

Please Start Here

General Information	
Jurisdiction Name	Clearlake
Reporting Calendar Year	2024
Contact Information	
First Name	Mark
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Title	Senior Planner
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Mailing Address	
Street Address	14050 Olympic Drive
City	Clearlake
Zipcode	95422

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_12_25

Jurisdiction	Clearlake
Reporting Year	(Jan. 1 - Dec. 31) 2024
Planning Period	6th Cycle 08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	1	1	96	0	98	15	0		
041-184-290-000	041-184-470-000	16023 33RD AVE, Clearlake, CA 95422	Marcelo Calderon Hernandez	BLDG-24-249	SFD	O	7/8/2024	0	0	0	0	0	80	0	80	1	0	NONE	No
039-560-080-000	039-560-080-000	3930 OLD HIGHWAY 53	Konocli Gardens	2105036	5+	R	5/19/2021	80	0	0	0	0	0	80	102	0	NONE	No	
041-094-560-000	041-094-560-000	4115 EUREKA AVE, Clearlake, CA 95422	David Stutsman	BLDG-24-12	ADU	O	1/14/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
042-281-370-000	042-281-370-000	16254 20th Avenue, Clearlake, CA 95422	Jan Bezucha	BLDG-24-91	MH	O	7/24/2024	0	0	0	1	0	1	0	2	1	0	NONE	No
037-082-180-000	037-082-360-000	11728 CALAVERAS DR, Clearlake, CA 95422	Edward Tuihalangie	BLDG-24-102	SFD	O	1/12/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
039-392-360-000	039-392-600-000	3843 CEDAR AVE CLEARLAKE CA 95422	Jose Rodriguez	BLDG-24-132	SFD	O	4/7/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
010-026-44	010-026-44	14795 Burns Valley Road	Oak Valley Villas	2106020	5+	R	6/15/2021	102	0	0	0	0	1	0	103	80	0	NONE	No
037-112-36	037-1112-36	3885 Palomar Dr, Clearlake, CA	Joe Shrum	BLDG 24-130	SFD	O	9/3/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
042-254-40	042-254-40	16371 32ND Avenue, Clearlake, CA 95422	Samuel Juarez	BLDG 24-113	ADU	O	9/3/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
010-040-18	010-040-18	3180dENTON Lane, Clearlake, CA 95422	rich Cline	BLDG 24-158	SFD	O	4/30/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
041-051-57	041-051-57	4225 Snook Avenue, Clearlake, CA 95451	Jerry Rickert	BLDG 24-296	SFD	O	8/4/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
039-191-14	039-191-14	3665 CottonWood Street, Clearlake, CA 95422	Casimiro Chavex	BLDG 24-257	SFD	R	7/10/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
039-402-396	039-402-39	3944 Pine Avenue, Clearlake, CA 95422	Eric Torbet	BLDG 24-202	SFD	O	5/31/2024	0	0	0	0	0	1	0	1	1	0	NONE	No
041-416-07	041-416-07	15751 29th Avenue, Clearlake, CA 95422	Gary Daul	BLDG 24-199	MH	O	5/29/2024	0	0	0	0	0	1	0	1	1	0	NONE	No

Jurisdiction	Clearlake	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	11
Above Moderate		0
Total Units		11

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	7	7	2
2 to 4 units per structure	0	0	0
5+ units per structure	102	0	1
Accessory Dwelling Unit	2	2	1
Mobile/Manufactured Home	2	2	1
Total	113	11	5

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	11	11

Housing Applications Summary	
Total Housing Applications Submitted:	18
Number of Proposed Units in All Applications Received:	98
Total Housing Units Approved:	15
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	18	98
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	39
Sites Rezoned to Accommodate the RHNA	0

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "X" indicates an achievement.
 Note: "N/A" indicates not applicable.

Annual Building Activity Report Summary - All Construction, Existing, New and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Project Identifier										Affordability by household income - Completed Construction										Affordability by household income - Building Permits										Affordability by household income - Certificate of Occupancy										Dissemination			Housing with Special Assistance or Other Restrictions			Housing without Special Assistance or Other Restrictions			Target or Affordability or Other Restrictions			Development/Construction			Diversity Bonus			Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Project ID	Current Date	Brand Address	Project Name	Unit Type	Year	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	Q101	Q102	Q103	Q104	Q105	Q106	Q107	Q108	Q109	Q110	Q111	Q112	Q113	Q114	Q115	Q116	Q117	Q118	Q119	Q120	Q121	Q122	Q123	Q124	Q125	Q126	Q127	Q128	Q129	Q130	Q131	Q132	Q133	Q134	Q135	Q136	Q137	Q138	Q139	Q140	Q141	Q142	Q143	Q144	Q145	Q146	Q147	Q148	Q149	Q150	Q151	Q152	Q153	Q154	Q155	Q156	Q157	Q158	Q159	Q160	Q161	Q162	Q163	Q164	Q165	Q166	Q167	Q168	Q169	Q170	Q171	Q172	Q173	Q174	Q175	Q176	Q177	Q178	Q179	Q180	Q181	Q182	Q183	Q184	Q185	Q186	Q187	Q188	Q189	Q190	Q191	Q192	Q193	Q194	Q195	Q196	Q197	Q198	Q199	Q200	Q201	Q202	Q203	Q204	Q205	Q206	Q207	Q208	Q209	Q210	Q211	Q212	Q213	Q214	Q215	Q216	Q217	Q218	Q219	Q220	Q221	Q222	Q223	Q224	Q225	Q226	Q227	Q228	Q229	Q230	Q231	Q232	Q233	Q234	Q235	Q236	Q237	Q238	Q239	Q240	Q241	Q242	Q243	Q244	Q245	Q246	Q247	Q248	Q249	Q250	Q251	Q252	Q253	Q254	Q255	Q256	Q257	Q258	Q259	Q260	Q261	Q262	Q263	Q264	Q265	Q266	Q267	Q268	Q269	Q270	Q271	Q272	Q273	Q274	Q275	Q276	Q277	Q278	Q279	Q280	Q281	Q282	Q283	Q284	Q285	Q286	Q287	Q288	Q289	Q290	Q291	Q292	Q293	Q294	Q295	Q296	Q297	Q298	Q299	Q300	Q301	Q302	Q303	Q304	Q305	Q306	Q307	Q308	Q309	Q310	Q311	Q312	Q313	Q314	Q315	Q316	Q317	Q318	Q319	Q320	Q321	Q322	Q323	Q324	Q325	Q326	Q327	Q328	Q329	Q330	Q331	Q332	Q333	Q334	Q335	Q336	Q337	Q338	Q339	Q340	Q341	Q342	Q343	Q344	Q345	Q346	Q347	Q348	Q349	Q350	Q351	Q352	Q353	Q354	Q355	Q356	Q357	Q358	Q359	Q360	Q361	Q362	Q363	Q364	Q365	Q366	Q367	Q368	Q369	Q370	Q371	Q372	Q373	Q374	Q375	Q376	Q377	Q378	Q379	Q380	Q381	Q382	Q383	Q384	Q385	Q386	Q387	Q388	Q389	Q390	Q391	Q392	Q393	Q394	Q395	Q396	Q397	Q398	Q399	Q400	Q401	Q402	Q403	Q404	Q405	Q406	Q407	Q408	Q409	Q410	Q411	Q412	Q413	Q414	Q415	Q416	Q417	Q418	Q419	Q420	Q421	Q422	Q423	Q424	Q425	Q426	Q427	Q428	Q429	Q430	Q431	Q432	Q433	Q434	Q435	Q436	Q437	Q438	Q439	Q440	Q441	Q442	Q443	Q444	Q445	Q446	Q447	Q448	Q449	Q450	Q451	Q452	Q453	Q454	Q455	Q456	Q457	Q458	Q459	Q460	Q461	Q462	Q463	Q464	Q465	Q466	Q467	Q468	Q469	Q470	Q471	Q472	Q473	Q474	Q475	Q476	Q477	Q478	Q479	Q480	Q481	Q482	Q483	Q484	Q485	Q486	Q487	Q488	Q489	Q490	Q491	Q492	Q493	Q494	Q495	Q496	Q497	Q498	Q499	Q500	Q501	Q502	Q503	Q504	Q505	Q506	Q507	Q508	Q509	Q510	Q511	Q512	Q513	Q514	Q515	Q516	Q517	Q518	Q519	Q520	Q521	Q522	Q523	Q524	Q525	Q526	Q527	Q528	Q529	Q530	Q531	Q532	Q533	Q534	Q535	Q536	Q537	Q538	Q539	Q540	Q541	Q542	Q543	Q544	Q545	Q546	Q547	Q548	Q549	Q550	Q551	Q552	Q553	Q554	Q555	Q556	Q557	Q558	Q559	Q560	Q561	Q562	Q563	Q564	Q565	Q566	Q567	Q568	Q569	Q570	Q571	Q572	Q573	Q574	Q575	Q576	Q577	Q578	Q579	Q580	Q581	Q582	Q583	Q584	Q585	Q586	Q587	Q588	Q589	Q590	Q591	Q592	Q593	Q594	Q595	Q596	Q597	Q598	Q599	Q600	Q601	Q602	Q603	Q604	Q605	Q606	Q607	Q608	Q609	Q610	Q611	Q612	Q613	Q614	Q615	Q616	Q617	Q618	Q619	Q620	Q621	Q622	Q623	Q624	Q625	Q626	Q627	Q628	Q629	Q630	Q631	Q632	Q633	Q634	Q635	Q636	Q637	Q638	Q639	Q640	Q641	Q642	Q643	Q644	Q645	Q646	Q647	Q648	Q649	Q650	Q651	Q652	Q653	Q654	Q655	Q656	Q657	Q658	Q659	Q660	Q661	Q662	Q663	Q664	Q665	Q666	Q667	Q668	Q669	Q670	Q671	Q672	Q673	Q674	Q675	Q676	Q677	Q678	Q679	Q680	Q681	Q682	Q683	Q684	Q685	Q686	Q687	Q688	Q689	Q690	Q691	Q692	Q693	Q694	Q695	Q696	Q697	Q698	Q699	Q700	Q701	Q702	Q703	Q704	Q705	Q706	Q707	Q708	Q709	Q710	Q711	Q712	Q713	Q714	Q715	Q716	Q717	Q718	Q719	Q720	Q721	Q722	Q723	Q724	Q725	Q726	Q727	Q728	Q729	Q730	Q731	Q732	Q733	Q734	Q735	Q736	Q737	Q738	Q739	Q740	Q741	Q742	Q743	Q744	Q745	Q746	Q747	Q748	Q749	Q750	Q751	Q752	Q753	Q754	Q755	Q756	Q757	Q758	Q759	Q760	Q761	Q762	Q763	Q764	Q765	Q766	Q767	Q768	Q769	Q770	Q771	Q772	Q773	Q774	Q775	Q776	Q777	Q778	Q779	Q780	Q781	Q782	Q783	Q784	Q785	Q786	Q787	Q788	Q789	Q790	Q791	Q792	Q793	Q794	Q795	Q796	Q797	Q798	Q799	Q800	Q801	Q802	Q803	Q804	Q805	Q806	Q807	Q808	Q809	Q810	Q811	Q812	Q813	Q814	Q815	Q816	Q817	Q818	Q819	Q820	Q821	Q822	Q823	Q824	Q825	Q826	Q827	Q828	Q829	Q830	Q831	Q832	Q833	Q834	Q835	Q836	Q837	Q838	Q839	Q840	Q841	Q842	Q843	Q844	Q845	Q846	Q847	Q848	Q849	Q850	Q851	Q852	Q853	Q854	Q855	Q856	Q857	Q858	Q859	Q860	Q861	Q862	Q863	Q864	Q865	Q866	Q867	Q868	Q869	Q870	Q871	Q872	Q873	Q874	Q875	Q876	Q877	Q878	Q879	Q880	Q881	Q882	Q883	Q884	Q885	Q886	Q887	Q888	Q889	Q890	Q891	Q892	Q893	Q894	Q895	Q896	Q897	Q898	Q899	Q900	Q901	Q902	Q903	Q904	Q905	Q906	Q907	Q908	Q909	Q910	Q911	Q912	Q913	Q914	Q915	Q916	Q917	Q918	Q919	Q920	Q921	Q922	Q923	Q924	Q925	Q926	Q927	Q928	Q929	Q930	Q931	Q932	Q933	Q934	Q935	Q936	Q937	Q938	Q939	Q940	Q941	Q942	Q943	Q944	Q945	Q946	Q947	Q948	Q949	Q950	Q951	Q952	Q953	Q954	Q955	Q956	Q957	Q958	Q959	Q960	Q961	Q962	Q963	Q964	Q965	Q966	Q967	Q968	Q969	Q970	Q971	Q972	Q973	Q974	Q975	Q976	Q977	Q978	Q979	Q980	Q981	Q982	Q983	Q984	Q985	Q986	Q987	Q988	Q989	Q990	Q991	Q992	Q993	Q994	Q995	Q996	Q997	Q998	Q999	Q1000
1000000001	2024-01-01	1000000001	Project Name	Unit Type	Year	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	Q101	Q102	Q103	Q104	Q105	Q106	Q107	Q108	Q109	Q110	Q111	Q112	Q113	Q114	Q115	Q116	Q117	Q118	Q119	Q120	Q121	Q122	Q123	Q124	Q125	Q126	Q127	Q128	Q129	Q130	Q131	Q132	Q133	Q134	Q135	Q136	Q137	Q138	Q139	Q140	Q141	Q142	Q143	Q144	Q145	Q146	Q147	Q148	Q149	Q150	Q151	Q152	Q153	Q154	Q155	Q156	Q157	Q158	Q159	Q160	Q161	Q162	Q163	Q164	Q165	Q166	Q167	Q168	Q169	Q170	Q171	Q172	Q173	Q174	Q175	Q176	Q177	Q178	Q179	Q180	Q181	Q182	Q183	Q184	Q185	Q186	Q187	Q188	Q189	Q190	Q191	Q192	Q193	Q194	Q195	Q196	Q197	Q198	Q199	Q200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Jurisdiction	Clearlake	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	97	-	-	-	-	-	-	-	-	-	-	5	92
	Non-Deed Restricted		4	1	-	-	-	-	-	-	-	-		
Low	Deed Restricted	65	-	-	-	-	-	-	-	-	-	116	-	
	Non-Deed Restricted		-	3	113	-	-	-	-	-	-			
Moderate	Deed Restricted	72	-	-	-	-	-	-	-	-	-	23	49	
	Non-Deed Restricted		4	1	2	5	-	11	-	-	-			
Above Moderate		200	4	1	1	-	-	-	-	-	-	6	194	
Total RHNA		434												
Total Units			12	3	6	118	-	-	11	-	-	150	335	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2019	2020	2021	2022	2023	2024	2025	2026	2027	6	7
	Extremely low-Income Need												Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		49		-	-	-	-	-	-	-	-	-	-	49

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Clearlake		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H1.1 Vacant Land Inventory 5th and 6th Cycle	The City will maintain an updated inventory of vacant residential parcels in the City. Information on these parcels will be available at City Hall for the public. The inventory will specify sites suitable for special needs housing, including emergency shelter and transitional housing. The Housing Resources section contains an inventory of vacant land sufficient to meet the City's RHNP allocation. In order to provide accurate information to prospective developers, particularly developers of low- and moderate-income housing, the City will maintain an updated inventory of vacant residential parcels within the City.	Timeframe: Updated in 2019 and annually updated thereafter with the Annual Housing Report in accordance with California Government Code Section 65400 and consistent with Housing Element Program H2.2.	Responsibility: Community Development Department. Funding: General Fund. Status: Completed and ongoing.

<p>Program H1.2 Publicly Owned Surplus Land Review 6th Cycle</p>	<p>The City shall identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.</p>	<p>Timeframe: Annual review concurrently with the Annual Housing Report in March and April consistent with Housing Element Programs H1.1, H2.1, H2.2 and H3.3.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: Creation of 20 lower income housing units by 2027. Status: Ongoing</p>
<p>Program H2.1 Incentives for Infill Housing 5th and 6th Cycle</p>	<p>Incentives for encouraging infill development will include density bonuses for projects that include affordable housing in accordance with State law, use of PD overlay zone to allow exceptions or alternative approaches to meeting zoning standards that are consistent with standards met by surrounding properties, distribution of the infill site inventory to local homebuilder groups and nonprofit organizations; Apply for state and/or federal economic planning and development funding for infrastructure in support of infill development</p>	<p>Timeframe: Ongoing; at least one outreach program annually to be included with the Annual Housing Report per Housing Element Programs H1.1, H2.2, H 3.2 and H 3.3.</p>	<p>Responsibility: City Manager, City Council, Planning Commission and Community Development, Engineering, Building and Finance Departments. Results: The City did obtain a CDBG grant for road improvements to the Avenues area which should improve infill development opportunities. Status: Retain Program, but include specific outreach objectives. Objective: Creation of 10 lower income housing units by 2023 and 15 lower income housing units by 2027 (for a cumulative of 25 lower income housing units).</p>

<p>Program H2.2 Periodic Housing Element Review 5th and 6th Cycle</p>	<p>The City will ensure that residential development projects are consistent with the goals and policies of the General Plan. To the extent that the City has financial resources, an annual evaluation of the General Plan will comprise the City's monitoring program for the Housing Element. This will include a review of progress toward achieving Housing Element objectives by the City and other responsible agencies and departments-meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each established measure. This will include statutory reporting to the Department of Housing and Community Development regarding annual housing element reporting.</p>	<p>Timeframe: Annual reporting, ongoing to include update of the vacant land inventory and outreach to the housing development community by the end of 2020. Annual reporting beginning March, 2015 and periodic review beginning 2017.</p>	<p>Responsibility: Community Development Department, City Manager, Public Works, Engineering and Finance Departments, Planning Commission and City Council. Funding: General Fund and Development and Development Review Fund Objective: Creation of 10 lower income housing units by 2023 and 15 lower income housing units by 2027 (for a cumulative of 25 lower income housing units). Status: Ongoing</p>
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<p>Program H3.1 Reasonable Accommodation 5th and 6th Cycle</p>	<p>The City will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. The Community Development Department will continue to provide brochures and assistance to residents about accessibility for persons with disabilities. The City will also ensure that necessary safety and mobility modifications can be made in a timely and cost-efficient manner and will make all reasonable attempts to disseminate information about reasonable accommodations to City residents.</p>	<p>Timeframe: Ongoing.</p>	<p>Accomplishments: Zoning Code Amended in 2014 to include new Reasonable Accommodation provisions. Objective: Maintain enforcement of the City's Reasonable Accommodation Code and update this code to comply with related fair housing code provisions in 2020. The City will reach out to Legal Services of Northern California upon receiving reasonable accommodation requests for applicant assistance. Results: No requests for reasonable accommodation made during the 5th Housing Cycle. Status: Retain program to administer regulations and keep Reasonable Accommodation regulations in the 2020 Zoning Code Update. Responsibility: All City Departments led by the Community Development Department. Funding: General Fund</p>
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<p>Program H3.2 Congregate Care and Group Housing for Elderly and Disabled Persons 5th and 6th Cycle</p>	<p>The City will obtain comments from the public, developers and other agencies about the need for, and development of, congregate care and group-assisted housing. The City will review potential funding sources and, if need and feasibility are established, will pursue grants and financing to aid in the development of congregate care and group assisted housing. The Zoning Ordinance will be modified to allow community care facilities with six or less persons with a certificate of occupancy</p>	<p>Timeframe: The city will provide opportunities to meet with developers on an ongoing basis. The city will support funding. Annual outreach concurrently with the Annual Housing Report in March and April consistent with Housing Element Programs H1.1, H2.1, H2.2 and H3.3.</p>	<p>Responsibility: Community Development Department Funding: CDBG, HOME, Section 202, and Section 811 programs. Accomplishments: The City amended the Zoning Code in 2014 to allow community care facilities in all residential zones in accordance with State Law. The City has reviewed funding opportunities for this type of housing, but did not find this feasible. Results: Development of community care facilities is less restrictive. The City continues to obtain input about the need for development of congregate care and group-assisted housing. On October 16, 2018, the city approved conversion of a 6,100 square foot office building to a transitional care support facility for 20 occupants of special needs. This project has started construction but due to a delayed timeline plans on being operational by the end of 2020. Status: Retain program (as modified) to seek funding for congregate care and group-assisted housing.</p>
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<p>PROGRAM H3.3 Assistance for Transitional and Supportive Housing: 5th and 6th Cycle</p>	<p>Meet periodically with local non-profit service providers upon request to assess the transitional and supportive housing needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities.</p> <p>Pending available resources, the City will assist developers in finding sites for the creation of transitional and supportive housing facilities, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity.</p>	<p>Timeframe: The city will provide opportunities to meet with non-profits and developers on an ongoing basis. The City will support funding requests as needed based on project/program proposals each year. Annual outreach to local non-profit service providers will be conducted concurrently with the Annual Housing Report in March and April consistent with Housing Element Programs H1.1, H2.1, H2.2, and 3.2.</p>	<p>Responsibility: Community Development Department</p> <p>Funding: HOME and CDBG programs.</p> <p>Objective: Creation of 8 transitional and/or supportive housing facilities by 2027.</p> <p>Accomplishments: City met with several non-profit agencies to assess the City's needs. The City coordinated approval for a 10-room transitional shelter that is being developed in the City by Adventist Health Care.</p> <p>Results: Creation of a 10-room transitional housing facility to provide services to 20 very low- and extremely low-income people by the end of 2020.</p> <p>Status: Retain program.</p>
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<p>PROGRAM H 3.4 Assistance for Emergency Shelters 5th and 6th Cycle</p>	<p>Meet periodically with local non-profit service providers upon request to assess the shelter needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity. The City will consider exempting on a case by case basis planning entitlement fees, such as general plan/zoning amendment, variances, design review (if applicable) and environmental applications for emergency shelter projects proposed by non-profit service providers.</p>	<p>Timeframe: To the extent resources are available, the City will support-funding requests as needed based on project/program proposals each year. Annual outreach to local non-profit service providers will be conducted concurrently with the Annual Housing Report in March and April consistent with Housing Element Programs H1.1, H2.1, H2.2, 3.2 and H 3.3.</p>	<p>Responsibility: Community Development Department Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans Objective: To the extent resources are available, provide support for the establishment of a regional emergency shelter within the Lake County region by 2022. Accomplishments: City met with several non-profit agencies to assess the City's needs and identify funding for emergency shelters. Results: On October 16, 2018, the city approved conversion of a 6,100 square foot office building to a transitional care support facility for 20 occupants of special needs, to be operational in 2019. Status: Retain program.</p>
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<p>PROGRAM H 3.5 Support Services for Elderly and Disabled Persons 5th and 6th Cycle</p>	<p>To the extent the City has financial capability, continue to support Lake County Transit, Dial-A-Ride, the Senior Center and other programs providing supportive services for seniors or persons with disabilities. Support shall include promotion of these services through the placement of informational materials at City offices and/or assistance in accessing state or federal funding for such services.</p>	<p>Ongoing</p>	<p>Responsibility: All City Departments. Funding: Transit funding sources, state supportive service programs (HCD, Department of Aging, and Department of Rehabilitation), federal supportive service programs (HUD, Health and Human Services). Accomplishments: The City continues to support these services and maintains a senior center. Information has been posted. Results: Many seniors have been serviced with the senior center and will continue to be served. On October 16, 2018, the city approved conversion of a 6,100 square foot office building to a transitional care support facility for 20 occupants of special needs. This project has started construction but due to a delayed timeline plans on being operational by the end of 2020. Status: Retain program</p>
<p>PROGRAM H 3.6 Americans with Disabilities Act 5th and 6th Cycle</p>	<p>The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures.</p>	<p>Timeframe: Ongoing</p>	<p>Responsibility: Community Development and Building Departments. Funding: Development Permit Fees and the General Fund. Accomplishments: Completed and ongoing Results: All development complies. Status: Retain program</p>

<p>PROGRAM H 3.7 Residential Infill Study 5th and 6th Cycle</p>	<p>To address concentrated higher density and mixed use housing strategies in the 2040 General Plan there is a need to identify potential opportunities within existing buildings for conversion to housing units, particularly in the upper floors</p> <p>in three of the identified growth areas: Cluster 1 (Austin Park), Cluster 2 (The Avenues) and Cluster 4 (Lower Lakeshore). This would lead to more building renovations, create live work studios and improve affordable housing opportunities in the focused growth areas. The presence of additional residents in these areas will also improve the City's economic vitality. The City will prepare (contingent upon grant funding) a residential infill study that identifies these opportunities, working with property owners to evaluate the economic potential for creating more housing within existing buildings and identify funding sources to develop this housing.</p>	<p>Timeframe: 2022 pending grant funding. In the next few years the city will target homeowners and survey parcels in each of these clusters in order to complete a detailed assessment that will allow us to identify specific areas where infill development would be appropriate.</p>	<p>Responsibility: Community Development and Finance Departments. Funding: CDBG Accomplishments: The City did not apply for grant funding to conduct this study. Objective: To the extent resources are available, complete infill study, market infill opportunities to developers, and convert several buildings to create 40 units of infill housing units by 2027. Results: Conversion of upper floor housing units will be limited, as the majority of buildings are one-story, but opportunities are available. A comprehensive study is still needed. Status: The City will consider applying for grant funding, such as SB-2 funding to accomplish this study. Retain program.</p>
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<p>PROGRAM H 3.8 Supportive and Transitional Housing Regulations 6th Cycle</p>	<p>The City shall amend the Zoning Code to redefine supportive and transitional housing in compliance with State Housing Law (Government Code sections 65582(g) and 65582(j)). In addition, pursuant to AB 2162, the City will allow supportive housing projects that satisfy certain requirements by right in all zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses. The Code shall also be amended to provide shortened application processing for low income housing projects in accordance with State Housing law.</p>	<p>Timeframe: To be adopted with the 2020 Zoning Code Update, but not to exceed three years from adoption of the 2019-2027 Housing Element.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: Provide the opportunity for development of at least 40 supportive and/or transitional housing units by 2027.</p>
<p>PROGRAM H 4.1 Monitor Policies and Programs 5th and 6th Cycle</p>	<p>Continue to monitor and review housing related policies and programs to minimize constraints to housing production and maintenance. This will include developing new design review programs from the 2040 General Plan that results in ministerial reviews of multiple family housing and facilitated processing of affordable housing projects.</p>	<p>Timeframe: Update the Zoning Code and create a new Design Review Manual in 2020 and begin administering new regulations. These documents are in the approval process and are expected to go to city council by July.</p>	<p>Responsibility: Community Development Department Accomplishments: The City is in the process of completing a comprehensive update to the Zoning Code and preparation of a Design Review Manual to address this program. Funding: General Fund and funding from disbanded Redevelopment Agency originally allocated to Housing Set-Aside. Results: Due to resource limitations, the City was unable to fully accomplish this in the 5th Housing Cycle, but is currently about 60% completed. Status: Retain program and complete this program by end of 2020.</p>

<p>PROGRAM H 4.2 Zoning Ordinance Review and Implementation 5th and 6th Cycle</p>	<p>To implement the 2040 General Plan and to achieve housing and other City objectives, the City will conduct a complete update of the Zoning Code. Revisions will be made to the Zoning Code to promote flexibility in densities and uses, to improve incentives for affordable housing production and to bring applicable regulations into compliance with State Law. The PD Combining District, for example, shall be amended to omit the requirement for a Homeowners Association or Property Management Association. The Zoning Code will then be reviewed periodically for consistency and compliance and amended as needed.</p>	<p>Timeframe: Update the Zoning Code and create a new Design Review Manual in 2020 and begin administering new regulations. These documents are in the approval process and are expected to go to city council by July. Periodically at least once every 5 years thereafter.</p>	<p>Responsibility: Community Development Department, Planning Commission and City Council Funding: General Fund, Developer Fees and other funds as appropriate. Accomplishments: The City is in the process of completing a comprehensive update to the Zoning Code and preparation of a Design Review Manual to address this program. Results: Due to resource limitations, the City was unable to fully accomplish this in the 5th Housing Cycle, but is currently about 60% completed. Status: Retain program and complete this program by end of 2020.</p>
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<p>PROGRAM H 4.3 Design Review 5th and 6th Cycle</p>	<p>As part of the 2015 Zoning Code update, per implementation of the 2040 General Plan, new regulations will be created for Design Review. This new program will include Design Guidelines for the development of multiple family housing. Particular attention should be paid to avoiding architectural barriers that could adversely affect disabled persons and persons with developmental disabilities. In addition, the Design Review provisions of the Zoning Code will address the need to minimize constraints to the development of multiple family housing and provide for ministerial (staff review) and facilitated development review for these types of development applications</p>	<p>Timeframe: Update the Zoning Code and create a new Design Review Manual in 2020 and begin administering new regulations. These documents are in the approval process and are expected to go to city council by July.</p>	<p>Responsibility: Community Development Department, Planning Commission and City Council. Funding: General Fund, and other funds as appropriate. Accomplishments: The City is in the process of completing a comprehensive update to the Zoning Code and preparation of a Design Review Manual to address this program. Results: Due to resource limitations, the City was unable to fully accomplish this in the 5th Housing Cycle, but is currently about 60% completed. Status: Retain program and complete this program by end of 2020.</p>
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<p>PROGRAM H 4.4 Affordable Housing Water/ Sewer Priority 5th and 6th Cycle</p>	<p>In accordance with Government Code Section 6558.7, the City will monitor Lake County Sanitation District Resolution No. 2014-45), Highlands Water Company (Resolution No. 014-30 and Konocti County Water District (Resolution No. 14-01 to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per the City's Regional Housing Needs Allocation for the 2014-19 period; 175 equivalent dwelling unit services for lower-income households.</p>	<p>Monitor every 3 years or as needed starting 2020</p>	<p>Responsibility: Community Development Department Funding: General Fund Accomplishments: The City conducted monitoring for this housing cycle. Results: This 6th Cycle RHNA was reduced, but the current reservations still apply so no further changes need to be made. Status: Retain program.</p>
<p>PROGRAM H 4.5 Accessory Dwelling Units 6th Cycle</p>	<p>The City shall add a new section to the Zoning Code to provide for accessory housing units in accordance with SB 1226.</p>	<p>Timeframe: To be adopted with the 2020 Zoning Code Update in 2020.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: Provide the opportunity for development of accessory units, mostly for lower income families.</p>
<p>PROGRAM H 4.6 Off Street Parking Regulations 6th Cycle</p>	<p>The City shall incorporate reduced parking standards to limit off-street parking requirements to not exceed one space per dwelling units (regardless of number of bedrooms or size) for lower income housing projects.</p>	<p>Timeframe: To be adopted with the 2020 Zoning Code Update in 2020.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: Provide reduce development constraints for lower income housing units</p>
<p>PROGRAM H 4.7 Climate Adaption Program 6th Cycle</p>	<p>In accordance with SB 379 the City will amend the Safety Element of the of the General Plan to include analysis and policies regarding climate adaption.</p>	<p>Timeframe: To be adopted in 2020.</p>	<p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p>

<p>PROGRAM H 4.8 Flood Hazards Program 6th Cycle</p>	<p>In accordance with AB 162 the City will amend the Safety Element of the General Plan to include analysis and policies regarding flood hazards and flood management to address flood-related constraints to housing development in the City.</p>	<p>Timeframe: To be adopted in 2020.</p>	<p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p>
<p>PROGRAM H 4.9 Fire Safety Program 6th Cycle</p>	<p>In accordance with SB 1241 the City will amend the Safety Element of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the City.</p>	<p>Timeframe: To be adopted in 2020.</p>	<p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p>
<p>PROGRAM H 4.10 Affordable Housing Regulations 6th Cycle</p>	<p>The City shall amend the Zoning Code to comply with California Government Code Section 65583.2(c) to allow residential uses by right for housing developments which at least 20 percent of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements as referenced in Table 8.39 of this Housing Element.</p>	<p>Timeframe: To be adopted with the 2020 Zoning Code Update, but not to exceed three years from adoption of the 2019-2027 Housing Element.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: In order to improve the opportunity to create more affordable housing units from new development.</p>

<p>PROGRAM H 4.11 Affordable Housing Replacement Regulations: 6th Cycle</p>	<p>In accordance with California Government Code Section 65915 (c) (3) the City shall require replacement housing units on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). This requirement shall apply to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.</p>	<p>Timeframe: The requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>	<p>Responsibility: Community Development Department Funding: General Fund Objective: In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.</p>
<p>PROGRAM H 5.1 Tax Exempt Bonds 5th and 6th Cycle</p>	<p>The City does not have the capacity to issue bonds. The City is, however, a member of the California Statewide Communities Development Authority JPA who issues federal tax credits for low-income housing projects. The City will continue to be a member of the Committee for pooling resources to issue tax exempt bonds for financing the construction of affordable housing or providing financial assistance to low- and moderate-income homebuyer assistance.</p>	<p>Timeframe: Ongoing</p>	<p>Responsibility: City Manager's Office Funding: General Fund-no cost for membership in JPA Accomplishments: City continues to be a member of the Committee. Results: Not applicable Status: Ongoing</p>

<p>PROGRAM H 5.2 Preservation of At-Risk Housing 5th and 6th Cycle</p>	<p>The City has identified 99 affordable rental units being at risk of converting to market rate housing over the next twenty years. These units are listed in Table 8.34 and consist of the Autumn Village Apartments (32 affordable rental units), Highlands Village (40 affordable rental units) and Olympic Villa (27 affordable units).</p> <p>The City will work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could potentially increase rents to market rates within the next twenty years.</p> <p>The City will encourage existing owners to maintain the affordability of such rental housing. Furthermore, pending available resources, the City will help owners of at-risk units to obtain funding for improvements to these units to extend affordable housing contracts. Also, to the extent the City has available resources, the City will provide ongoing preservation technical assistance and education to affected tenants and the community at large.</p>	<p>Monitor yearly</p>	<p>Responsibility: Community Development Department Funding: General Fund Accomplishments: Autumn Village and Highlands Village are no longer at risk, so there are only 27 units left, Olympic Villa that are now at risk. Results: There are now 527 preserved assisted housing units in the City with only 27 that are now at risk. Status: The tax credit agreement expired for Olympic Villa; however, the USDA loan does not mature until 2038. The owner can apply to prepay the USDA loan, ending the affordability restriction at any time, and convert those units to market rate. According to the owners, Clearlake Associated Ltd. (phone conversation with Tina Williams on April 19, 2019), there is no intention or interest to prepay the loan for the Olympic Villa Apartments. It was noted that the actual market rate for his housing is similar to the restricted affordability rate so there would be not economic incentive to convert these units to market rate. This program should be retained to provide the City further opportunity to reach out to Olympic Villa to maintain these units as affordable.</p>
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<p>PROGRAM H 5.3 Rental Assistance 5th and 6th Cycle</p>	<p>The City shall continue to cooperate with the Lake County Housing Commission in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Clearlake. The City's role will be to: Provide necessary documentation to the Housing Commission to apply for annual commitments from the U.S. Department of Housing and Urban Development and provide information on the rental assistance program at the Community Development Department's public counter. The City shall continue to cooperate with the Lake County Housing Commission in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Clearlake</p>	<p>Timeframe: Housing Rehabilitation Program - Ongoing</p>	<p>Responsibility: Community Development Department Funding: General Fund Results: No substantive changes have occurred to the program during the 5th Housing Cycle. Status: Retain program.</p>
<p>PROGRAM H 5.4 Community Reinvestment Act 5th and 6th Cycle</p>	<p>The City will work with financial institutions, serving Clearlake as requested to identify low- and moderate-income housing projects as part of their responsibility under the federal Community Reinvestment Act.</p>	<p>Timeframe: Meet with specific lenders as requested</p>	<p>Responsibility: City Finance Department Funding: General Fund Accomplishments: No requests received during the 5th Housing Cycle. Results: No changes. Status: Retain program.</p>

<p>PROGRAM H 5.5 Encourage Development of Market Rate Ownership and Rental Housing 5th and 6th Cycle</p>	<p>The City will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies. All of the multi-family rental housing developed in Clearlake over the past twenty years has been subsidized housing for lower-income households. To provide a wider variety of housing for all income levels, the City should encourage the development of market-rate rental housing.</p>	<p>Timeframe: Ongoing</p>	<p>Responsibility: Community Development Department, Planning Commission and City Council. Funding: General Fund and Development Review Fund Accomplishments: The City continues to reach out to market rate developers to develop this type of housing. Results: No significant residential development in the 5th Housing Cycle. Only six new market rate single-family homes were produced during that time. Status: Retain program</p>
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<p>PROGRAM H 6.1 Housing Rehabilitation 5th and 6th Cycle</p>	<p>The City will review options for re-opening the Housing Rehabilitation Loan Program to promote housing rehabilitation for low-, very low- and extremely low-income households. To improve the quality of rental housing, the City, to the extent financially feasible, will expand the program to include rental housing. The City will update their CDBG and HOME Housing Rehabilitation Guidelines to include rental housing (if operating this program become economically feasible). The City has maintained a Housing Rehabilitation Loan Program to provide financing for the rehabilitation of dwelling units owned or occupied by lower income households (including rental housing). The City will look at the feasibility of providing financial assistance in the form of low-interest loans, deferred when necessary to maintain the affordability of rehabilitated housing when additional grant funding is obtained. This program is a valuable resource for community residents and should be continued into the future. The City and the County offer housing rehabilitation and homeowner assistance programs to Clearlake residents. The City shall review the feasibility of joining the County or other regional housing program in developing</p>	<p>Timeline: Ongoing. Expanding the Housing Rehabilitation Program to include rental units to include update of the Guidelines in 2020.</p>	<p>Responsibility: Community Development Department and the City Council Funding: CBDG and HOME grants, Coordinated Funding Between the City and Lake County and General Fund Objective: To the extent resources are available, rehabilitate 30 units by 2027. Accomplishments: The City continued to operate the Housing Rehabilitation Program if determined financially feasible. Results: Nine (9) houses were rehabilitated during the 5th Housing Cycle providing improved housing for at least 9 low income families. The City reached out to the County regarding combining forces, but there has been staffing changes at the County so this was not feasible during the 5th Housing Cycle. Status: Funding for this program has completed. Additional funding for this program is needed for the 6th Cycle. Also, the City should seek discussion with the County and possibly other housing entities to see if this program can be administered more efficiently.</p>
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<p>PROGRAM H 6.3 Public Awareness Program 5th and 6th Cycle</p>	<p>The City will disseminate informational brochures to the public on its Housing Rehabilitation and Housing Assistance programs and provide copies at the public counter of the Senior Resource Directory maintained by the Community Care and the Area on Aging in Lake and Mendocino Counties. The Directory provides important information on housing needs that include, not only housing rehabilitation, but also, homeless and transitional housing, housing support agencies, subsidized housing complexes, senior housing, and residential care facilities.</p>	<p>Timeframe: Immediately (2015/2016) and ongoing</p>	<p>Responsibility: Community Development Department Funding: General Fund and CDBG funding for the Housing Rehabilitation and Housing Assistance brochures. Accomplishments: Brochures and directory made available. Results: Greater public awareness established. Status: Retain Program</p>
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<p>PROGRAM H 6.4 Utilize Code Enforcement to Minimize Nuisances and Protect Neighborhood Nuisances and Protect Neighborhood Integrity 5th and 6th Cycle</p>	<p>The City will continue to operate its code enforcement program with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. The City Council placed “Measure R” on the ballot for November 4, 2014, for a specific transaction and use sales tax to support citywide clean-up and improvement. Since the measure did not pass, the City has allocated over \$500,000 of Community Development Block Grant (CDBG) funding towards an enhanced code enforcement program. This program will improve efforts by the City to address abating dangerous structures. In addition, the City will seek other grant funding to further improve this program. The Rental Housing Inspection Program began in 2001 to address ongoing safety and sanitary concerns with rental units in Clearlake. The program was discontinued in 2005 due to financial limitations but should continue by the end of 2020. The City will also look at the feasibility of resurrecting this program based on current funding. Also, the City will seek additional grant funding to further enhance this program once it has been re-established.</p>	<p>Timeframe: Commences in 2020 and continue through 2027. May be extended upon funding availability</p>	<p>Responsibility: Building and Police Departments and the City Council Funding: CDBG, General Fund and potentially other grant funding Accomplishments: The City continued developing an expanded Code Enforcement Program during the 5th Cycle, but continued to lack funding to allocate towards a Rental Housing Inspection Program. Objective: To the extent resources are available, rehabilitate 50 housing units. The information document for financial assistance residential property improvements and rehabilitation will be prepared by the end of 2020. The Code Enforcement Program process will be amended by the end of 2020, to include a staff procedure for providing this information to those involved in residential code compliance matters and to the public. Results: Significant improvements have been made in addressing residential housing nuisances. Over 2,500 cases were closed during the 5th Housing Cycle, many of which included mitigating health and safety risks to residents. Status: Program needs to continue as long as the City has funding to support this. CDBG funding extended through 2019 and may be extended upon funding availability. The city intends to establish a rental inspection program in 2019.</p>
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<p>PROGRAM H 6.5 Preservation and Replacement of Mobile home and Mobile home Parks 5th and 6th Cycle</p>	<p>Many of the mobile home parks in Clearlake are substandard and do not provide safe affordable housing. The City will meet with mobile home park owners (as requested and to the extent that the City has financial capacity) to discuss long-term goals for their properties and the condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses. For those parks that are feasible to preserve, the City will consider (1) providing information to park owners on state and federal programs, and/or (2) providing referrals to nonprofit organizations who can assist in preparing funding requests. The City will also encourage the mobile home parks with serious problems to convert to another use. The City shall require the owners to provide relocation or other assistance to mitigate the displacement of park residents in accordance with Government Code Section 65863.7.</p>	<p>2015 and Ongoing.</p>	<p>Responsibility: Community Development Department Funding: CDBG, HOME, California Housing Finance Agency HELP program, California Mobile home Park Resident Ownership Program. Accomplishments: This is a current and ongoing process. The city has already contacted several property owners in order to discuss preservation and replacement of substandard mobile homes in order to provide more affordable housing. Objective: Prevent conversion of residential units. Results: No changes Status: Pending funding availability to expand the City's code enforcement program and other funding needs. Retain program to the extent funding resources are available.</p>
<p>PROGRAM H 6.7 Moderate- and Above-Income Housing 6th Cycle</p>	<p>The City will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies.</p>	<p>Timeframe: 2019 and ongoing.</p>	<p>Responsibility: Community Development Department Funding: General Fund. Objective: Increase the supply of at least 40 units of market rate housing units by 2028.</p>

<p>PROGRAM H 7.1 Assistance to the Public Regarding Discrimination in Housing 5th and 6th Cycle</p>	<p>The City will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The City will promote equal housing opportunities through the posting of information and distribution of literature at City buildings. The City will continue to refer discrimination complaints to Redwood Legal Assistance and the State Fair Employment and Housing Commission. The City will also train staff on how to receive and refer fair housing complaints.</p>	<p>Timeframe: Ongoing.</p>	<p>Responsibility: Community Development, Building and other Departments Funding: General Fund Accomplishments: Potentially reduced housing discrimination. Results: The City continues to serve as liaison between the public and agencies on housing discrimination per this program. Status: Retain this program.</p>
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<p>PROGRAM H 7.2 Reasonable Accommodation Regulations 6th Cycle</p>	<p>Article 18-7 of the Zoning Code addresses regulations to address Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Government Code Section 12901 et. seq., to provide people with disabilities reasonable accommodation rules, policies, practices and procedures that are necessary to ensure equal access to housing. The City did not receive any requests for a reasonable accommodation during the 2014-2019 5th Housing Cycle. There are some limits to what the City can do to restrict reasonable accommodations. The current regulations need to be relaxed to make this process easier for applicants. This program consists of amending the Zoning Code to create an easier process for processing a reasonable accommodation so as to make this process easier and more available to the public. This process shall be posted on the City's Website, and made available to the public at the City's Community Development Department to improve public outreach. Combined with referring reasonable accommodations to Legal Services of Northern California, as per Program H7.1, this should help reduce constraints to addressing fair housing needs in the City.</p>	<p>Timeframe: Amend regulations by the end of 2020.</p>	<p>Responsibility: Community Development, Building and other Departments Funding: General Fund</p>
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<p>PROGRAM H 8.1 Support of Existing Energy Conservation Programs 5th and 6th Cycle</p>	<p>The City will continue to support residential energy conservation programs offered by Pacific Gas and Electric Company, North Coast Energy Services, and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at City offices.</p>	<p>Timeframe: To the extent resources are available, rehabilitate 30 lower income housing units within the City by 2027.</p>	<p>Responsibility: Community Development and Building Departments, City Council and Lake County. Funding: CDBG, Home and General Fund Accomplishments: Improved house energy efficiencies. Results: The City continues to support residential energy conservation programs. The City's and Lake County's Housing Rehabilitation Programs include energy conservation programs. Status: Retain this program and assess the feasibility of teaming with the County to provide greater leverage for obtaining grant funding to expand housing rehabilitation and energy conservation programs that serve Clearlake.</p>
<p>PROGRAM H 8.2 Implementation of Energy Conservation Standards 5th and 6th Cycle</p>	<p>The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by State law. The City will provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques. Progran CO 6.1.1.2 of the 2014 General Plan, Conservation Element includes creating incentives for development proposals and exced Title 24 by 15 percent. These incentives could include reduced building permit fees and streamlined plan check review.</p>	<p>Timeframe: Establish and implement the Energy Conservation Incentives Program, per the 2040 General Plan in 2020.</p>	<p>Responsibility: City Council and Community Development, Finance and Building Departments. Funding: Development Permit Fees and the General Fund. Accomplishments: Improved house energy efficiencies. Results: All new housing and rehabilitations require energy conservation measures based on improved State regulations. Status: Retain this program. Programs being drafted for implementation in the Draft General PLan Update will be included in the Building Code updates as adopted.</p>

<p>PROGRAM H 9.1 Energy Conservation for New Residential Development 5th and 6th Cycle</p>	<p>Through the City's plan review process, City staff shall encourage additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access. The Zoning Code shall be updated to include additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access for new residential development. In order to promote the use of energy efficient construction, the City will continue to provide information on energy conservation measures with the development application packets.</p>	<p>Timeframe: Complete energy conservation measures in the Zoning Code in 2020.</p>	<p>Responsibility: Community Development and Building Funding: General Fund and other funding as needed. Accomplishments: The City increased the energy efficiency in new residential developments. Results: The City issued building permits for 13 new housing units. In addition, the City issued a number of residential remodels. These new and rehabilitated housing units incorporated additional energy conservation measures per more recently adopted State regulations. Status: Retain this program (as modified with some recommended zoning code changes to address energy conservation building siting and solar access provisions).</p>
<p>PROGRAM H 9.2 Stricter Energy Efficiency Standards for New Development 5th and 6th Cycle</p>	<p>Through the City's General Plan Update and Zoning Ordinance amendment process, City staff shall incorporate additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access for new residential and commercial development. In order to promote the use of energy efficient construction, the City will provide information on energy conservation measures with the development application packets.</p>	<p>Timeframe: Ongoing.</p>	<p>Responsibility: Community Development and Building Departments. Funding: Development Permit Fees and the General Fund. Accomplishments: See H 9.1 above. The City is in the process of completing a comprehensive update to the Zoning Code to be completed in 2020. Results: The Zoning Code will be updated soon. Status: Retain program to assure the Zoning Code is updated to meet this energy efficiency standard.</p>

Jurisdiction	Clearlake
Reporting Period	2024 (Year ending 31)
Planning Period	6th Cycle 08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Clearlake	(Jan. 1 - Dec. 31)
Reporting Period	2024	
Planning Period	6th Cycle	06/15/2019 - 06/15/2022

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting period.

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1		2		3		4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
042-161-010	15789 25th Ave				City of Clearlake	Vacant Land
042-182-170-000	16034 26th Ave				City of Clearlake	Vacant Land
042-262-270	16332 27th Ave				City of Clearlake	Vacant Land
041-144-020	15919 36th Ave				City of Clearlake	Vacant Land
041-395-010	15677 36th Ave				City of Clearlake	Vacant Land
041-144-030	15919 36th Ave				City of Clearlake	Vacant Land
041-102-120	15662 40th Ave				City of Clearlake	Vacant Land
042-223-590	16564 4th Ave				City of Clearlake	Vacant Land
042-222-550	16502 5th Ave				City of Clearlake	Vacant Land
038-292-150	3326 Acacia St				City of Clearlake	Vacant Land
039-626-070	3423 Acacia St				City of Clearlake	Vacant Land
039-626-110	3453 Acacia St				City of Clearlake	Vacant Land
039-626-120	3463 Acacia St				City of Clearlake	Vacant Land
039-636-220	3551 Acacia St				City of Clearlake	Vacant Land
039-363-030	3255 Bowers Ave				City of Clearlake	Vacant Land
039-625-030	3471 Boxwood St				City of Clearlake	Vacant Land
039-626-180	3444 Boxwood St				City of Clearlake	Vacant Land
039-626-170	3494 Boxwood St				City of Clearlake	Vacant Land
041-363-090	4999 Cass Ave				City of Clearlake	Vacant Land
041-363-100	5019 Cass Ave				City of Clearlake	Vacant Land
010-050-320	15900 Dam rd				City of Clearlake	Vacant Land
1041-103-260	4438 Fir Ave				City of Clearlake	Vacant Land
040-251-030	4192 Hemlock Ave				City of Clearlake	Vacant Land
041-094-400-000	13061 Lakesore Dr				City of Clearlake	Vacant Land
037-277-110	6461 Mazanita Ave				City of Clearlake	Vacant Land
042-124-260	3141 Mint Street				City of Clearlake	Vacant Land
039-625-060	13981 Morgan Ave				City of Clearlake	Vacant Land
039-112-060	3720 Olive St				City of Clearlake	Vacant Land
039-183-020	3778 Olive St				City of Clearlake	Vacant Land
039-183-030	14709 Palmer				City of Clearlake	Vacant Land
1040-019-560	3496 Peony St				City of Clearlake	Vacant Land
039-623-190	15584 Pine Ave				City of Clearlake	Vacant Land
037-222-280	13696 Santa Cruz Ave				City of Clearlake	Vacant Land
037-382-470	16331 6th Ave				City of Clearlake	Vacant Land
042-362-100	13940 Sonoma Ave				City of Clearlake	Vacant Land
039-625-010	13980 Sonoma Ave				City of Clearlake	Vacant Land
039-626-010	13975 Sonoma Ave				City of Clearlake	Vacant Land
039-636-230	3334 Washington St				City of Clearlake	Vacant Land
039-481-570	3399 Washington St				City of Clearlake	Vacant Land
039-491-500	3359 Washington St				City of Clearlake	Vacant Land
039-481-440	3367 Washington St				City of Clearlake	Vacant Land
039-481-450	3395 Washington St				City of Clearlake	Vacant Land
039-491-560	3397 Washington St				City of Clearlake	Vacant Land
039-491-570	3393 Washington St				City of Clearlake	Vacant Land
039-491-580	3389 Washington St				City of Clearlake	Vacant Land
039-491-630	3387 Washington St				City of Clearlake	Vacant Land
039-491-640	3391 Washington St				City of Clearlake	Vacant Land
039-491-590	3401 Washington St				City of Clearlake	Vacant Land

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Jurisdiction	Clearlake	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Local governments are required to inform HCD about any local tenant preference ordinance Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adoptin
m

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

IAL ELEMENT PROGR

Table K

Tenant Preference


ce the local government maintains v
ig a tenant preference are required
ore than 90 days after the ordinanc



GRESS REPORT

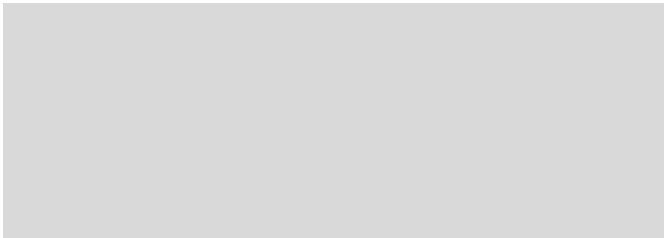
Policy

When the jurisdiction submits their annual progress report on housing to create a webpage on their internet website containing authorizing the process becomes operational.



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g approvals and production, per Government
local ordinance and supporting materials, no



Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Very Low
Low
Moderate
Above Moderate
Total Units

Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	11
	0
	11

Occupancy Issued by Affordability Summary	
Income Level	Current Year
Deed Restricted	0
Non-Deed Restricted	1
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	1
	3
	5

tion 50515.02 or 50515.03, as applicable.

Notes