

8. HOUSING

CONTENTS

INTRODUCTION	172
GOALS, OBJECTIVES, POLICIES, AND PROGRAMS	173
GOAL HO 1.....	173
GOAL HO 2.....	176
GOAL HO 3.....	177
GOAL HO 4.....	177

INTRODUCTION

The Housing Element is one of the seven required elements in the General Plan, and is mandated through Article 10.6 of the State of California Government Code Section 65580 through 65590 (California Department of Housing and Community Development [HCD], 1969a). It serves as a planning guide which addresses the long-term, comprehensive housing needs for residents of each income level within the City by providing a variety of housing types. The process of creating or updating a Housing Element includes the identification and analysis of current and projected housing needs, followed by the development of goals, policies, and programs that aim to preserve, improve, and increase supply of housing in the community. The Housing Element must remain consistent and compatible with other General Plan elements and State Law.

According to the 2012 Land Use Inventory and 2010 U.S. Census data, Clearlake has approximately 8,487 housing units. More than half of these units are single-family homes, while over one-third are mobile homes. The housing stock is in need of improvements; about half of the housing units are considered “good” quality. Additionally, about 25 percent of Clearlake’s housing stock is vacant, which is extremely high. About 75 percent of homeowners with mortgages are considered cost-burdened, while 59 percent of Clearlake’s renters are cost-burdened. Notwithstanding, the Regional Housing Needs Allocation calls for 51 percent of new housing units to be built for above-moderate income owners. While a majority of Clearlake’s population is considered cost-burdened, the housing stock is already being sold at below market rate prices. The goals, objectives, policies, and programs of this chapter aim to balance the need for market rate and affordable housing, renovation and rehabilitation of existing housing stock, and providing and adequate supply of housing options for all current and future residents.

GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

GOAL HO 1

An adequate supply of housing types for all income groups and needs.

Objective HO 1.1

Accommodate 1,280 additional housing units by 2040 to meet population growth.

Policy HO 1.1.1

Target bad quality homes identified in the 2012 Land Use Survey as priority units for redevelopment.

Program HO 1.1.1.1

Pursue funding opportunities for relocation programs to ensure resident displacement is minimal during redevelopment phases, if necessary.

Program HO 1.1.1.2

Pursue funding opportunities to purchase bad quality homes.

Program HO 1.1.1.3

Pursue available federal, state, and local funds to assist in new housing production.

Policy HO 1.1.2

Prioritize the refurbishing and re-occupation of vacant homes identified in the 2012 Land Use Survey within the targeted growth areas.

Program HO 1.1.2.1

Foster the mixture of uses with the occupation of vacant homes along the Lakeshore Drive redevelopment area.

Policy HO 1.1.3

The City shall continue to support self-help housing.

Program HO 1.1.3.1

Assist non-profit and for-profit groups and individuals who wish to supply special needs housing in navigating the development review and approval process.

Program HO 1.1.3.2

Establish a streamlined permitting process for special needs housing development.

Program HO 1.1.3.3

Prioritize reuse of underutilized parcels and vacant homes within targeted growth areas.

Objective HO 1.2

Increase market rate housing stock to attract above-average income groups.

Policy HO 1.2.1

Support market rate housing development in targeted growth areas.

Program HO 1.2.1.1

Expedite entitlement and permitting processes as an incentive for market rate housing developers.

Program HO 1.2.1.2

Establish building standards to achieve consistent quality housing products.

Objective HO 1.3

Meet the housing needs of special population groups, including seniors, people with disabilities, large families, female households, the homeless, and extremely low-income households.

Policy HO 1.3.1

Maintain compliance with all state and federal laws and regulations pertaining to housing for special needs populations.

Program HO 1.3.1.1

Continually review the City Zoning Ordinance to identify issues pertaining to provision of special needs housing; including, but not limited to:

- A definition of family to include non-related groups of persons living in one household
- Adoption the most recent Universal Building Code
- Adherence to minimum state density requirements
- Standards for single-room occupancy units

Policy HO 1.3.2

Track special needs populations and provide commensurate housing to meet their needs.

Program HO 1.3.2.1

Identify suitable sites for special needs housing that ensures equitable access to amenities and services.

Policy HO 1.3.3

Actively pursue opportunities to provide housing for special needs groups.

Program HO 1.3.3.1

Update the Zoning Ordinance definition of family to include non-related households of 6 or fewer persons.

Program HO 1.3.3.2

Continue to participate in Section 8 rent subsidy programs administered by Lake County.

Program HO 1.3.3.3

Locate and disseminate information on funding and technical assistance resources to organizations that provide special needs support.

Program HO 1.3.3.4

Work with developers and non-profit housing organizations to limit conversion of affordable housing to market rate pricing. Include incentives for developers to include deed-restricted units.

Policy HO 1.3.4

Support efforts to provide temporary and permanent shelter and transitional housing for the homeless population.

Program HO 1.3.4.1

The City shall update the Zoning Code to define transitional, emergency, and homeless shelters

Program HO 1.3.4.2

Update the City Zoning Code to identify adequate and appropriate locations for temporary and permanent shelters by right.

Program HO 1.3.4.3

Collaborate with local community service providers to establish transitional housing.

Policy HO 1.3.5

Encourage the development of housing units for households earning 30 percent or less of the Median Family Income in Clearlake. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing.

Program HO 1.3.5.1

Update the City Zoning Code to permit the inclusion of transition and non-traditional housing types in various residential areas, include provisions for single room occupancy.

Program HO 1.3.5.2

Develop an incentive program which provides proportionate relief from development impact fees for developers who build affordable housing.

Program HO 1.3.5.3

Update the City's Zoning Ordinance to comply with State Housing Density Bonus requirements

Program HO 1.3.5.4

Streamline the entitlement and permitting processes to expedite the development of affordable and non-traditional housing.

GOAL HO 2

Well-maintained, safe, and aesthetically pleasing housing environment.

Objective HO 2.1

Conserve and improve existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing neighborhood character.

Policy HO 2.1.1

Improve neighborhood appearance.

Program HO 2.1.1.1

Address safety and quality deficiencies in housing.

Program HO 2.1.1.2

Construct new housing according to quality and safety standards.

Policy HO 2.1.2

Review development applications for strict adherence with building standards and codes.

Program HO 2.1.2.1

Locate opportunities to expand the Homeowner's Rehabilitation Assistance Program.

Program HO 2.1.2.2

Pursue funding for the establishment of code enforcement programs.

Program HO 2.1.2.3

Increase code enforcement

GOAL HO 3

Residential neighborhoods that respect the rural character of Clearlake.

Objective HO 3.1

Protect neighborhood scale and density.

Policy HO 3.1.1

Promote quality infill development in targeted growth areas.

Program HO 3.1.1.1

Identify key infill areas for new residential development in targeted growth areas and surrounding neighborhoods.

Program HO 3.1.1.2

Update the City Zoning Code and building standards to ensure compatible residential design with surrounding neighborhoods.

Policy HO 3.1.2

Keep residential zoning density standards in targeted growth areas compatible with the rural character of Clearlake.

Program HO 3.1.2.1

Use Planned Unit Development (PUD) agreements to effect clustering of homes and preservation of open space.

Program HO 3.1.2.2

Establish guidelines for building design and standards for medium and high-density residential developments along Lakeshore Drive and Olympic Drive to ensure compatibility with existing neighborhoods.

GOAL HO 4

Energy efficient and environmentally sustainable housing.

Objective HO 4.1

Meet energy efficiency standards in new housing construction.

Policy HO 4.1.1

Maintain consistency with energy efficiency and green building standards in the Conservation Element.

Program HO 4.1.1.1

Pursue funding opportunities to provide financial assistance to enable homeowners and developers to meet energy efficiency standards.

Policy HO 4.1.2

Retrofit existing homes to increase energy efficiency.

Program HO 4.1.2.1

Create home retrofit rebate program to provide grants for refurbishment and energy efficient improvements.

This Page Intentionally Left Blank