



# CITY OF LAKEPORT PLANNING COMMISSION

## MEMORANDUM

**RE:** Annual Report on Housing Division  
Activities/Annual housing Element Progress Report for  
2014 and 2015

**MEETING DATE:** April 13, 2016

**SUBMITTED BY:** Dan Chance, Associate Planner

**PURPOSE OF REPORT:**  Information only  Discussion  Commission Action

### WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is requested to review and make a recommendation to the City Council for the following: 1.) Review the following report which summarizes the Housing Division's activities in 2014 and 2015; and 2.) Hold a public hearing to review and consider approval of the attached annual Housing Element Progress Report that will be submitted to the State Department of Housing and Community Development (HCD).

### SUMMARY OF THE ISSUE:

This report summarizes the various housing programs, as well as development of residential units within the City of Lakeport that were processed by the Community Development Department over the years of 2014 and 2015. Additional comments regarding some specific projects are also provided.

Housing Projects	2014	2015
<b>Bella Vista Senior Housing / Total</b>	<b>47*</b>	<b>0</b>
-Very Low Income	10*	0
-Low Income	37*	0
<b>Other / Total</b>	<b>4</b>	<b>1</b>
-Rehabilitation/ Extremely Low Income	1	0
-Rehabilitation/ Very Low Income	1	0
-Rehabilitation/ Low Income	2	0
-Preservation of at Risk Units/ Extremely Low Income	0	0

-Preservation of at Risk Units/ Very Low Income	0	0
-Preservation of at Risk Units/ Low Income	0	0
-Acquisitions of Units/ Extremely Low Income	0	0
-Acquisitions of Units/ Very Low Income	0	0
-Acquisitions of Units/ Low Income	0	0
-Market Value Homes	0	1

\*Bella Vista Senior Housing was counted as part the housing numbers For the year 2013, with the building permits being finalized in 2014.

**The Home Program:**

During 2014, Home grant funds were used for two-First Time Home Buyers programs and two-Owner Occupied Rehabilitation projects, with none being used in 2015 (see chart above under Other). The home program expired on January 31, 2016 with all remaining funds returned to the State. A stated goal of the Community Development Department and the City Council this fiscal year is to develop new strategic plan determining the direction of the City's housing program, that may include working with housing advocates the State to provide funding for future Home grants, that include First-Time Homebuyers and Owner Occupied Rehabilitations.

**Emergency Housing:**

In October of 2015, the City of Lakeport adopted Resolution No. 2581 amending provisions of the Lakeport Municipal Code allowing displaced Valley Fire victims to stay in local hotels beyond the 30-day maximum allowed and waiving initial service fees and deposit collections for displaced households seeking temporary rental housing within the City. There is currently no data on how many fire victims took advantage of these provisions.

**Senior Affordable Housing Project:**

As stated in the year end report above, the Bella Vista Senior Housing development complex was constructed in 2013, many of the seniors moved in that year prior to the apartments being finalized, and the building permits for the senior development complex was officially finalized in 2014.

On June 24, 2015, the City approved an additional 32 unit affordable senior apartment complex at 1255 Martin Street. At this time, no building permits have been pulled for this project.

**Housing Element Progress Report and Related Activities:**

On August of 2014 the City of Lakeport adopted the City of Lakeport Housing Element. Under State law, each jurisdiction is required to update the housing element every seven years. The last housing element update was in 2009. Most of the time and energy was spent on updating the housing element, as well as; 1) the impacts associated with the recession limiting development potential, and 2) limited staff resources; during the years of 2014 and 2015 implementation of housing element programs was limited. Over the next several months staff will be evaluating moving forward with some of those implementation programs identified in the 2014 Housing Element and presenting additional information to the Planning Commission regarding implementation progress and priorities during future presentations related to an annual progress report on the entire General Plan, which includes the Housing Element.

**OPTIONS:**

1. Approve the Annual Housing Report for 2014 and 2015 and direct staff to forward the report to the City Council for their review.
2. Request that additional information be added to the report and have that revised report forward the report to the City Council for their review.

**SUGGESTED MOTION:**

Move that the Planning Commission direct staff to forward the Annual Housing Report for 2014 and 2015 to the City Council as an information item.

Attachments:

1. 2014 Lakeport Progress Report/ Housing Element Tracking System
2. 2015 Lakeport Progress Report/ Housing Element Tracking System



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Housing Element Tracking System  
Annual Progress Report

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2014 LAKEPORT Progress Report for (5F) 06/30/2014-06/30/2019

TABLE A - Annual Building Activity Report

Moderate, Low, and very Low Income Units and Mixed Income Family Projects

[Add New Project](#)

Viewing: 1 to 1 of 1

Housing Development Information								Housing with Financial Assistance and / or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
Project ID (Click to View or Edit Record)	Unit Category	Tenure	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Justification	Remove
			Very Low Income	Low Income	Moderate Income	Above Moderate Income						
<a href="#">Bella Vista Senior</a>	5+	Renter	10	37	0	0	47	47	Low Income Housing Tax Credits, Redevelopment Agency or Successor Agency Funds		-	<a href="#">Remove</a>

1 All

Total by Income Table A/A3	Very Low Income	Low Income	Moderate Income	Above Moderate Income*	Total Extremely Low-Income Units*	5
	10	37	0	0		

Note: These fields are voluntary

TABLE A2 - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

[Edit Table A2](#)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	Description of Activity
	Extremely Low-Income*	Very Low-Income	Low-Income			
Rehabilitation Activity	1	1	2		4	Franklin, Lawrence, Lane, Perrine rehabs
Preservation of Units At-Risk	0	0	0		0	null
Acquisition of Units	0	0	0		0	null
<b>Total Units by Income</b>	<b>1</b>	<b>1</b>	<b>2</b>		<b>4</b>	

Note: This field is voluntary

TABLE A3 - Annual Building Activity Report - Summary for Moderate and Above Moderate Income Units (excluding Table A units)

[Edit Table A3](#)

No. of Units Permitted	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	No. of Infill Units*
Moderate	0	0	0	0	0	0	0
Above Moderate	0	0	0	0	0	0	0

Note: This field is voluntary

TABLE B - Regional Housing Needs Allocation Progress

[Add New Project](#)

Permitted Units Issued by Affordability												Total Units to date (all years)	Total remaining RHNA by Income Level
Income Level	RHNA Allocation	Restrictions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low*	38	Deed restricted	0	0	0	0	0	0	0	0	0	10	28
		Non-Restricted	10	0	0	0	0	0	0	0	0		
Low	24	Deed Restricted	0	0	0	0	0	0	0	0	0	37	0
		Non-Restricted	37	0	0	0	0	0	0	0	0		
Moderate	27		0	0	0	0	0	0	0	0	0	0	27
Above Moderate	64		0	0	0	0	0	0	0	0	0	0	64
<b>Total Units =</b>			47	0	0	0	0	0	0	0	0	47	119
<b>Total RHNA</b>		<b>153</b>	<b>Total Remaining need for RHNA period =</b>										<b>119</b>

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

TABLE C - Program Implementation Status

Add New Program 

Viewing: 1 to 10 of 27

Housing Programs Progress Report - Government Code Section 65583				
Program Description Name of Housing Element Program (Click Link to Edit)	Objective	Timeframe in H.E.	Status of Program Implementation	Remove
<a href="#">1-1 Maintain Existing Residential Zoning</a>	Maintain allowed residential densities and uses	Ongoing	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">1-2 Condominium and Mobile Home Conversions</a>	Revise Condominium Conversion Ordinance	Feb. 2010	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">1-3 Housing Rehabilitation Program</a>	Code Enforcement - 15 units/year. Housing rehabilitation 5 to 10 loans/year	Ongoing	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">1-4 Capital Improvement Program</a>	Three CIP projects in aging neighborhoods	Ongoing	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">1-5 Conversion of Affordable Units</a>	Revise Zoning Ordinance	Feb 2010	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">3-6 Accommodate Section 8 Households</a>	Prepare template for agreements	Nov 2009	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">3-7 Seek Available Funding</a>	Funding applications	Ongoing	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">3-8 Farmworker Housing</a>	Zoning revisions and two reports of findings	2010 - 2012	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">3-9 Emergency Shelters and Transitional/Supportive Housing</a>	Zoning Ordinance revisions	Feb 2010	Click Program Description link to view details	<a href="#">Remove</a>
<a href="#">3-10 Group Homes</a>	Zoning Ordinance revisions	Feb 2010	Click Program Description link to view details	<a href="#">Remove</a>

1 2 3 All



**General Comments: Include any additional information or explanation for the information provided in the previous tables.**

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**Edited By:** \_\_\_\_\_ **Date Edited:** 01/06/2014

**Name:\*** \_\_\_\_\_ **Representative Title:\*** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**APR Status:**  Draft  Final (Name and Representative are required to finalize) **eMail Address:** \_\_\_\_\_

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2015 LAKEPORT Progress Report for (5F) 06/30/2014-06/30/2019

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No data available

Note: These fields are voluntary

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TABLE C - Program Implementation Status

[Add New Program](#)

No data available



General Comments: Include any additional information or explanation for the information provided in the previous tables.

Edited By:		Date Edited: 01/06/2014	
Name:*	Representative Title:*	Address:	Phone Number:
APR Status: <input checked="" type="radio"/> Draft <input type="radio"/> Final (Name and Representative are required to finalize)			eMail Address:
<input type="button" value="Submit"/> <input type="button" value="Reset"/> <input type="button" value="Cancel"/>			

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