



Introduction

The Housing Element was updated on an accelerated schedule to meet a State mandated deadline. This element was adopted by the Board of Supervisors on December 7, 2004. This section contains the text as adopted in 2004.

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also list quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objectives: The number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs or produced by the market without direct assistance during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

Key Terms

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

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

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

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

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

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

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

4.1 New Construction

Goal HE-1	To encourage new residential development in suitable locations that meet the projected need of all economic segments of the community.
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AVAILABLE SITES/AFFORDABLE HOUSING PRODUCTION

Policy HE-1.1 *Fair Share Allocation*

The County shall ensure that there are adequate sites and facilities available to meet its regional fair share allocation of 3,849 units (1,207 very low, 697 low, 404 moderate, 1,541 above moderate).

Policy HE-1.2 *Consistency with Fair Share Allocation*

The County shall ensure that community and area plans, which are prepared in conformance with the County’s General Plan, guarantee the availability of suitable sites with appropriate zoning and densities to allow projected housing needs and a variety of housing types. As new area plans are adopted and existing area plans updated, the housing inventories in Appendix C and the maps in Appendix D shall be updated to include any additional sites available for construction of affordable housing.

Policy HE-1.3 *Support for Affordable Housing*

The County shall encourage and support affordable housing for all economic segments within all communities.

Policy HE-1.4 *Incentives for Affordable Housing Production*

The County shall encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households.

Policy HE-1.5 *Attraction of Affordable Housing Developers*

The County shall seek to attract affordable housing developers to Lake County from throughout Northern California.

- Policy HE-1.6 *Use of Innovative Housing Techniques***
The County shall encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.
- Policy HE-1.7 *Support for Self-Help Housing***
The County shall continue to support self-help housing.
- Policy HE-1.8 *Public Education on Housing Programs***
The County shall ensure that developers and county residents are made aware of key housing programs and development opportunities.
- Policy HE-1.9 *Rental Housing Opportunities***
The County shall place a priority on the development of new rental housing.
- Policy HE-1.10 *Funding Assistance***
Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which it deems appropriate to the County's situation to assist in new housing production.
- Policy HE-1.11 *Property Management***
The County shall require effective property management for new multi-family and special needs affordable housing projects to reduce potential opposition.
- Policy HE-1.12 *Development at Maximum Density***
The County shall encourage developers/builders to construct their projects at the maximum density allowed under the High Density Residential (HDR) land use designation and R-3 (Multi-Family Residential) zoning district unless there are issues of site constraints or the affordability of the units would be compromised.
- Policy HE-1.13 *Use of Planned Development Residential Zoning***
The County shall support rezoning of the specific "R1" zoned sites that are designated Medium Density Residential to "PDR", Planned Development Residential zoning to promote maximum density when development projects are proposed.

INFILL DEVELOPMENT

- Policy HE-1.14 *Promote Infill Development***
The County shall promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the county.
- Policy HE-1.15 *Consistency with Surrounding Neighborhoods***
The County shall ensure that infill development maintains or enhances the positive qualities of the surrounding neighborhoods.

SECOND UNITS

Policy HE-1.16 Provision of Second Residential Units

The County shall continue to allow second residential units when consistent with the general plan's land use designation and when in compliance with the appropriate health and safety requirements.

MIXED USE/MIXED INCOME

Policy HE-1.17 Inclusion of Mixed Use/Mixed Income Housing

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

REDUCING CONSTRAINTS

Policy HE-1.18 Reduction of Procedural Barriers

The County shall expedite the processing of permits for affordable housing projects to the greatest extent possible.

INTERGOVERNMENTAL COOPERATION

Policy HE-1.19 Intergovernmental Coordination

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

INFRASTRUCTURE

Policy HE-1.20 Extension of Infrastructure

The County shall continue to pursue the construction and extension of public sewer and water systems in areas appropriate for higher residential densities.

UNDERUTILIZED SITES

Policy HE-1.21 Parcel Consolidation

The County shall work with for-profit and non-profit developers in consolidating parcels (lot line adjustments, access agreements, etc) zoned R-2 and R-3 to facilitate efficient development of the parcels.

Policy HE-1.22 Development of Underutilized Parcels

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

4.2 Maintaining Affordable Housing

Goal HE-2	To maintain housing affordability in Lake County for all income groups.
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- Policy HE-2.1 Preservation of Subsidized Housing***
 The County shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing.
- Policy HE-2.2 Cooperation with Volunteer Housing Organizations***
 The County shall continue to use volunteer housing organizations, such as Christmas in April and Habitat for Humanity, as a cost-effective way to leverage for grant programs.

4.3 Neighborhood Preservation/Rehabilitation

Goal HE-3	To conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
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HOUSING STOCK MAINTENANCE AND REHABILITATION

- Policy HE-3.1 Rehabilitation of Housing Stock***
 The County shall work towards the rehabilitation of the existing housing stock and strive to replace housing units where necessary.
- Policy HE-3.2 Maintenance of Housing Stock***
 The County shall encourage regular maintenance of housing as a means of conserving existing housing stock.
- Policy HE-3.3 Funding for Rehabilitation***
 Based on the availability of staff resources, the County shall pursue those available federal, state, and local funds which are appropriate to the County’s needs to assist housing rehabilitation.
- Policy HE-3.4 Priority for Rehabilitation***
 The County shall place a high priority on the rehabilitation of owner-occupied units.
- Policy HE-3.5 Removal of Rehabilitation Constraints***
 The County shall consider waiving permit fees, where appropriate for housing rehabilitation projects proposed by non-profit agencies for the benefit of lower income households.
- Policy HE-3.6 Long-term Affordability of Rehabilitated Units***
 The County shall promote the long-term affordability to lower income households of any housing unit rehabilitated with public funds.

- Policy HE-3.7 *Non-conforming Residences***
The County shall continue to allow the replacement of legal, non-conforming residences on private lots.

- Policy HE 3.8 *Replacement of Mobile Homes***
The County shall make the replacement of older mobilehomes a high priority.

- Policy HE-3.9 *Maintain Code Enforcement Program***
The County shall continue to provide standards and code enforcement efforts on residential units to alleviate hazardous conditions and achieve a safe and healthful living environment for all residents.

- Policy HE-3.10 *Compatibility of Residential Project Design***
The County shall require residential project design to reflect the relationship of the project to surrounding uses.

- Policy HE-3.11 *Standards for Multi-family Housing Design***
The County shall promote quality design and appearance of all new multi-family units so that it adds value to the community’s built environment and reduces potential for community objection.

- Policy HE-3.12 *Adequate Maintenance of Public Facilities***
The County shall enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County’s capital expenditures and requiring residents and landlords to maintain their properties in good condition.

4.4 Special Needs

Goal HE-4	To provide a range of housing services and encourage, support and supply housing units to serve special needs.
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GENERAL

- Policy HE-4.1 *Increased Housing Opportunities***
The County shall promote increased housing opportunities for seniors, large, families, and farmworkers.

- Policy HE-4.2 *Grant Assistance***
The County shall, based on the availability of staff resources, encourage, support and actively assist with staff time, including grants search and writing, non-profit and for-profit groups and individuals who wish to supply special needs housing.

HOMELESS

Policy HE-4.3 Assistance to Community Based Organizations

The County shall assist the efforts of community based organizations such as Lake County Community Action Agency in their efforts to assist individuals and families in need of short-term emergency housing.

Policy HE-4.4 Incentives for Emergency Housing

The County shall consider waiving development and construction fees where appropriate for projects, which will serve households in need of emergency housing.

LARGE FAMILIES

Policy HE-4.5 Provision of Large Rental Units

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

PERSONS WITH DISABILITIES

Policy HE-4.6 Accommodation for Individuals with Disabilities

The County shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing. The purpose is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the County.

Policy HE-4.7 Voluntary Accessible Design Techniques

The County shall encourage the inclusion of voluntary residential design features in new development that promote disabled accessibility, visitability, and universal design.

FARMWORKERS

Policy HE-4.8 Zoning for Farmworker Housing

The County shall appropriately zone an adequate supply of land to accommodate farmworker housing units.

4.5 Housing Discrimination

Goal HE-5	To provide decent housing and quality living environment for all Lake County residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
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Policy HE-5.1 Fair Housing Support

The County shall promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

Policy HE-5.2 Equal Housing Opportunity Plan

The County shall continue to follow the guidelines outlined in the Equal Housing Opportunity Plan.

4.6 Energy Conservation and Production

Goal HE-6	To encourage energy efficiency in all new and existing housing.
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Policy HE-6.1 Energy Conservation

The County shall promote the use of energy conservation measures and energy production technology in residential units to conserve energy as well as reduce household utility costs.

Policy HE-6.2 Public/Private Energy Programs

The County shall consider using energy conservation and production programs offered through P.G.&E. and other sources, including low interest financing.

Policy HE-6.3 Energy Efficient Site Planning

The County shall encourage, where appropriate, energy efficient site planning in newly proposed land divisions to take advantage of the sun's natural heating abilities.

Policy HE-6.4 Weatherization Programs

The County shall promote the use of weatherization programs for existing residential units, especially among low-income households.

4.7 Jobs / Housing Balance

Goal HE-7	To provide a well-balanced and diverse economy that provides an adequate number of jobs to support the local population.
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Policy HE-7.1 *Development of Job Base*

The County shall seek to attract industrial, office, and commercial development in an effort to promote creation of new jobs in the community, improve the financial resources of residents, and create a balanced community that is more resistant to economic down-turns.

Policy HE-7.2 *Job-Intensive Industries*

The County shall encourage more job-intensive industries to locate in the community. The County shall seek high quality and higher paying jobs.

Policy HE-7.3 *Jobs/Housing Linkages*

The County shall encourage the jobs/housing linkages through the development of housing near jobs. The County shall attempt to increase the supply of affordable housing and support efforts to match job income and housing affordability levels.

Policy HE-7.4 *Downtown Mixed-Use Development*

The County shall consider amending the zoning ordinance to allow mixed-use development in downtown community areas, in order to provide opportunities for affordable, multi-family residential development above ground-floor commercial uses.

4.8 Implementation Programs

Table 4-1, “Housing Element Implementation Programs” identifies the implementation measures that the County will follow in order to implement this element. For each program, Table 4-1 provides a reference to which policy(ies) it implements, who is responsible for this implementation, the source of funding, the quantified objectives (as appropriate, the number of housing units a program could assist), and the timeframe for implementation.

Table 4-1. Housing Implementation Programs

Implementation Measure	Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame	
New Construction						
1.0	The Community Development Department shall regularly review its permit procedure to adjust the cost and time of processing permits.	HE-1.3	Community Development Department	General Fund	--	Annually
2.0	The Community Development Department shall continue to hold pre-application conferences with developers to assist them in identifying suitable sites and understanding permit procedures. The Department shall encourage pre-hearing conferences between developers and the residents of the area where new large-scale housing projects are proposed.	HE-1.3	Community Development Department	General Fund	--	As needed; Ongoing
3.0	The County shall apply, based on the availability of staff resources, for those funds from available state and federal programs which are appropriate to the County's needs which provide for low to moderate income housing.	HE-1.10	Community Development Department	Housing Set Aside & CDBG & HOME Program Income	40 very low and 40 low units	2005
4.0	The County shall undertake an outreach campaign to increase the development community's awareness of Lake County, especially the Redevelopment Project Area.	HE-1.5	Community Development Department, Redevelopment Agency	CDBG, Set-Aside Funds	--	2005
5.0	The County shall provide developers with information regarding suitable potential high density housing site locations.	HE-1.8	Community Development Department, Redevelopment Agency	General Fund & Set-Aside Funds	--	2005
6.0	County staff shall attempt to meet with the Cities of Clearlake and Lakeport regarding affordable housing programs and administration.	HE-1.19	Community Development Department	General Fund	--	Annually
7.0	The County shall utilize a portion of available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers within the project area. The County shall publicize the availability of the grants and loans.	HE-1.8	Redevelopment Agency	Federal Funds & Housing Set-aside funds	20 very low, 20 low, and 40 moderate	Ongoing
8.0	The County shall investigate the feasibility of creating an inclusionary housing program as a means to provide affordable housing units.	HE-1.3	Community Development Department	General Fund	--	2005
9.0	The County shall undertake a review of policy constraints to develop housing, including the County's policy against accepting new roads into the County system.	--	Public Works Department, Community Development Department, Planning Commission, Board of Supervisors	General Fund	--	2005

Implementation Measure		Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
10.0	The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion of units restricted to very-low, low-, or moderate income households.	--	Community Development Department, Board of Supervisors	General Fund	--	2005
11.0	To increase the development community's awareness of Lake County, the Redevelopment Project Area and the availability of sites for affordable projects, the County shall take the following actions:	--	See 11a and 11b below	See 11a and 11b below	--	See 11a and 11b below
11.0a	Prepare and mail out to affordable housing developers active in nearby counties information about housing development opportunities in the county and particularly the Project Area.	--	Community Development Department, Redevelopment Agency, CDBG	General Fund, Set-Aside Funds	--	Annually beginning in 2005
11.0b	Sponsor a tour of potential affordable housing sites in the county for potential developers. CDD, RDA, CDBG Every other year beginning in 2005.	--	Community Development Department, Redevelopment Agency, CDBG	General Fund, Set-Aside Funds	--	Every other year beginning in 2005
12.0	The County shall utilize a portion of available Redevelopment Housing Set-Aside Funds to assist affordable housing production by private developers within the project area. The Agency/County shall take the following actions:	--	See 12a, 12b, 12c, and 12d below	See 12a and 12b below	See 12a and 12b below	See 12a and 12b below
12.0a	The County shall publicize the availability of the grants and loans.	--	Redevelopment Agency	Federal Funds & Housing Set-aside	20 very low, 20 low, and 40 moderate	Ongoing
12.0b	The County shall develop and set priorities for the types of affordable housing projects that the Agency wants to encourage and could be offered financial assistance, for example, housing for seniors, multi-family housing for very low-income families, etc.	--	Redevelopment Agency	Federal Funds & Housing Set-aside funds	20 very low, 20 low, and 40 moderate	2005 and then review and update
12.0c	The County shall publicize the Agency's priorities as well as the potential availability of the subsidy funds for certain projects in order to identify interested developers. Post information on the County Redevelopment Agency's website to make developers aware of its programs. The Agency will also publicize the availability of subsidy funds as part of the outreach program	--	Redevelopment Agency	Federal Funds & Housing Set-aside funds	20 very low, 20 low, and 40 moderate	Annually starting in 2005
12.0d	Once the amount of available funds has reached \$700,000, the County shall issue a NOFA or RFQ to affordable housing developers, emphasizing the County's priorities and the types of assistance available. Notice will be given to developers identified in the outreach programs.	--	Redevelopment Agency	Federal Funds & Housing Set-aside funds	20 very low, 20 low, and 40 moderate	2006 or 2007

Implementation Measure		Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
13.0	The County shall continue to work with Rural Communities Housing Development Corporation (RCHDC) and other developers experienced in self-help housing and farmworker housing. The County can assist developers by identifying sites, expediting permit processing, providing fee waivers, supporting funding applications, and providing financial assistance (e.g., RDA funds).	HE-1.7	RCHDC	Set-Aside Funds	--	Ongoing
14.0	The County shall include self-help housing as a priority category for the use of RDA housing set-aside funds.	HE-1.7	RCHDC	Set-Aside Funds	--	Annually beginning in 2004
15.0	The County shall publicize the list of vacant multi-family sites on the County's website (to potential developers as part of an outreach campaign. The County shall review and update the list annually.	HE-1.9	Community Development Department	General Fund, Set-Aside Funds	--	Annually beginning in 2005
16.0	The County shall provide incentives, such as density bonuses, expedited permit processing, and technical assistance, to encourage developers to consolidate small lots and/or develop on underutilized sites zoned R-2 and R-3. FY 2004	HE-1.20, HE-1.21	Community Development Department	General Fund	--	2005
17.0	The County shall continue to encourage the use of density bonuses for low- and very low-income housing in all proposed residential projects. The County shall inform developers of the benefits of density bonuses in preapplication conferences.	--	Community Development Department	General Fund	--	2005, Ongoing
18.0	The County shall amend the Zoning Ordinance to comply with state regulations (AB 1866) regarding applying non-discretionary criteria (e.g., height, size, setback, and parking restrictions) to second unit applications.	HE-1.15	Community Development Department, Planning Commission, Board of Supervisors	General Fund	25 moderate units	2005
19.0	The County shall actively promote community education on second units by posting information regarding these units on the County's website and providing brochures at the public counter in the Community Development Department. The County shall provide information explaining permit requirements, including changes in State law (i.e., AB 1866), and describe the benefits of second units to the property owner and the community. The County shall review and revise, as necessary, the promotional materials on an annual basis. Residential second units shall be encouraged and promoted as affordable, permanent rental housing.	--	Community Development Department	General Fund	50 very low income units; 50 low income units; 100 moderate income units	2005, Update annually

Implementation Measure		Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
20.0	The County shall consider amending its fee ordinance to waive use permit fees for large, affordable multi-family projects when a conditional use permit is required.	--	Community Development Department	General Fund	--	2005
21.0	The County shall use its development review process to encourage development in the R-3 zone to be developed at the highest end of the density range.	HE-1-12	Planning Commission, Board of Supervisors	General Fund	--	Ongoing
22.0	To facilitate the development of housing for lower income households, the County will (1) identify and (2) rezone 50 acres of "R-3", allowing 19 units per acre, by June 30, 2006. Identified and rezoned sites will be suitable, have the capacity to accommodate a maximum density of 19 units per acre and be available for multifamily development in the planning period where water and sewer services can be provided.	--	Planning Commission, Board of Supervisors	General Fund	--	June 30, 2006
Maintain Affordable Housing Stock						
23.0	The County Administrative Office shall maintain current information regarding federal, state, and local affordable housing program availability and requirements, disseminate this information where appropriate, and brief the Board of Supervisors periodically on the County's progress towards meeting its housing goals.	--	County Administrative Officer	General Fund	--	2005; Ongoing
24.0	The County shall encourage non-profit and for profit organizations to acquire and preserve assisted single family and multi-family units affordable to low and moderate income households.	HE-2.1	Community Development Department, Redevelopment Agency	Set-Aside Funds	10 very low, 10 low, 20 moderate	Ongoing
25.0	The County shall continue to work in conjunction with CalHFA, local banks, and mortgage institutions in implementing the First Time Home Buyer Program.	HE-2.1	County Administrative Officer	State funds	50 moderate units (10 per year)	Ongoing
26.0	The County shall continue the Mobilehome Replacement Program.	HE-3.1	Community Development Department, Redevelopment Agency	CDBG & HOME & Set-Aside Funds	15 very low, 35 low units	Ongoing
27.0	The County shall monitor the status of assisted housing with expiring affordability covenants and endeavor to maintain their affordability. The County shall monitor the status of these projects, and, as necessary identify potential buyers and possible sources of funding.	HE-2.1	Community Development Department	General Fund	--	2005; Ongoing

	Implementation Measure	Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
28.0	The County shall post information on the County's website about the Housing Authority's voucher program, affordable projects that are under development or planned, and other housing programs (i.e., Owner Occupied Rehabilitation Program, etc.)	--	Community Development Department, County Administrative Officer, Department of Social Services	General Fund	--	2005
Neighborhood Preservation/Rehabilitation						
29.0	The County shall continue to seek funding to expand the existing housing rehabilitation loan program for lower income households. (Existing Program 4.1) When these funds are exhausted, the County shall apply for additional CDBG funds.	HE-3.3	Board of Supervisors	CDBG	25 low, 25 very low, (assumes 10 per year)	As needed.
30.0	The County shall, based on the availability of staff resources, provide technical assistance to individuals who intend to make their own housing unit repairs.	HE-3.3	Community Development Department	CDBG	--	As needed.
31.0	The County shall perform periodic internal reviews of its policies to identify those that impede an aggressive enforcement of its housing and building codes and health and safety standards.	HE-3.8	Community Development Department	General Fund	--	Periodically
32.0	The County shall research relevant ordinances that would be helpful in the enforcement of housing and building code standards related to pre-1976 single wide mobile homes, absentee landlords, and secondary structures used for occupancy.	HE-3.8	Community Development Department	General Fund	--	2005
33.0	The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans. If necessary, the County shall work with potential buyers, such as nonprofit developers, to maintain affordability of these projects by identifying possible sources of County funding, such as RDA funds, to supplement primary state and federal sources.	HE-1.4	Redevelopment Agency	RDA Set-aside funds	Preserve 62 at-risk units	Annually beginning in 2005
34.0	The County shall continue to work with Rural Communities Housing Development Corporation (RCHDC) and other developers experienced in self-help housing. The County can assist developers by identifying sites, expediting permit processing, providing fee waivers, supporting funding applications, and providing financial assistance (e.g., RDA funds).	HE-1.7	RCHDC	RDA funds	--	Ongoing

Implementation Measure	Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame	
Special Needs						
35.0	The County shall amend, as necessary, its Code to provide individuals with disabilities reasonable accommodation through rules, policies, practices, and procedures that may ensure equal access to housing.	HE-4.6	Community Development Department	General Fund	--	2005
36.0	The County shall distribute literature on universal design and disabled accessibility through the Building and Planning Divisions.	HE-4.7	Community Development Department	General Fund	--	2005
37.0	The County shall amend the zoning ordinance to provide for a density bonus for projects that provide units designed to meet the needs of disabled persons, promote the construction of rental housing with three or more bedrooms, and allow use of "granny units" by these individuals.	HE-4.1, HE-4.5	Community Development Department, Board of Supervisors	General Fund	--	2005
38.0	The County shall consider adopting an ordinance that requires a certain percentage of four-bedroom homes in each new subdivision and three-bedroom units for new rental units.	HE-4.5	Community Development Department, Board of Supervisors	General Fund	--	2005
39.0	The County shall provide assistance, based on the availability of staff resources, to community-based organizations in seeking funding for homeless services and programs. CDD, LCCCA General Fund 2004	--	Community Development Department, Lake County Community Action Agency	General Fund	--	2005
40.0	The County shall amend the zoning ordinance to allow emergency/homeless shelters and transitional housing facilities within the "C2" zoning district as a permitted use.		Community Development Department, Board of Supervisors	General Fund	--	2005
41.0	The County shall analyze available sites to accommodate farmworker housing units. If there is a lack of available land, the County shall rezone for appropriate zoning as necessary.	HE-4.7	Community Development Department	General Fund	--	2005
42.0	The County shall identify potential partners and assist, based on available staff resources, in the construction of farmworker housing which meets the needs of both the migrant and the permanent resident workforce.	HE-4.7	Community Development Department	General Fund	--	2005
Housing Discrimination Prevention						
43.0	The County shall revise, as necessary, and maintain its Equal Housing Opportunity Plan meeting federal guidelines, which will actively pursue fair housing law compliance.	HE-5.2	Community Development Department	General Fund	--	As necessary
Energy Conservation						
44.0	The County shall continue to provide density bonuses of up to 25 percent for innovative energy-efficient housing projects.	HE-6.1	Community Development Department	General Fund	--	Ongoing

Implementation Measure	Policy	Who is Responsible	Funding Source	Quantified Objective	Time Frame
45.0	The County shall distribute information to developers and builders on energy-efficient standards for residential buildings.	HE-6.4	Community Development Department	General Fund	-- 2005; Ongoing
Jobs/Housing Balance					
46.0	The County shall identify sufficient sites within its community and area plans where new industries can be located.	HE-7.1	Community Development Department	General Fund	-- 2005
47.0	The County shall continue to actively support the use of state and federal economic development incentives towards the provision of additional, better-paying local jobs.	HE-7.2	Community Development Services	General Fund	-- Ongoing
48.0	The County shall continue to pursue funding of a Section 8 Family Self-Sufficiency Program which includes job training and education opportunities for the assisted households.	HE-7.1	Department of Social Services	General Fund	-- Ongoing
49.0	The County shall, based on available staff resources, assist high employment industries wishing to locate locally to secure loan guarantees or other forms of assistance from state and federal agencies.	HE-7.2	Redevelopment Agency, Community Development Services, Board of Supervisors	General Fund	-- As needed.
50.0	The County shall consider adopting amendments to the zoning ordinance that would allow additional residential development in community commercial areas, where appropriate services area available.	HE-7.4	Community Development Department, Redevelopment Agency	General Fund	-- 2005
51.0	As new area plans are publicly noticed and adopted, including updates to existing area plans, Appendix's C & D shall be updated to include any additional sites made available for development of affordable housing.	HE-1.2	Community Development Department	General Fund	-- 2005 & 2006
52.0	When residential development proposals are submitted on the "R1" zoned parcels in the inventory that are designated MDR, the County will support rezoning to "PDR" when that zoning will provide a project the ability to be developed at a higher density, and will provide flexibility in design. In such cases, development at maximum density will be encouraged.	HE-1.13	Community Development Department	General Fund	-- Ongoing

4.5 Quantified Objectives

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Table 4-2 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2003-2008).

Table 4-2. Summary of Quantified Objectives

Objective Category/Program	Very Low	Low	Moderate	Above-Moderate	Total
FAIR SHARE ALLOCATION					
HCD Housing Needs Determination (2001-2008)	1,207	697	404	1,541	3,849
Permit Development Activity (2001 - 2002)	40	31	0	850	921
Remaining Need (2003 – 2008)	1,167	666	404	691	2,928
NEW CONSTRUCTION					
	165	185	270	--	620
CONSERVATION/PRESERVATION OF AT-RISK UNITS					
	31	31	--	--	62
REHABILITATION					
	25	25	--	--	50
TOTAL	221	241	270	--	732