

Department of Housing and
Community Development

DM
2013

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:

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City or County Name: County of San Luis Obispo

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Reporting Period by Calendar Year: from 1/1/2013 to 12/31/2013

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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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of San Luis Obispo
 Reporting Period 1/1/2013 - 12/31/2013

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-income Multifamily Projects

1	2	3	4				5	5a	6	7	8
			Affordability by Household Incomes								
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income			See Instructions	See Instructions	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.
Secondary Dwellings	SU	R		2			2				Rent survey
Farm Support Qtrs	SF	R	1	1			2				Restricted to farmworkers & Growth Management Ordinance Exemption
Courtesy Inl/Gupta	MF	R	2	2	2	13	19				Deed restriction
(9) Total of Moderate and Above Moderate from Table A3						0					
(10) Total by income Table A/A3			1	5	2						
(11) Total Extremely Low-Income Units*			0								

* 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 which meet 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)

No. of Units Permitted for Moderate	1. Single Family				4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	2. 4 Units	3. 2 - Units	5+					
No. of Units Permitted for Above Moderate	275				2	26	303	

* 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	Year 7	Year 8	Year 9	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	0	39	0	0	2					41
Non-deed restricted		8	8	5	3	1					25	
Low	Deed Restricted	0	15	0	0	2					17	106
	Non-deed restricted	10	38	27	10	3					88	
Moderate	Deed Restricted	0	1	0	0	2					3	225
	Non-deed restricted	6	3	2	2	0					13	
Above Moderate		402	290	133	195	316					1,336	-796
Total RHNA by COG. Enter allocation number.		1,295									1,523	
Total Units		426	394	167	210	326						-228
Remaining Need for RHNA Period												

Note: units serving extremely 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)	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.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
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	Completed/On-going. The County rezoned land in Shandon, which included rezoning 20 acres of lower-density land to Residential Multi-Family land in 2012. The Shandon Community Plan was adopted by the Board of Supervisors in 2012. The San Miguel Community Plan Update is scheduled for completion in 2014. This Update will remove barriers to developing higher density housing and rezone a 17 acre Residential Suburban parcel to Residential Multi-Family.
HE 1.B: Continue and track existing development incentives	Construction of 100 additional affordable units through incentives	Ongoing & 2011 Initiate Amendments	Underway. The 2014 Action Plan for the Affordable Housing Fund states that in 2013, a combined total of \$64,590.86 of in-lieu/housing impact fees were collected and \$71,912.97 was drawn down. A total of 89 units were assisted in three different projects in Paso Robles (80 units), San Luis Obispo (3 units), and Oceano (6 units). Additionally, 4 secondary dwellings and 2 farm support quarter units received Growth Management Ordinance (GMO) exemptions. The processing of the land use permit for Rolling Hills II, a 30-unit affordable rental project in Templeton, was expedited. Additionally, a "Complete Communities Survey: Funding and Financing Plan" was completed in 2013 for the communities of Templeton, Nipomo, Oceano, and San Miguel.
HE 1.C: Reduce and defer fees for affordable housing development	Construction of 125 additional housing units through reduced/deferred fees	Ongoing	Underway. The 2014 Action Plan for the Affordable Housing Fund states that in 2013, a combined total of \$64,590.86 of in-lieu/housing impact fees were collected and \$71,912.97 was drawn down. A total of 89 units were assisted in three different projects in Paso Robles (80 units), San Luis Obispo (3 units), and Oceano (6 units). These funds will reduce construction costs for affordable housing projects.
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 of an 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. Started in 2013, and the ordinance amendments are planned for completion in 2014.

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HE 1.G: Revise residential development standards housing units	Construction of an additional 200 affordable housing units	Start 2010, Complete 2012	The County received a grant from the Strategic Growth Council to create development standards that will streamline the process for development of high quality infill development. The projected completion date of these standards is 2014. Additionally, the County Board of Supervisors approved a Planned Development (PD) ordinance in 2013 to provide more certainty and flexibility for small lot development.
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 FTFB loans	Ongoing	Ongoing activity. In 2013, the County allocated \$722,832 in HOME grant funds for construction of affordable housing, acquisition of property for a future affordable housing development, and Tenant Based Rental Assistance. Funding was allocated for a senior project in Morro Bay, acquisition of property in San Luis Obispo for future construction of 40 affordable housing units, and deposit/rental assistance countywide for lower income households.
HE 1.I: Provide support to the Housing Trust Fund	Construction of approximately 20 new units yearly if funds are secured	Ongoing	Ongoing activity. The Planning and Building Department continues to participate in monthly Housing Trust Fund Commission meetings and provides on-going financial support to the HTF annually for operations. The County allocated \$40,161 in 2013 for HTF operations.
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 moderate income households through revised ordinances	Start 2012, Complete 2014	The County received a grant from the Strategic Growth Council to create development standards that will streamline the process for development of high quality infill development. The projected completion date of these standards is 2014.
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 Commission, and the Homeless Services Oversight Council. Additionally, staff continues to make strong recommendations to approve applications 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	The County received a grant from the Strategic Growth Council to create development standards that will facilitate infill development. The projected completion date of these standards is 2014. Additionally, the County Board of Supervisors approved a Planned Development (PD) ordinance in 2013 to provide more certainty and flexibility for small lot development.
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 started in June 2012 and will be completed in March 2016.

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<p>HE 1.P: Implement Inclusionary Housing Ordinance</p>	<p>Facilitate development of an additional 225 affordable housing units over 5 years</p>	<p>Ongoing</p>	<p>Underway - ongoing activity. Underway. The 2014 Action Plan for the Affordable Housing Fund states that in 2013, a combined total of \$64,590,866 of in-lieu/housing impact fees were collected and \$71,912,97 was drawn down. A total of 89 units were assisted in three different projects in Paso Robles (80 units), San Luis Obispo (3 units), and Oceano (6 units).</p>
<p>HE 1.Q: Respond to inquiries and complaints related to fair housing laws</p>	<p>Public education and timely responses to fair housing inquiries</p>	<p>Ongoing</p>	<p>Ongoing activity. An Analysis of Impediments for 2010-2015 was completed in a previous year. During the fiscal year 2012/2013, California Rural Legal Assistance (CRLA) closed 16 fair housing cases and handled six active cases. CRLA surveyed 10 mobile homes for racial discrimination. A survey is an investigative tool much like a test. CRLA knocks on the all the doors of a specific apartment complex, or properties of a particular landlord or management company, and ask a specific set of questions related to any discrimination allegations. CRLA continues to collaborate its services with other nonprofit housing providers, such as People's Self-Help Housing Corporation. CRLA distributed 450 flyers housing information brochures and flyers throughout San Luis Obispo County. CRLA acts as an on-going source of fair housing information and counseling for the local non-profit agencies.</p>
<p>HE 1.R: Remove constraints and/or provide reasonable accommodations for housing</p>	<p>Reduce processing time for reasonable accommodation requests by 50 percent</p>	<p>Start 2010</p>	<p>Underway. A reasonable accommodation ordinance was drafted in 2013, and will go to hearings for approval in 2014.</p>

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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	Ongoing activity. The County assisted eight households with \$38,656.85 in CY 2013 in completing minor home repairs/rehabilitation work with CDBG funds. The County allows a maximum amount of assistance of \$5,500 to allow for roof repairs. An average of \$4,832 was used per household for minor home repairs.
HE 2.B: Create a new mobilehome park land use category	Ensure continued safe and decent 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, is underway. This task will be completed when staffing case load allows.
HE 2.C: Implement the Mobilehome Park Closure Ordinance	Preserve an estimated 2,200 housing units for low and moderate income households	Ongoing	Ongoing activity. The ordinance was adopted in 2008 and implementation and enforcement is ongoing. No closures occurred in 2013.
HE 1.D: Implement the Condominium Conversion Ordinance	Preservation of up to 180 housing units for low and moderate income households	Ongoing	Ongoing activity. The ordinance was adopted in 2007. No units were converted in 2013.
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 approved revisions in the coastal areas in 2011.
HE 3.B: Revise the General Plan and ordinances to address group homes	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 budget and staffing 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 implemented a financial assistance program (i.e. rental assistance) with case management services for homeless and persons at risk of homelessness from Sept 2009-July 2012. The funding source was Homelessness Prevention and Rapid Re-Housing Program (HPRP) ARRA funds. A total of 447 persons were served from September 2009 through July 2012. In 2013, the Emergency Solutions Grant in addition to HOME Tenant Based Rental Assistance funded eviction prevention assistance. In 2013, the ESG homeless prevention assistance helped 30 persons (14 households). The HOME TBRA program assisted 133 people (56 households) in 2013.

General Comments: