style facilities provided near senior and community services, and encouraging use of alternative building materials. The potential to acquire vacant and foreclosed homes and use those as a source of affordable housing was also discussed.

Summary

The input from the 2014 and 2009 outreach efforts was used in reviewing the analysis of housing needs, identifying potential constraints, and updating the housing policies and programs. The input from the 2009 Housing Element process was reviewed for the evaluation of the effectiveness of the 2009 Housing Element. The goals, programs, and policies in Chapter 6

(Housing Plan) were reviewed and updated to ensure that there is adequate support for identified priorities, including the development of lower income housing, addressing homeless needs, development of senior housing, continuing the City's housing rehabilitation and housing assistance programs, and reducing constraints associated with City requirements and fees.

Planning Commission and City Council Hearings

Two public hearings were held by the City to consider the Housing Element. In order to encourage residents, businesspeople, and other stakeholders to participate in the Planning Commission and City Council hearings, the City engaged in public outreach efforts similar to those used for the Housing Workshop, including:

- Posting of public notices on the City's website and at City Hall
- News/media releases to Lake County Record-Bee and Lake County News (a popular on-line publication)
- Posting the meeting information and providing multiple updates on the City's Facebook page (the City has 628 Facebook followers)
- Posting the meeting information and providing multiple updates on the City's Twitter feed (the City has 175 Twitter followers)
- Notifying stakeholders and public agencies of the meeting

On June 11, 2014, the Planning Commission reviewed the Draft Housing Element during a noticed public hearing. The Planning Commission identified minor edits to the Housing Element. A member of the Big Valley Rancheria commented, indicating that they were reviewing the Housing Element but did not have any comments on the document. No other public comments were received on the Housing Element.

Following public review of the Public Review Draft Housing Element, including review by HCD and the Planning Commission, the Housing Element was revised to address HCD's comments as well as public comments received.

On August 19, 2014, following a noticed public hearing, the City Council reviewed the Draft Housing Element with the revisions suggested by the Planning Commission and HCD and adopted the document.

Appendix A - Inventory of Residential Sites

APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02612257	Residential	R-1	-	0.58	Vacant	3
02506211	Residential	R-1	-	0.34	Vacant	2
02605107	Residential	R-1	-	0.15	Vacant	1
02605106	Residential	R-1	-	0.19	Vacant	1
02605104	Residential	R-1	-	0.10	Vacant	1
02605105	Residential	R-1	-	0.21	Vacant	1
02605109	Residential	R-1	-	0.36	Vacant	2
02608101	Residential	R-1	-	1.17	Vacant	7
02507412	Residential	R-1	-	0.49	Vacant. 100-year floodplain.	3
02504126	Residential	R-1	-	0.88	Vacant	5
02602142	Residential	R-1	-	0.82	Vacant	5
02602148	Residential	R-1	-	1.38	Underutilized - 1 single family home.	7
02518411	Residential	R-1	-	0.17	Underutilized - accessory structure.	1
02647102	Residential	R-1	-	0.62	Vacant	4
02544108	Residential	R-1	-	4.37	Lakewood Knoll. Vacant. Under construction.	18
00503010	Residential	R-1	-	2.26	Vacant. Lakewood Knoll.	10
00503049	Residential	R-1	-	17.41	Underdeveloped. 100-year floodplain.	102
02509204	Residential	R-1	-	5.34	Underutilized - 1 single family home.	30
02509314	Residential	R-1	-	0.27	Vacant. 100-year floodplain.	2
02509313	Residential	R-1	-	0.27	Vacant. 100-year floodplain.	2
02509312	Residential	R-1	-	0.23	Vacant. 100-year floodplain.	1
02565610	Residential	R-1	-	0.13	Underutilized - accessory structure.	1
02565609	Residential	R-1	-	0.13	Vacant	1
02602111	Residential	R-1	-	2.41	Vacant. 100-year floodplain.	14
02648109	Residential	R-1	-	0.99	Vacant. Bell Map.	3
02506201	Residential	R-1	-	4.36	Underutilized - 1 single family home. 100-year floodplain.	24
02506202	Residential	R-1	-	2.64	Munion Subdivision - 5 lots. Tentative mapp approved and active. 1 existing single family home. 100-year floodplain.	5
02646101	Residential	R-1	-	6.64	Underutilized - 1 single family home.	38
02607116	Residential	R-1	-	0.14	Vacant	1
02507321	Residential	R-1	-	0.24	Vacant	1
02602110	Residential	R-1	-	3.66	Vacant. 100-year floodplain.	21
02602109	Residential	R-1	-	3.66	Vacant. 100-year floodplain.	21
02506224	Residential	R-1	-	1.91	Underutilized - accessory structure.	11
02506213	Residential	R-1	-	2.87	Underutilized - 1 single family home.	16
02602102	Residential	R-1	-	0.32	Vacant. 100-year floodplain.	2
02602141	Residential	R-1	-	5.88	Vacant. 100-year floodplain.	34
02634103	Residential	R-1	-	1.62	Vacant	9
02506223	Residential	R-1	-	2.79	Vacant	16

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APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02507405	Residential	R-1	-	3.05	Underutilized - 1 single family home.	17
02607307	Residential	R-1	-	0.11	Vacant	1
02612209	Residential	R-1	-	7.86	Underutilized - 1 single family home. 100-year floodplain.	45
02634104	Residential	R-1	-	2.84	Underutilized - 1 single family home.	16
02608204	Residential	R-1	-	0.12	Vacant	1
02607303	Residential	R-1	-	0.11	Vacant	1
02607304	Residential	R-1	-	0.07	Vacant	0
02607302	Residential	R-1	-	0.11	Vacant	1
02507323	Residential	R-1	-	0.17	Vacant	1
02543116	Residential	R-1	-	5.79	Vacant. Owned by Lakeport Christian Center.	34
02603109	Residential	R-1	-	0.37	Vacant. 100-year floodplain.	2
02543112	High Density Residential	R-1	-	3.40	Vacant - 1 single family residence and assorted accessory structures.	19
02509311	Residential	R-1	-	0.25	Vacant. 100-year floodplain.	1
02609107	Residential	R-1	-	0.11	Vacant	1
02634208	Residential	R-1	-	2.71	Vacant	16
02543121	Residential	R-1	-	8.27	Underutilized - 1 single family home.	47
02607305	Residential	R-1	-	0.12	Vacant	1
02607306	Residential	R-1	-	0.11	Vacant	1
02640301	Residential	R-1	-	0.25	Vacant	1
02607308	Residential	R-1	-	0.08	Vacant	1
02649111	Residential	R-1	-	0.48	Vacant	3
02612249	Residential	R-1	-	0.38	Adamson project. Vacant.	3
02612250	Residential	R-1	-	0.35	Adamson project. Vacant.	2
02602117	Residential	R-1	-	4.14	Vacant	24
02605201	Residential	R-1	-	0.32	Vacant	2
02608203	Residential	R-1	-	0.49	Vacant	3
02608202	Residential	R-1	-	0.25	Vacant	1
02608208	Residential	R-1	-	0.12	Vacant	1
02612201	Residential	R-1	-	6.00	Underutilized - 1 single family home.	34
02608209	Residential	R-1	-	0.11	Vacant	1
02608210	Residential	R-1	-	0.07	Vacant	1
02608205	Residential	R-1	-	0.12	Vacant	1
02608207	Residential	R-1	-	0.12	Vacant	1
02632114	Residential	R-1	-	2.71	Vacant	16
02509309	Residential	R-1	-	0.19	Vacant. 100-year floodplain.	1
02503401	Residential	R-1	-	3.02	Vacant. Frankovick Subdivision.	15
02503301	Residential	R-1	-	3.29	Vacant. Frankovick Subdivision.	17
02503603	Residential	R-1	-	0.05	Vacant	1
02503604	Residential	R-1	-	0.23	Vacant	1
02649109	Residential	R-1	-	2.86	Vacant	17

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APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02504213	Residential	R-1	-	0.21	Vacant	1
02649102	Residential	R-1	-	0.40	Underutilized - 1 single family home.	1
02638306	Residential	R-1	-	0.18	Vacant	1
02638304	Residential	R-1	-	0.19	Vacant	1
02509308	Residential	R-1	-	0.18	Vacant. 100-year floodplain.	1
02509307	Residential	R-1	-	0.15	Vacant. 100-year floodplain.	1
02509306	Residential	R-1	-	0.13	Vacant. 100-year floodplain.	1
02607238	Residential	R-1	-	0.09	Vacant	1
00505111	Residential	R-1	-	0.38	Vacant	2
02507701	Residential	R-1	-	0.33	Vacant	2
02615137	Residential	R-1	-	0.29	Vacant	2
02615138	Residential	R-1	-	0.30	Vacant	2
02612251	Residential	R-1	-	0.36	Adamson project. Vacant.	2
02612253	Residential	R-1	-	3.90	Vacant. Lake Terrace Estates - 8 lots. Tentative map approved and active. 100-year floodplain.	8
02504127	Residential	R-1	-	0.25	Vacant	1
02636101	Residential	R-1	-	4.02	Underutilized - 1 single family home.	22
02636102	Residential	R-1	-	5.29	JT Meadows Subdivision - 28 lots. Tentative map approved and active. Vacant. 100-year floodplain.	28
02606212	Residential	R-1	-	0.26	Vacant	2
02565217	Residential	R-1	-	0.13	Vacant	1
02632111	Residential	R-1	-	3.23	Vacant.	19
02573116	Residential	R-1	-	0.15	Vacant. Parkside.	1
02573115	Residential	R-1	-	0.14	Vacant. Parkside.	1
02574113	Residential	R-1	-	0.14	Vacant. Parkside.	1
02574104	Residential	R-1	-	0.15	Vacant. Parkside.	1
02574112	Residential	R-1	-	0.14	Vacant. Parkside.	1
02574105	Residential	R-1	-	0.15	Vacant. Parkside.	1
02574111	Residential	R-1	-	0.16	Vacant. Parkside.	1
02574106	Residential	R-1	-	0.16	Vacant. Parkside.	1
02574110	Residential	R-1	-	0.17	Vacant. Parkside.	1
00503051	Residential	R-1	-	14.18	Vacant. Parkside.	60
02573117	Residential	R-1	-	0.15	Vacant. Parkside.	1
02574107	Residential	R-1	-	0.17	Vacant. Parkside.	1
02574108	Residential	R-1	-	0.16	Vacant. Parkside.	1
02574109	Residential	R-1	-	0.18	Vacant. Parkside.	1
02544143	Residential	R-1	-	1.18	Vacant. Parkside project. 100-year floodplain.	5
02602134	Residential	R-1	-	26.66	Vacant. 100-year floodplain.	156
02607216	Residential	R-1	-	0.11	Vacant	1
02607214	Residential	R-1	-	0.12	Vacant	1

Appendix A - Inventory of Residential Sites

APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02602149	Residential	R-1	-	8.64	Vacant	50
02602108	Residential	R-1	-	4.51	Underutilized - single family residence. 100-year floodplain.	25
02607215	Residential	R-1	-	0.11	Vacant	1
02508414	Residential	R-1	-	0.41	Vacant	2
02509310	Residential	R-1	-	0.22	Vacant. 100-year floodplain.	1
02508306	Residential	R-1	-	0.10	Vacant	1
02612226	Residential	R-1	-	0.06	Vacant	1
02612256	Residential	R-1	-	4.16	Underutilized - 1 single family home.	23
02520506	Residential	R-1	-	0.23	Vacant	1
02648201	Residential	R-1	-	0.60	Vacant	3
02521216	Residential	R-1	-	0.10	Vacant	1
02607414	Residential	R-1	-	0.09	Vacant	1
02606113	Residential	R-1	-	0.11	Vacant	1
02603120	Residential	R-1	-	0.53	Vacant	3
02615140	Residential	R-1	-	0.29	Vacant	2
02556420	Residential	R-1	-	0.09	Vacant. 100-year floodplain.	1
02607309	Residential	R-1	-	0.11	Vacant	1
02647101	Residential	R-1	-	2.02	Underutilized - 1 single family home.	11
02648204	Residential	R-1	-	0.24	Vacant	1
02536704	Residential	R-1	-	0.16	Vacant	1
02519101	Residential	R-1	-	0.91	Vacant. Pino Project.	5
02505105	Residential	R-1	-	0.19	Vacant	1
02603122	Residential	R-1	-	0.40	Vacant	2
02507314	Residential	R-1	-	0.21	Vacant	1
02536612	Residential	R-1	-	0.20	Vacant	1
02507313	Residential	R-1	-	0.15	Vacant	1
02633221	Residential	R-1	-	0.21	Vacant	1
02633212	Residential	R-1	-	1.48	Vacant	9
02609115	Residential	R-1	-	0.11	Vacant	1
02609212	Residential	R-1	-	0.12	Vacant	1
02630122	Residential	R-1	-	1.36	Underutilized - accessory structure.	8
02625601	Residential	R-1	-	0.17	Vacant. City-owned. 100-year floodplain.	1
02625605	Residential	R-1	-	0.24	Vacant. 100-year floodplain.	1
02632213	Residential	R-1	-	0.91	Vacant	5
02565209	Residential	R-1	-	0.34	Vacant	2
02605217	Residential	R-1	-	0.07	Vacant	1
02605216	Residential	R-1	-	0.09	Vacant	1
02605236	Residential	R-1	-	0.14	Vacant	1
02605215	Residential	R-1	-	0.09	Vacant	1
02605228	Residential	R-1	-	0.08	Vacant	1
02605214	Residential	R-1	-	0.11	Vacant	1

Appendix A - Inventory of Residential Sites

APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02607217	Residential	R-1	-	0.15	Vacant	1
02503608	Residential	R-1	-	0.30	Vacant	2
02503502	Residential	R-1	-	0.73	Underutilized - accessory structure.	4
02651130	Residential	R-1	-	0.34	Vacant	2
02638305	Residential	R-1	-	0.21	Vacant	1
02612225	Residential	R-1	-	1.24	Vacant	7
02631328	Residential	R-1	-	0.13	Vacant. 100-year floodplain.	1
02516111	Residential	R-1	-	0.24	Underutilized - accessory structure. 100-year floodplain.	1
02520303	Residential	R-1	-	0.42	Vacant	2
02503602	Residential	R-1	-	0.14	Vacant	1
02613118	Residential	R-1	-	0.85	Vacant	5
02630114	Residential	R-1	-	0.60	Vacant	4
02505109	Residential	R-1	-	0.26	Vacant	2
02641210	Residential	R-1	-	0.38	Vacant	2
02609116	Residential	R-1	-	0.11	Vacant	1
02606155	Residential	R-1	-	0.16	Vacant	1
02612245	High Density Re	R-1	-	3.19	Underutilized - accessory structure. 100-year floodplain.	19
02638109	Residential	R-1	-	0.15	Vacant	1
02507501	Residential	R-1	-	0.17	Vacant	1
00503519	Residential	R-1	-	28.96	Underutilized - accessory structure. 100-year floodplain.	169
02612247	Residential	R-1	-	5.52	Underutilized - 1 single family home.	31
02612205	Residential	R-1	-	5.48	Vacant. 100-year floodplain.	32
02648111	Residential	R-1	-	0.71	Vacant. Bell Map.	2
02648110	Residential	R-1	-	0.76	Vacant. Bell Map.	3
02509316	Residential	R-1	-	7.09	Vacant. Moody Subdivision.	30
02509203	Residential	R-1	-	2.77	Vacant. 100-year floodplain.	16
02503503	Residential	R-1	-	0.86	Vacant	5
02605108	Residential	R-1	-	0.12	Vacant	1
Subtotal - R-1				296.12		1,631
02604317	Residential	R-2	1	0.20	Underutilized - accessory structure.	3
02614211	Residential	R-2	2	0.28	Vacant	4
02616121	Residential	R-2	3	0.23	Vacant	4
02616306	Residential	R-2	4	0.06	Vacant	1
02619403	Residential	R-2	6	0.09	Vacant	1
02626208	Residential	R-2	9	0.10	Underdeveloped. Small portion of lot in 100-year floodplain.	2
02612223	Residential	R-2	11	0.17	Vacant	3
02612222	Residential	R-2	12	0.18	Vacant	3
02622109	Residential	R-2	14	0.21	Vacant	3

Appendix A - Inventory of Residential Sites

APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02622202	Residential	R-2	15	0.50	Vacant. Small portion of lot in 100-year floodplain.	8
02625106	Residential	R-2	16	0.13	Vacant. 100-year floodplain.	2
02530105	Residential	R-2	17	0.20	Vacant.	3
02531114	Residential	R-2	18	0.15	Vacant. 100-year floodplain.	2
Subtotal - R-2				2.52		39
02619303	High Density Re	R-3	5	0.17	Vacant	4
02623103	High Density Re	R-3	7	0.39	Vacant	9
02624302	High Density Re	R-3	8	0.12	Vacant	3
02523101	High Density Re	R-3	10	0.29	Vacant	7
02648209	High Density Re	R-3	13	1.62	Underutilized - 1 single family home.	37
02532110	High Density Re	R-3	19	0.29	Underdeveloped	7
02543137	High Density Re	R-3	21	3.10	Vacant	72
02545101	High Density Re	R-3	22	1.64	Underutilized - school on portion of site. Acreage shown is remaining, developable land.	38
02561140	High Density Re	R-3	24	1.65	Vacant. Owned by Lake County Board of Education. Majority of site in 100-year floodplain. Approximately 60% developed.	38
00504220	High Density Re	R-3	25	3.03	Vacant	70
00504215	High Density Re	R-3	26	1.76	Underutilized - 1 single family home.	40
Subtotal - R-3				14.07		325
00503821	Resort Resident	R-5	-	0.08	Vacant. Victorian Village.	2
00505007	Resort Resident	R-5	-	3.38	Vacant	52
02603129	Resort Resident	R-5	-	6.08	Vacant	94
02603109	Residential	R-5	-	0.29	Vacant	4
02550146	Resort Resident	R-5	-	3.83	Underutilized - 1 single family home.	58
00505003	Resort Resident	R-5	-	4.79	Underutilized - 1 single family home.	73
00503824	Resort Resident	R-5	-	0.05	Vacant. Victorian Village.	1
00503825	Resort Resident	R-5	-	0.06	Vacant. Victorian Village.	1
00503820	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503827	Resort Resident	R-5	-	0.07	Vacant. Victorian Village.	1
00503819	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503818	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503817	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503828	Resort Resident	R-5	-	0.06	Vacant. Victorian Village.	1
00503816	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503815	Resort Resident	R-5	-	0.04	Vacant. Victorian Village.	1
00503834	Resort Resident	R-5	-	4.87	Vacant. Victorian Village.	73
00503833	Resort Resident	R-5	-	0.70	Vacant. Victorian Village.	8
02629108	Resort Resident	R-5	-	2.45	Vacant. City-owned.	38
02560102	Resort Resident	R-5	-	0.37	Vacant. City-owned.	6

Appendix A - Inventory of Residential Sites

APN	General Plan	Zoning	Map #	Acres	Notes	Realistic Unit Capacity
02631227	Resort Residential	R-5	-	0.56	Vacant	9
02603132	Residential	R-5	-	0.49	Underutilized - accessory structure.	8
Subtotal - R-5				28.39		436
TOTAL - R-1, R-2, R-3, R-5:				341.09		2,431
02544125	Residential	R-3	23	2.45	Vacant. Owned by Lake Family Resource Center. Approximately 2/3 of site in 100-year floodplain. Zoned R-3, but designated Residential by General Plan. Included in Appendix as information item, but not counted in inventory of sites.	57
02543116	Residential	R-3	20	4.70	Vacant. Owned by Lakeport Christian Center. Zoned R-3, but designated Residential by General Plan. Included in Appendix as information item, but not counted in inventory of sites.	109
Total - Other				7.15		166