

Please Start Here

| General Information | |
|-------------------------|--------------------------|
| Jurisdiction Name | Clearlake |
| Reporting Calendar Year | 2025 |
| Contact Information | |
| First Name | Mark |
| Last Name | Roberts |
| Title | Senior Planner |
| Email | mroberts@clearlake.ca.us |
| Phone | 7079948201 |
| 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.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

| Submittal Instructions |
|--|
| <p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables. |

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| Jurisdiction | Clearlake | |
| Reporting Year | 2025 | (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 |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 0 |
| Total Units | | 0 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|-----------|-----------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 6 | 0 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 80 | 0 | 0 |
| Accessory Dwelling Unit | 1 | 0 | 0 |
| Mobile/Manufactured Home | 3 | 0 | 0 |
| Total | 90 | 0 | 0 |

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

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 17 |
| Number of Proposed Units in All Applications Received: | 96 |
| Total Housing Units Approved: | 94 |
| 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 |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| 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 | 17 | 97 |
| 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 |

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| Jurisdiction | Clearlake |
| Reporting Year | 2025 (Jan. 1 - Dec. 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 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 | Historic Sites | Density Bc Applic | | | |
|-------------------------------------|-------------|---|---------------|--------------------------------|--|----------------------------|---|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|------------------------------------|---------------------------------|---------------------------------|------------------------------------|--|--|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | | | | |
| 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) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | 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 provisions the application was submitted pursuant to. | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L? | Did the housing development application seek incentives or concessions pursuant to Government Code section 65915? |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 0 | 16 | 0 | 96 | 94 | 0 | | | |
| | 042-177-31 | 15999 20TH AVE, Clearlake, CA 9542 | | BLDG 25-104 | SFD | O | 4/14/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 041-172-62 | 16003 39th Avenue, Clearlake, CA 95422 | | BLDG 25-139 | SFD | O | 5/12/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 012-036-25 | 16375 DAM RD, Clearlake, CA 95422 | | BLDG 25-149 | MH | O | 5/27/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 041-171-33 | 16081 40th Ave, Clearlake, CA 95422 | | BLDG 25-159 | SFD | O | 6/4/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 041-212-48 | 15225 34TH AVE, Clearlake, CA 954 | | BLDG 25-180 | SFD | O | 6/19/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 037-401-03 | OAKMONT DR, Clearlake, CA 954 | | BLDG 25-189 | SFD | O | 6/26/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 010-043-01 | 15837 Dam Road Extension, Clearlake, CA 95422 | | BLDG 25-215 | 5+ | R | 7/18/2025 | | | | | | | | 80 | | | | 80 | 80 | | NONE | No | No |
| | 040-035-03 | 760 ROBINSON AVE, Clearlake, CA 95422 | | BLDG 25-295 | SFD | O | 10/6/2026 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 041-382-269 | 15634 38TH AVE, Clearlake, CA 95422 | | BLDG 25-372 | SFD | O | 11/24/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 039-283-10 | 14960 SARONI PKWY, Clearlake, CA 95422 | | BLDG 25-387 | MH | O | 12/8/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 037-354-03 | 13555 LOWER LAKESHORE DR, Clearlake, CA 95422 | | BLDG 25-395 | SFD | O | 12/17/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 042-331-12 | 6650 BOYLES AVE, Clearlake, CA 95422 | | BLDG 25-396 | SFD | O | 12/28/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 041-051-57 | 4225 SNOOK AVE, Clearlake, CA 95422 | | BLDG 25-89 | ADU | R | 4/1/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 039-353-08 | 14840 BURNS VALLEY RD, Clearlake, CA 95422 | | BLDG 25-51 | MH | O | 2/15/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 039-114-06 | 3970 MANAKEE AVE, Clearlake, CA 95422 | | BLDG 25-96 | SFD | O | 4/7/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 039-163-10 | 3578 Blue Gum Street, Clearlake, CA 95422 | | BLDG 25-207 | ADU | O | 7/14/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 040-137-13 | 3841 Manchester Avenue, Clearlake, CA 95422 | | BLDG 25-357 | MH | O | 11/10/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | 042-335-10 | 16219 15TH Avenue, Clearlake, CA 95422 | | bldg 25-370 | SFD | O | 11/20/2025 | | | | | | | | | | 1 | | 1 | 1 | | NONE | No | No |
| | | | | | | | | | | | | | | | | | | | 0 | | | | | |
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|-----------------|-----------------------------------|
| Jurisdiction | Clearlake |
| Reporting Year | 2025 (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 |
| Acutely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 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 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | 72 | 4 | 1 | 2 | 5 | - | - | - | - | - | - | 12 | 60 |
| Above Moderate | | 200 | 4 | 1 | 1 | - | - | - | 11 | - | - | - | 17 | 183 |
| Total RHNA | | 434 | | | | | | | | | | | | |
| Total Units | | | 12 | 3 | 6 | 118 | - | - | 11 | - | - | - | 150 | 335 |

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

| | | | | | | | | |
|--|---|---|-------------------------|---|---|--------------------------------------|-----------------------------------|---|
| Jurisdiction | Clearlake | | | | | | | |
| Reporting Year | 2025 | (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 | 5 | 6 | 7 | 8 | 9 |
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| 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. | 6th Cycle | Continuous | Responsibility: Community Development Department. Funding: General Fund. Status: Completed and ongoing. | Other | | None |
| Program H1.2 Publicly Owned Surplus Land Review 6th Cycle | 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. | 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. | 6th Cycle | Continuous | Responsibility: Community Development Department Funding: General Fund Objective: Creation of 20 lower income housing units by 2027. Status: Ongoing | Other | | Routinely check surplus lands available, coordinate with developers |

| | | | | | | | |
|--|--|---|------------------|-------------------|---|-------------------|-----------------------------|
| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Households</p> | <p>Will be in progress.</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>6th Cycle</p> | <p>Continuous</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 and as amended in 2025. 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</p> | <p>Units</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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</p> | <p>Meetings</p> | <p>none</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. 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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Community Development Department Funding: HOME and CDBG programs. Objective: Creation of 8 transitional and/or supportive housing facilities by 2027. 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. 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. Status: Retain program.</p> | <p>Other</p> | <p>none</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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 buiding to a transitional care support facility for 20 occupants of special needs, to be operational in 2019. Status: Retain program.</p> | <p>Other</p> | | <p>When necceesary, the city will coordinarte with various agencies/organozations to</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>Timeframe: Ongoing</p> | <p>6th Cycle</p> | <p>Continuous</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</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</p> |

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| <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 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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | <p>none</p> |
| <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>6th Cycle</p> | <p>Continuous</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. as of 2026, we have had an 80 units and a 102 unit affordable housing development completed. Additionally, an existing transitional operations will be expanding.</p> | <p>Other</p> | <p>none</p> |

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| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | <p>none</p> |
| <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>6th Cycle</p> | <p>Continuous</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>Households</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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>Households</p> | <p>none</p> |

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| <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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Community Development Department Funding: General Fund Objective: Provide reduce development constraints for lower income housing units</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Planning Department Funding: General Fund Objective: Reduce development constraints for residential development.</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</p> |

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| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</p> |

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| <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). 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. 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 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>Monitor yearly</p> | <p>6th Cycle</p> | <p>Continuous</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</p> | <p>Other</p> | <p>none</p> |
| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | <p>none</p> |

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| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | | <p>none</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).</p> <p>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</p> | <p>Timeline: Ongoing. Expanding the Housing Rehabilitation Program to include rental units to include update of the Guidelines in 2020.</p> | <p>6th Cycle</p> | <p>Continuous</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.</p> | <p>Other</p> | | <p>none</p> |
| <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>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Community Development Department Funding: General Fund and CBDG funding for the Housing Rehabilitation and Housing Assistance brochures. Accomplishments: Brochures and directory made available. Results: Greater public awareness established. Status: Retain Program</p> | <p>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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</p> | <p>Other</p> | <p>none</p> | <p></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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | | <p>none</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</p> | <p>Timeframe: Amend regulations by the end of 2020.</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Responsibility: Community Development, Building and other Departments Funding: General Fund</p> | <p>Other</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</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. Program CO 6.1.1.2 of the 2014 General Plan, Conservation Element includes creating incentives for development proposals and exceed 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>6th Cycle</p> | <p>Continuous</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>Other</p> | | <p>none</p> |

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| <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>6th Cycle</p> | <p>Continuous</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>Other</p> | <p>none</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>6th Cycle</p> | <p>Continuous</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> | <p>Other</p> | <p>none</p> |
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| Jurisdiction | Clearlake |
| Reporting Period | 2025 (Jan. 1 - Dec. 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 | | | | | | | | | |

