

CITY OF CLEARLAKE HOMESTEAD PROGRAM FAQ

Is this a low-income housing program?

No, this program is geared towards entry-level professionals who work in Lake County with an income level classified as median to moderate based on the Department of Housing and Community Development Division’s State Income Limits – see table below for details. *Please note that under the discretion of the Housing Committee, applicants with income \$10,000 above or below the Median to Moderate range may still be considered.*

Number of Persons in Household:		1	2	3	4	5	6	7	8
Lake County Area Median to Moderate Levels	Median Income	56200	64250	72250	80300	86700	93150	99550	106000
	Moderate Income	67450	77100	86700	96350	104050	111750	119450	127200

Is this a loan that needs to be paid back?

No, this is not a loan. Applicants are responsible for obtaining financing for construction of a new stick built home or new manufactured or modular home. The program participant will receive an approximate total value **not to exceed \$40,000** including:

- an existing City-owned lot or City-funded purchase of an alternative lot (not to exceed \$10,000)
- The City will pay the building permit fees and associated fees to each local agency on behalf of the applicant (upon approval of program application and building permit)

Is a credit check part of the Homestead Program application process?

No, applicants are not subject to credit checks from the City of Clearlake. The Homestead Program is not a loan program. Once approved for the Homestead Program, participants are responsible for obtaining financing for construction of their home through the agency of their choice.

What happens if I am unable to meet the program requirements after I am already approved?

If at any time the program participant is unable to meet the program requirements the property will revert back to the City or a lien will be placed on the property to recover the amount subsidized.

Do I have to live on the property?

Yes, the property must be owner occupied for a minimum of two years from date of occupancy.

Can I have my own building plans drawn up or do I have to use the pre-approved plans?

Yes, as long as they meet the most current California Building Codes and Zoning Code.

Do I have to choose a lot within the City of Clearlake?

Yes, the lot must be located within the City of Clearlake.

Can I build a tiny home?

Tiny homes, or what is referred to as micro primary dwellings (400 sq ft - 749 sq ft.) in our Zoning Code, may be allowed but will require additional use permits and approval by the Planning Commission. The costs for obtaining the additional permits would not be covered by the Homestead Program. Additionally, the structure must meet the most current California Building Codes and Zoning Code.

Is a garage mandatory?

All new residential structures are required to include either a two-car garage or permanent carport. Please speak with one of our Planners for further information.

How do I find an alternative lot if I choose not to take a city-owned lot?

You can find lots for sale in the City of Clearlake by looking at online real-estate marketplaces such as Zillow or Realtor.com or by working with a local realtor.

What if the alternative lot I want costs more than \$10,000?

If your alternative lot costs more than \$10,000 the City will cover up to the \$10,000 and you will be responsible for covering the difference.

What if a sewer connection is unavailable at the lot I choose?

If municipal sewer is unavailable, the City may provide an equivalent amount (approximately \$11,485) to cover the cost of a septic system installation.

What if the lot I choose is not serviced by a local water district?

If municipal water is not available at the lot you choose the City may provide an equivalent amount (approximately \$7,500) to cover the costs of installing a well.