HOUSING POLICY
DEVELOPMENT, HCD

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: County of San Luis Obispo

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Reporting Period by Calendar Year: from Jan. 1, 2010 to Dec. 31, 2010

These forms and tables, (see sample – next page) 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 (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Roosevelt Apartments, Nipomo	5+	R	39	13	0	0	52		TCAC	Tax Credit	
Templeton SF Homes, People's Self Help Housing	SF	O	2	31	0	0	33		USDA Mortgages		
Cambria, Borges	SF	O	0	2	0	0	2			Deed Restriction to get water allocation	
Secondary Dwellings	SF	R	2	3	3		8				Rent survey
Farm Support Qtrs	SF	R	4	4	0	0	8				Restricted to farmworkers & Growth Management Ordinance Exemption
(9) Total of Moderate and Above Moderate from Table A3 ► ►					1	290	291				
(10) Total by income Table A/A3 ► ►			47	53	4	290	394				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**		1				1	
No. of Units Permitted for **Above Moderate**	226	22		7	35	290	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2009	2010	2011	2012	2013	2014				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	303	0	39								39	248
	Non-deed restricted		8	8								16	
Low	Deed Restricted	211	0	15								15	148
	Non-deed restricted		10	38								48	
Moderate	Deed Restricted	241	0	1								1	231
	Non-deed restricted		6	3								9	
Above Moderate		540	402	290								692	-152
Total RHNA by COG. Enter allocation number:		1,295	426	394								820	475
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HE 1.A: Designate more land for residential uses	Designate additional land for a variety of housing types sufficient to meet the needs through 2020 (an estimated 3,072 units)	Start 2009, Complete 2012	Underway. The County is in the process of rezoning land in Shandon. The Shandon Specific Plan is going to public hearings in 2011. Additionally, the County started the process of updating its Land Use and Circulation Element (LUCE), which will include possible expansion areas for residential development. The Board of Supervising is discussing the project scope, and the LUCE will likely be completed in 2013 (depending on the scope of the project decided by the Board of Supervisors).
HE 1.B: Continue and track existing development incentives	Construction of 100 additional affordable units through incentives	Ongoing & 2011 Initiate Amendments	Underway for tracking existing incentives. In 2010, the Board of Supervisors allocated $8,747.95 from the in-lieu fee account to pay for future development impact fees of affordable housing units. Additionally, 14 secondary dwellings, 2 farm support quarter units, and 1 multi-family dwelling received Growth Management Ordinance (GMO) exemptions. No projects received fast tracked permitting (no new affordable projects). The County has not yet started exploring new exemptions or strategies.
HE 1.C: Reduce and defer fees for affordable housing development	Construction of 125 additional housing units through reduced/deferred fees	Ongoing	Underway. In 2010, the Board of Supervisors allocated $8,747.95 from the in-lieu fee account to pay for future development impact fees of affordable housing units in 2011.
HE 1.D: Provide incentives for construction of secondary dwellings	Construction of an additional 75 secondary dwellings through incentives	Start 2011, Complete 2012	Not yet started
HE 1.E: Review existing ordinances for possible amendments to Farm Support Quarters, with special emphasis on Group Quarters	Construction ofan additional 93 beds for farmworkers in 31 farm support and/or group quarters	Start 2012, Complete 2013	Not yet started
HE 1.F: Revise the General Plan and ordinances to amend the density bonus program	User-friendly standards consistent with State provisions	Complete 2011	Underway. Tentative completion is projected for December 2011.
HE 1.G: Revise residential development standards	Construction of an additional 200 affordable housing units	Start 2010, Complete 2012	Not yet started
HE 1.H: Provide direct financial assistance for housing	Construction of an additional 70 very low and low income housing units in the county through 15 FTHB loans	Ongoing	Underway - ongoing activity. In 2010, the County allocated approximately $1.4 million in HOME grant funds for construction of affordable housing, tenant based rental assistance, and the first time homebuyer program. Funding was allocated for construction of an 81 unit affordable project in Paso Robles and a 36 unit affordable project in Arroyo Grande. In 2010, 6 first time homebuyer loans were completed.

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HE 1.I: Provide support to the Housing Trust Fund	Construction of approximately 20 new units yearly if funds are secured	Ongoing	Underway - ongoing activity. The Planning and Building Department continues to participate in Housing Trust Fund Board meetings.
HE 1.J: Provide incentives for mixed use	Construction of 100 more housing units within mixed use projects	Start 2013, Complete 2014	Not yet started
HE 1.K: Require attached or zero lot line housing in selected areas designated as Residential Multi-Family	Construction of an additional 100 housing units for lower and and moderate income households through revised ordinances	Start 2012, Complete 2014	Not yet started
HE 1.L: Establish minimum Residential Multi-Family densities	Construction of an additional 150 housing units for lower and moderate income households through revised ordinances	Start 2011, Complete 2012	Not yet started
HE 1.M: Facilitate affordable housing through advocacy, education, and support	Enhanced financial feasibility and greater number of affordable housing proposals from developers	Ongoing	Underway - ongoing activity. The Planning and Building Department continues to be involved in several groups such as the Workforce Housing Coalition , Housing Trust Fund Board, and the Homeless Services Oversight Council. Additionally, staff continues to make strong recommendations to approve appplications for affordable housing developments through its yearly grant cycle.
HE 1.N: Revise ordinances to promote efficient use of residentially zoned land	Encourage new development, rehabilitation or renovation of existing housing to be well designed and compatible with surrounding structures and neighborhood settings	Start 2011, Complete 2012	Not yet started
HE 1.O: Construct a community sewer system in Los Osos	A community sewer system to serve existing and planned development	Complete 2012	Underway. Construction is planned to start in Fall 2011.
HE 1.P: Implement Inclusionary Housing Ordinance	Facilitate development of an additional 225 affordable housing units over 5 years	Ongoing	Underway - ongoing activity. The Affordable Housing Fund has been active for only two years. As of October 2010, a combined total of $36,290.06 in in-lieu/housing impact fees have been collected. Ordinance revisions are also in process and are projected forcompletion by Dec. 2011.
HE 1.Q: Respond to inquiries and complaints related to fair housing laws	Public education and timely responses to fair housing inquiries	Ongoing	Underway - ongoing activity. An Analysis of Impediments for 2010-2015 was completed.
HE 1.R: Remove constraints and/or provide reasonable accomodations for housing	Reduce processing time for reasonable accomodation requests by 50 percent	Start 2010	Not yet started

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HE 1.S: Amend ordinances to facilitate development of senior friendly communities	Enable provision of housing developments for pedestrian access, access to nearby services, and transit	Start 2012	Not yet started
HE 2.A: Rehabilitate housing units	Ensure continued safe and decent affordable housing for 40 lower income households	Ongoing	Underway - ongoing activity. The County assisted two households in 2010 with CDBG funds, totalling $3,220.
HE 2.B: Create a new mobilehome park land use category	Ensure continued safe and decent affordble housing for 2,000 low and moderate income households	Start 2009, Complete 2010	Underway. This is a 2-phase activity. Phase I, rezoning existing parks to a new mobile home land use category, will be completed in 2011. Phase II, encouraging new parks, will be completed in 2013.
HE 2.C: Implement the Mobilehome Park Closure Ordinance	Preserve an estimated 2,200 housing units for low and moderate income households	Ongoing	Underway - ongoing activity. The ordinance was adopted in 2008 and implementation and enforcement is ongoing.
HE 1.D: Implement the Condominium Conversion Ordinance	Preservation of up to 180 housing units for low and moderate income households	Ongoing	Underway - ongoing activity. The ordinance was adopted in 2007. No units were converted in 2009 and 2010. Ordinance revisions will also occur by Dec 2011.
HE 3.A: Revise the General Plan and ordinances to address emergency shelters, transitional housing, and supportive housing	Removal of governmental barriers for development and preservation of housing for homeless/at-risk	Start 2009, Complete 2010	Completed. In August 2010, the Board of Supervisors approved revisions to the General Plan and ordinances to incorporate emergency shelters, transitional housing, and supportive housing in compliance with SB 2. The Coastal Commission is still considering the revisions in the coastal areas.
HE 3.B: Revise the General Plan and ordinances to address group hom es	Removal of governmental barriers for the development of group homes	Start 2009, Complete 2010	Not yet started. Initially, the County was going to include these amendments with program HE 3.A amendments. However, this did not occur due to time constraints. The County still intends to work on this program if the budget allows.
HE 3.C: Establish a foreclosure program and/or eviction prevention program	Reduce homelessness through a foreclosure or eviction prevention program	Start 2010, Complete 2011	The County has been implementing a financial assistance program (i.e. rental assistance) with case management services for homeless and persons at risk of homelessness since September 2009. The funding source is Homelessness Prevention and Rapid Re-Housing Program (HPRP) ARRA funds. A total of 268 persons were served from September 1, 2009 through September 30, 2010.

General Comments: