



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Memo

TO: Board of Supervisors

FROM: Mireya Turner, Community Development Director
Trish Turner, Associate Planner

DATE: March 24, 2026

SUBJECT: Housing Element Annual Progress Report
General Plan Annual Progress Report

ATTACHMENTS: 1. 2025 Housing Element Annual Progress Report
2. General Plan Annual Progress Report

BACKGROUND/ DISCUSSION

Since 1969, California has required that all local governments (Cities and Counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans (aka housing elements) as part of their General Plan (also required by the state). General Plans serve as the local government's blueprint for how the city and/ or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing.

Additionally, every city and county in the state of California is required to submit an Annual Progress Report (APR) on individual jurisdiction progress towards implementing the housing element of its General Plan. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation on or before April 1st of each year/ The 2025 APR consists of a spreadsheet template created by HCD to capture housing activity and the County of Lake's progress. The APR Report includes the following tables:

- Annual building activity reports for new housing units.
- Regional Housing Needs Allocation (RHNA) progress.
- Sites identified or rezoned to accommodate shortfall housing need and not net loss law.
- Housing Element program implementation status.
- Commercial development bonus approved.
- Units rehabilitated, preserved and acquired for alternative adequate sites.
- Above moderate-income units converted to moderate income.

- Locally owned lands included in the Housing Element Sites inventory that have been sold, leased, or otherwise disposed of.
- Locally owned Surplus Sites
- Student housing development for lower income students for which density bonus was granted.

Table 1 below summarizes housing production data from previous reporting years and illustrates the County's progress toward meeting its Regional Housing Needs Allocation (RHNA) across income categories. It should be noted that the Acutely Low-Income category was formally introduced through Assembly Bill 3093, which was signed into law on September 19, 2024 (Chapter 282, Statutes of 2024), and subsequently incorporated by the California Department of Housing and Community Development (HCD) into the Annual Progress Report (APR) reporting framework for informational and data-collection purposes. While housing units may now be reported under this category, Acutely Low-Income units are not credited toward RHNA compliance during the current 2019-2027 Housing Element cycle. Consistent with AB 3093 and HCD guidance, units identified as Acutely Low-Income will be formally incorporated into RHNA allocations beginning in the next RHNA cycle.

Table 1 – Current RHNA Progress

Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	2	5	1	-	8	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	332	-	-	-	-	2	3	5	12	30	302
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	224	-	-	-	49	69	3	3	5	130	94
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	207	-	-	-	24	9	8	22	20	83	124
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-
Above Moderate		576	1	-	-	30	31	49	50	25	186	390
Total RHNA		1,339										
Total Units			1	-	-	103	113	68	82	62	429	910

** There is a mistake in the housing numbers for 2023. The Collier Avenue Apartments are not included in Table 1. I am working with HCD to make the necessary changes. The changes should be 20 – Extremely Low-Income Deed Restricted Units, 19 – Very Low-Income Deed Restricted Units, and 1 Low-Income Non-Deed Restricted Unit (Managers Unit) taking our RHNA numbers total to date 469.*

In the 2025 reporting year, the County of Lake continued its efforts to meet its Regional Housing Needs Allocation (RHNA). A total of 62 issued building permits were permitted, for either Single-Family dwellings, Manufactured Homes, Multi-Family Dwellings, Accessory Dwelling Units, or Junior Accessory Dwelling Units in 2025, contributing to the County's overall housing production goals.

Consistent with the California Department of Housing and Community Development (HCD) reporting requirements, housing units are only credited toward a jurisdiction's

RHNA upon issuance of a building permit. Table 2 below shows the summary of entitlements, building permits, and certificate of occupancy.

Table 2 – Entitlement Summary

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	26	25	11
2 to 4 units per structure	12	12	0
5+ units per structure	0	0	11
Accessory Dwelling Unit	8	6	2
Mobile/Manufactured Home	21	18	15
Total	67	61	39

RHNA PROGRESS AND REMAINING NEED

To date, the County of Lake has issued building permits for a total of **469 housing units**, representing approximately **35%** of its overall RHNA allocation of 1,339 units for the 2019-2027 cycle. While the County continues to make progress toward the total obligation, housing production remains **disproportionately lower in the affordable income categories**, particularly within the Very Low-Income segment.

RHNA Progress by Income Category The following breakdown details the County's progress in meeting its specific state-mandated housing goals:

- **Extremely Low-Income (ELI):** The County has permitted **28 units**. Per RHNA accounting standards, 50% of Very Low-Income units are credited toward the ELI requirement. *Please note these numbers include the Collier Ave Apartments that were inadvertently omitted from the 2023 Housing APR.*
- **Very Low-Income (VLI):** There is a significant production gap in this category. With only **41 permits** (plus **28 Extremely Low-Income** counted towards this total) issued to date, the County faces a **shortfall of 263 units** to meet its allocation. *Please note these numbers include the Collier Ave Apartments that were inadvertently omitted from the 2023 Housing APR.*
- **Low-Income:** The County has issued **131 permits** in this category. While this shows stronger activity than the VLI segment, we remain **93 units short** of the 224-unit allocation.
- **Moderate-Income:** To date, **83 permits** have been issued, leaving a **shortfall of 124 units** relative to the allocation of 207.
- **Above Moderate-Income:** The County has issued **186 permits**, currently **390 units short** of the 576-unit allocation.

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	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	Building Permits Issued Date	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0
None	024-432-07	21226 State Hwy 175	James Watson	R-25-264	MH	O								1				#####	0
None	049-290-05	11996 Spruce Grove Road	Brian Campo	R-25-200	MH	O											1	9/17/2025	0
None	024-152-22	5158 State Street	Dustin Roberts	R-25-132	MH	O										1		6/3/2025	0
None	014-004-27	19312 Butts Canyon Road	Ronald Valente	R-25-87	MH	O										1		6/27/2025	0
None	044-471-14	2967 Meadow Drive	Adam & Kimberly Garcia	R-25-44	MH	O								1				7/7/2025	0
None	049-081-12	16960 Big Bear Road	Arthur Cole	R-25-42	MH	O								1				3/10/2025	0
None	028-291-12	2579 Beach Lane	Scotts Valley Band of Pomo Indians	R-22-45	S+	R							11						0
None	002-025-11	12299 Elk Mountain Road	Kyunglin & Milan Hopkins	R-19-17	MH	O										1			0
None	046-021-03	8843 Soda Bay Road	Martin Gleoge	R-24-75	MH	O								1					0
None	005-019-19	3425 Dessie Drive	Greg Stolesen	R-24-65	MH	O											1		0
None	049-052-05	8872 Quarterhorse Lane	Marlo Martinez	R-24-56	MH	O								1					0
None	051-062-06	15315 Trinity Road	Lynn Hut	R-23-47	MH	O								1					0
None	141-722-15	19882 Mountain Meadow South	Steven McSween	R-25-194	ADU	O										1		9/5/2025	0
None	062-411-02	2946 Blackfeet Trail	Mark Cambridge	R-25-53	SFD	O											1	3/26/2025	0

None	013-056-19	10650 Gifford Springs Road	Patrick Lambert	R-22-97	SFD	O											1		
None	008-050-43	5775 Gold Dust Drive	Armando Fernandes	R-19-44	SFD	O											1		
None	031-173-73	2827 Merced Street	Krystal Ramos	R-23-114	SFD	O										1			
None	027-171-09	9725 Mains Street	Julia Carrera	R-22-93	ADU	R							1						
None	032-111-27	6755 Keeling Ave	Alan Campbell	R-24-113	SFD	O										1		3/1/2025	
None	005-027-98	1790 Quail Ridge Road	Michael Reynolds	R-22-52	SFD	O											1		
None	050-421-24	19535 State Hwy 175	Guy Foux	R-22-37	SFD	O											1		
None	050-781-01	14785 Dove Drive	Toby Coleman	R-22-19	MH	O							1						
None	043-761-04	5438 Olympia Drive	Shawn Auten	R-22-17	SFD	O											1		
None	029-281-47	5164 Lakeshore Boulevard	Ana Perez	R-22-12	MH	O						1							
None	142-391-05	18506 Sentinel Court	Landre Davis	R-22-1	SFD	O											1		
None	004-064-01	9930 Elk Mountain Road	Jill Lovrin	R-21-13	MH	O											1		
None	060-322-10	8388 Paradise Lagoon Drive	Bard Henry	R-21-8	SFD	O											1		
None	141-411-12	18380 Grizzly Court	Citrin Alan	R-19-38	SFD	O											1		
None	028-301-13	3439 Lakeshore Blvd.	Matt Boyrie	R-25-101	ADU	R											1		9/17/2025
None	050-471-18	19819 Foard Road	Jane Yurkevich	R-25-127	ADU	R											1		
None	440-041-15	3390 Westlake Court	Eric Hillson	R-25-137	ADU	R											1		6/30/2025
None	013-028-88	24073 S. State Hwy 29	Tyson Brand	R-25-150	ADU	R											1		6/24/2025
None	013-013-18	21435 Jerusalem Grade	Simone Hingston	R-25-185	ADU	R											1		7/10/2025

None	043-451-12	4708 Boulder Crest Court	Ayala Hezi-Yamit	R-25-197	ADU	R										1		10/3/2025	0
None	008-055-10	2040 Finley Road East	Steven Tanti	R-25-215	ADU	R													0
None	052-012-13	13529 Prather Way	Paul Bluess	R-25-220	ADU	R													0
None	008-053-05	5550 Konociti Rd	Eric Hsu	R-25-255	ADU	R													0
None	012-055-02	16545 Bryant Road	Allida Mager	R-25-256	ADU	R													0
None	024-366-02	21304 State Hwy 175	Tyson Brand	R-25-260	ADU	R													0
None	029-101-33	4415 Emilee Court	Ryan Seymour	R-25-265	ADU	R													0
None	051-051-13	15410 Humboldt Court	Gabriela Alvarez	R-25-102	SFD	O											1	6/2/2025	0
None	024-441-20	21155 State Hwy 175	Rosa Gonzalez	R-25-108	MH	O													0
None	082-061-09	100 Rodolfo Road	Daniel Briggs	R-25-112	SFD	O													0
None	028-343-34	290 Gasupalo o Drive	Allida Tielo	R-25-121	MH	O										1		5/5/2025	0
None	430-172-03	9503 Yaquilma Drive	Jesse Abrao	R-25-135	SFD	O											1	6/21/2025	0
None	051-134-08	15665 Summit Drive	Susan & Grant Cascio	R-25-16	SFD	O											1	3/14/2025	0
None	050-911-04	11210 Oak Street	Jill Nephew	R-25-161	SFD	O										1		7/10/2025	0
None	004-064-02	10010 Elk Mountain Road	Serge Novitski	R-25-163	SFD	O											1	7/18/2025	0
None	014-111-19	15200 Timm Way	Barbara Galvan	R-25-165	SFD	O											1	9/25/2025	0
None	050-414-08	12187 Mead Road	Alex Nowakowski	R-25-166	MH	O											1	#####	0
None	122-032-03	15291 May Hollow Road	Michael Wasilewski	R-25-175	SFD	O										1		8/25/2025	0
None	014-131-05	21724 Dry Creek Cutoff	Robert Smith	R-25-176	MH	O											1	8/20/2025	0

None	082-031-02	3802 Ackley Road	Felipe Lopez	R-25-181	SFD	O											1	7/23/2025	0
None	144-141-06	21594 Yankee Valley road	Maria Smith	R-25-182	SFD	O											1	10/7/2025	0
None	141-421-08	20214 Indian Rock Road	Mario Martinez	R-25-186	SFD	O											1	=====	0
None	008-054-23	5209 Konociti Road	Debra Heckert	R-25-188	SFD	O											1	8/12/2025	0
None	062-571-07	2612 River View Road	Ryan Myer	R-25-190	SFD	O													0
None	628-210-01	508 Watertrough Road	Alessandro Barusco	R-25-192	SFD	O													0
None	024-431-07	15455 Sunset Avenue	Irene Wu	R-25-193	MH	O											1	9/3/2025	0
None	006-391-03	6872 Frontage Road Ext.	George Jones	R-25-196	SFD	O										1		8/14/2025	0
None	050-441-63	11151 Anderson Springs Road	Kyle Peterson	R-25-203	MH	O													0
None	005-056-07	750 Oak Park Way	Joey Coleman & Faith Menzle	R-25-204	SFD	O													0
None	003-055-10	8965 Bridge Arbor North	Miguel Merino	R-25-206	ADU	R													0
None	049-021-15	17159 Appaloosa Road	Steven Constantine	R-25-210	MH	O										1		9/18/2025	0
None	024-071-01	5570 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-75	2 to 4	R					2							7/14/2025	0
None	024-071-02	5571 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-81	2 to 4	R					2							7/14/2025	0
None	024-071-03	5572 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-82	2 to 4	R					2							7/14/2025	0

None	024-071-04	5573 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-83	2 to 4	R						2							7/14/2025	0
None	024-071-05	5574 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-84	2 to 4	R						2							7/14/2025	0
None	024-071-06	5575 Gaddy lane	Scotts Valley Band of Pomo Indians	R-25-80	2 to 4	R						2							7/14/2025	0
None	008-027-31	4505 Soda Bay Road	Carol Biggs	R-25-216	MH	O												1	12/3/2025	0
None	008-020-42	3502 Ackley Road	Ronald valente	R-25-218	MH	O												1	*****	0
None	051-022-05	17170 Meadow Circle	Laura & Manuel Cortez	R-25-221	MH	O														0
None	051-181-07	14994 Hoberg Drive	Sharon Finley	R-25-222	SFD	O														0
None	628-150-03	877 Watertrough road	Jesse Palmer	R-25-223	SFD	O														0
None	034-845-08	4223 Foothill Drive	Joseph Beltrano	R-25-226	MH	O														0
None	014-140-14	21132 Loconomi Road	David Alvizo	R-25-228	MH	O														0
None	050-413-07	12067 Mead Road	Charlotte Kublak	R-25-229	SFD	O											1		*****	0
None	006-510-27	13490 E Hwy 20	Richard Kuehn	R-25-233	MH	O														0
None	012-033-24	17223 Mustang Court	Joseph Dillingham	R-25-238	MH	O														0
None	024-421-05	21082 Hwy 175	Terry Hoberg Karabel	R-25-241	SFD	O												1	*****	0
None	032-121-36	6703 Sayre Avenue	Erich Korman	R-25-244	MH	O											1		*****	0
None	050-421-02	19555 Hwy 175	Erika Batista	R-25-249	SFD	O														0
None	050-851-01	15345 Evergreen Drive	Bay Area Home Options	R-25-250	SFD	R								1					*****	0
None	050-921-04	11085 Oak Street	Bay Area Home Options	R-25-251	SFD	R														0
None	024-163-10	4165 Oak Street	Margaret Granger	R-25-254	MH	O												1	*****	0

None	014-111-29	15225 Rich's Way	Robert Franklin	R-25-269	SFD	O													
None	012-012-22	13163 Spruce Grove Road	Vincent Mack	R-25-270	SFD	O													
None	007-016-42	6750 Live Oak Drive	Katrina Johnson	R-25-271	SFD	O													
None	012-006-24	14405 Big Canyon Road	Henry Blohm	R-25-39	SFD	O											1	6/6/2025	0
None	010-055-26	1270 Hwy 53	Eddie Fernandez	R-25-45	MH	R											1	4/3/2025	0
None	011-040-26	8020 High Valley Road	Cryptoright & Foundation	R-25-57	SFD	R							1					7/15/2025	0
None	430-151-10	5307 Tewa Court	Robert & Kim McCullough	R-25-60	SFD	O											1	7/15/2025	0
None	013-063-12	20395 Vineyard Drive	Scott Nagelson	R-25-68	SFD	O											1	4/11/2025	0
None	034-152-23	6368 Eleventh Avenue	Ethan Rose	R-25-72	SFD	O										1		4/16/2025	0
None	014-072-07	20520 Sacramento Avenue	Stephen Flatland	R-25-76	SFD	O										1		5/15/2025	0
None	012-033-20	17143 Mustang Court	Jonathan Alaris	R-25-85	MH	O										1		4/11/2025	0
None	008-033-27	1715 Argonaut Road	Sam Iamonica	R-25-88	MH	O											1	4/3/2025	0
None	052-131-02	11980 Loch Lomond	Colin Smith & Negreta Muir	R-25-9	MH	O													0
None	043-221-17	13070 Cliff Drive	Roger Shafer	R-25-93	SFD	O											1	8/22/2025	0
None	049-103-19	17135 Deer Park Drive	Jacob Samson	R-25-94	MH	O											1	11/7/2025	0
None	014-490-07	20763 St. Helena Lane	Shannon Sanders	C-24-35	SFD	O											1	1/29/2025	0