



CITY OF GROVER BEACH 2020-2028 HOUSING ELEMENT

FOR THE
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Adopted November 16, 2020
Resolution No. 20-42







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HOUSING ELEMENT

1. Introduction

1.1 Overview and Purpose

The City of Grover Beach is located in southern San Luis Obispo County, California. The City covers 2.25 square miles, bounded by the Pacific Ocean to the west, Pismo Beach to the north, Arroyo Grande to the east, and the unincorporated community of Oceano to the south. Grover Beach is located approximately 10 miles south of San Luis Obispo and 15 miles north of Santa Maria.

The Grover Beach Housing Element is one of the eight elements of the City's General Plan. It is the only element that is statutorily required to be updated and certified by the California Department of Housing and Community Development (HCD). The planning period for this Housing Element is December 31, 2020 to December 31, 2028.

California law requires HCD to project statewide housing needs and allocate those needs to each region in the state. After consultation with the San Luis Obispo Council of Governments (SLOCOG), HCD provided the regional need to SLOCOG, which then distributed the Regional Housing Needs Allocation (RHNA) to San Luis Obispo County and the incorporated cities within the SLOCOG region. SLOCOG allocates housing production goals for the County and incorporated cities based on their "fair share" of the region's population and employment, which is outlined in the SLOCOG 2019 Regional Housing Needs Allocation (RHNA) Plan. Of the 10,810 housing units allocated to SLOCOG, Grover Beach will need to accommodate 369 units. One of the primary purposes of the Housing Element update is to demonstrate the City's ability to accommodate residential development to meet the RHNA.

The projected housing needs in the RHNA are categorized by affordability based on the standards of extremely low-, very low-, low-, moderate-, and above moderate-income households established by the US Department of Housing and Urban Development (HUD) (California Health and Safety Code Section 50079.5). According to the 2019 SLOCOG RHNA Plan, Grover Beach will need to accommodate 45 extremely low-income, 46 very low-income, 57 low-income, 66 moderate-income, and 155 above moderate-income housing units.

1.2 Consistency with General Plan

State law requires that "the General Plan, its elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The update to the Housing Element has been reviewed for consistency with all elements of the Grover Beach General Plan.

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1. Introduction

The City does not have unincorporated residential areas in its Sphere of Influence, so no analysis for compliance with Senate Bill 244 analysis is required. The City recently completed an update of the Conservation and Open Space Elements and incorporated environmental justice policies into the Land Use Element to address state requirements. The City plans on updating the Circulation and Safety Elements in 2021.

1.3 Scope and Content of Housing Element

The Housing Element is organized as follows:

Housing Element:

- **1. Introduction** provides the purpose and overview.
- **2. Regional Vision for Housing** identifies regional goals and policies.
- **3. Housing Policy Plan** identifies goals, policies, and programs that are designed to achieve the City's quantified housing objectives and ultimately accommodate the City's housing production goals.

Technical Report:

- **1. Housing Needs Assessment** identifies community characteristics and demographics relating to housing needs in the City. Most of the data comes from the data packages for SLOCOG prepared by HCD in the year 2019 and the 2010 US Census, or from the most current information available from other sources as noted.
- **2. Resources and Opportunities** evaluates the availability of land in the City to support and accommodate future residential development. This section identifies vacant land and opportunity sites in the City that can be anticipated to support new residential development in order to demonstrate Grover Beach's ability to meet its RHNA.
- **3. Constraints** discusses (governmental and non-governmental) housing constraints that affect the feasibility of additional future residential development. Energy conservation opportunities are also discussed.

Appendices:

- **1. Evaluation of Prior Housing Element** evaluates the 2014-2019 Housing Element, its effectiveness, progress in implementation, and appropriateness of goals, objectives, and policies.
- **2. Vacant Land Inventory and Maps** includes an inventory of vacant parcels within the City that are appropriate to meet Grover Beach's share of the regional housing needs and maps of the vacant land and opportunity sites.
- **3. Public Participation Summary** provides a summary of input received at community meetings and public workshops.
- **4. List of Qualified Entities** contains contact information for organizations that specialize in providing affordable housing and may be able to preserve at-risk subsidized units.

1.4 Public Participation

Public participation is an important component of the Housing Element update. This section presents a summary of the process undertaken by the City to receive public input and encourage public participation in the process. Multiple opportunities to participate were provided throughout the update process. Public notices of workshops, meetings, and hearings were published in the New Times, posted on the City's website, and emailed or mailed to interested parties.

In addition, attendees at meetings were encouraged to participate further by signing up to be included on the mailing list for future notices. **Appendix 3** provides a summary of the public participation process and input received.

HOUSING ELEMENT

1. Introduction

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2. Regional Vision for Housing

In early 2020, local agencies adopted a San Luis Obispo Countywide Regional Compact to establish a united regional framework to unlock our potential to develop an adequate supply of housing and infrastructure that support our economic prosperity.

2.1 Overview

San Luis Obispo County is a rural coastal county with seven vibrant cities and numerous unincorporated communities that depend on collaborative relationships between and among government agencies, community organizations, and residents to solve the region's significant issues including inadequate supply of affordable housing and resilient water, wastewater, and transportation infrastructure and resources.

The County and all seven Cities are working collaboratively to develop the region's first Regional Infrastructure and Housing Strategic Action Plan (Regional Plan) that will identify actions to address these issues. A key component of the Regional Plan is the integration of efforts to address critical housing and related infrastructure needs. As part of the Housing Element update process, representatives of the County, seven Cities and San Luis Obispo Council of Governments (SLOCOG) developed this Section to showcase the ongoing commitment of each agency to this collaborative effort. This Section presents a regional vision and policies focused specifically on fostering regional collaboration to plan and develop housing and supportive infrastructure.

2.2 Alignment with Regional Compact

This effort is guided by the San Luis Obispo Countywide Regional Compact (Regional Compact). The Regional Compact, adopted by each jurisdiction in early 2020, outlines six shared regional goals to guide collaborative resolution of underlying housing and infrastructure needs:

Goal 1. Strengthen Community Quality of Life – We believe that our Region's quality of life depends on four cornerstones to foster a stable and healthy economy for all: resilient infrastructure and resources, adequate housing supply, business opportunities, and educational pathways.

Goal 2. Share Regional Prosperity – We believe that our Region should share the impacts and benefits of achieving enduring quality of life among all people, sectors and interests.

Goal 3. Create Balanced Communities – We believe that our Region should encourage new development that helps to improve the balance of jobs and housing throughout the Region, providing more opportunities to residents to live and work in the same community.

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2. Regional Vision for Housing

Goal 4. Value Agriculture & Natural Resources – We believe that our Region’s unique agricultural resources, open space, and natural environments play a vital role in sustaining healthy local communities and a healthy economy, and therefore should be purposefully protected.

Goal 5. Support Equitable Opportunities – We believe that our Region should support policies, actions, and incentives that increase housing development of all types, available to people at all income levels.

Goal 6. Foster Accelerated Housing Production – We believe that our Region must achieve efficient planning and production of housing and focus on strategies that produce the greatest impact.

2.3 Policies

It will take regional collaboration and local actions to realize the vision and goals outlined in the Regional Compact. Below is an initial list of aspirational regional policies that further the Regional Compact vision, in addition to local policies. By listing these below, it does not mandate any individual agency to implement actions, but rather offers ways that the County, cities, SLOCOG, and other partners can consider moving forward, together. In addition, and consistent with each Housing Element cycle, each of the seven cities and the County has the opportunity to choose to implement local policies and programs that help to support their achievement of its RHNA, and if an agency chooses to, can also support the Regional Compact vision and goals in a way that works for its jurisdiction and community. See Section HE - 3 Housing Policy Plan for Local Programs and Policies) for Grover Beach’s anticipated actions during this Housing Element cycle.

R-1: Promote awareness and support of regional efforts that further housing and infrastructure resiliency by utilizing community engagement, and consistent and transparent communication.

R-2: Encourage an adequate housing supply and resilient infrastructure, services, and resources to improve the balance of jobs and housing throughout the Region.

R-3: Develop inter-agency partnerships as appropriate to implement goals and policies related to housing and infrastructure.

R-4: Coordinate State, Federal, and other funding opportunities for housing and infrastructure development throughout the Region.

R-5: Encourage developers to sell newly constructed housing units to individuals residing or employed within the area of the development (a city or the County) first before selling to individuals from outside the County, to promote local preference.

R-6: Encourage rental units be prioritized for long term residents rather than short term users or vacation rentals.

R-7: Support housing development that is located within existing communities and strategically planned areas.

R-8: Encourage regional collaboration on a menu of housing types, models, and efforts to support streamlined approvals for such developments (i.e. Accessory Dwelling Units, etc.).

2.4 Moving Forward

The County, cities, SLOCOG, and other partners engaged in housing and infrastructure development will continue to collaborate on efforts moving forward – recognizing the benefits of working together to achieve an enduring quality of life among the region's people, sectors and interests. This ongoing collaboration will include learning from each other and sharing possible tools, policies and actions that can allow the collective region to move towards our adopted Regional Compact vision. Ongoing collaborative efforts will be described in the Regional Plan, anticipated to be complete in 2021, and related regional efforts will live outside of each individual agency's Housing Element.

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2. Regional Vision for Housing

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3. Housing Policy Plan

Goals identify the direction the City intends to pursue to address housing issues facing the community. Policies establish a link between goals and programs and guide program implementation. Programs are the specific actions the City will undertake to implement the Housing Element.

3.1 Goals

1. Provide an adequate supply of sound housing affordable to all residents of Grover Beach.
2. Provide a variety of housing choices and increase the supply of new housing to meet the community's fair share of regional needs.
3. Encourage special needs housing to meet the needs of senior citizens, large families, single parents, the disabled (including the developmentally disabled), and the homeless.
4. Conserve existing sound¹ housing and support the maintenance, improvement, and rehabilitation of existing housing when feasible.
5. Reduce development constraints, where appropriate, encourage creativity, and provide incentives for the development of affordable housing.
6. Ensure energy efficiency in new housing and encourage in existing housing stock.
7. Ensure equal housing opportunities for all persons regardless of age, race, sex, religion, or national origin, and remove potential barriers that prevent choice in housing.

3.2 Policies

The following policies implement the Housing Element goals.

Policy 1.1 The City shall ensure there is an adequate supply of vacant or underutilized land for development or redevelopment at specific densities to meet the housing objectives for affordable housing. This will include meeting or exceeding the RHNA. The City shall also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.

1. A building that appears new or well maintained and structurally intact.

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3. Housing Policy Plan

- Policy 1.2** The City shall encourage development of a mix of different housing types including multi-family and single-family homes, mixed-use developments, accessory dwelling units, caretaker units, manufactured homes, transitional housing, emergency shelters, and farmworker and employee housing, in appropriate locations.
- Policy 2.1** Multi-family housing developments shall incorporate interesting architectural and structural design features, including but not limited to varied roof lines, recessed second and third stories, courtyard housing, horizontal and vertical wall offsets, and other features to enrich the livability and attractiveness of these developments based on objective requirements in the City Development Code or optional design guidelines.
- Policy 3.1** The City shall support new affordable housing development by working with developers to identify appropriate locations for their projects and facilitate the use of applicable Federal and State funding (i.e. Community Development Block Grant (CDBG) grants, HOME) City Affordable Housing Fund money, and density bonuses to help offset the cost of affordable housing development.
- Policy 3.2** The City shall support efforts to prevent homelessness and address homelessness challenges.
- Policy 3.3** The City shall encourage housing developments with childcare and address the needs of seniors together with the needs of children.
- Policy 4.1** Housing for senior or disabled persons shall be encouraged in affordable housing developments. Senior housing development shall be supported in locations near public services, such as transit stops, retail centers, and community recreation areas.
- Policy 4.2** The City shall encourage barrier-free development for disabled or special needs individuals by providing reasonable accommodations from the strict application of the Development Code. This will be accomplished by implementing programs that meet the requirements of Government Code Section 65583.
- Policy 4.3** The City shall support the redevelopment of residential or commercial property for farmworker housing, transitional housing, and other special needs housing, in appropriate locations.
- Policy 5.1** The City shall consider applying for applicable Federal and State funding (i.e. Community Development Block Grant (CDBG) grants, HOME) to obtain funds for rehabilitation of homes for extremely low-, low-, and very low-income households.
- Policy 5.2** The City shall continue to implement demolition restrictions to conserve sound housing.

- Policy 5.3** Where code enforcement activities result in identifying homes that need rehabilitation or other structural work to provide safe, standard housing, owners will be provided reasonable time frames in which to correct deficiencies.
- Policy 6.1** The City shall review site development standards, development review procedures, and development fees and shall modify them if necessary, to ensure they do not unreasonably constrain the development, conservation, and rehabilitation of housing.
- Policy 6.2** The City shall provide expedited permit processing for affordable housing developments.
- Policy 6.3** The City shall provide a set of incentive programs to encourage the development of accessory dwelling units as potential affordable housing stock.
- Policy 7.1** All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units during remodeling shall be encouraged.
- Policy 8.1** The City shall support efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability, or other potential barriers.

3.3 Programs

- Program 1.1** **Adequate Sites.** The City has an inventory of state, federal, and city-owned land and shall continue to analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. (*Policies 1.1 and 6.2*)

Responsible Dept: Community Development

Time Frame: Update the database of vacant and underutilized land as needed, including when changes occur

Funding Source: General Fund

- Program 1.2** **Planned Development Overlay (PDO) Zone.** The City has a Planned Development Overlay Zone that applies City-wide. The purpose of this overlay zone is to facilitate better designed projects (e.g., innovative site planning, superior design) by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone. The City will implement the development standards outlined in the Planned Development Overlay Zone. (*Policy 1.2*)

Responsible Dept: Community Development

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3. Housing Policy Plan

Time Frame: As development applications are submitted

Funding Source: General Fund

Program 1.3

Emergency Shelter Overlay Zone. Review the Emergency Shelter Overlay Zone for continued compliance with state law; evaluate the need to expand the overlay zone to other appropriate areas subject to the development standards in the Development Code. (*Policy 1.2*)

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding Source: General Fund

Program 1.4

Partner with Housing Advocates. The City shall continue to work with other agencies and nonprofits that meet the needs of lower-income households, in particular extremely low-income households, including financial assistance and affordable housing projects. Projects to pursue include rehabilitation of underutilized motels or other commercial structures for conversion to permanent special needs housing. Potential local partnership opportunities include, but are not limited to, the Housing Authority of San Luis Obispo (HASLO), the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing. State funding may be available under the Project Homekey program. (*Policies 1.1 and 4.3*)

Responsible Dept: Community Development

Time Frame: Meet with agencies and nonprofits annually and ongoing

Funding Source: General Fund, federal or state funding sources to be determined

Quantified Objective: Assist other agencies and nonprofits in providing financial assistance and affordable housing for at least eight lower income households

Program 1.5

No Net Loss. Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's

share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020-2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project. *(Policy 1.1)*

Responsible Dept: Community Development

Time Frame: As necessary

Funding Source: General Fund

Program 1.6

Rezone to Meet RHNA. To address the 2020-2028 RHNA, the City shall amend the General Plan and the Development Code, as needed, and as detailed in Section TR – 2 Resources and Opportunities to provide adequate site(s) for 29 very low- and low-income units and allow 20 dwelling units per acre or greater on certain sites or in certain zones. There will be no minimum density on these sites. The City intends to amend the General Plan and the Development Code, per this program, for APNs 060-309-002 (rezone from RC to CBO), 060-156-031 (rezone from PF to R3), 060-156-011 (rezone from PF to R3), and 060-242-044 & 45 (rezone from PR to CBO, with a PDO that limits the use to an all affordable project). Rezoning will be completed prior to the start of the planning period, which is December 31, 2020. *(Policy 1.1)*

Responsible Dept: Community Development

Time Frame: This rezoning was completed prior to adoption of the housing element on November 16, 2020.

Funding Source: General Fund

Housing Objective: Provide adequate site(s) for 29 very low- and low-income units

Program 1.7

State Employee Housing Act. To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, the City will review the Development Code and amend it as necessary. Section 17021.5

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3. Housing Policy Plan

requires the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. (*Policies 1.1 and 1.2*)

Responsible Dept: Community Development

Time Frame: Review Development Code by 2021. Make revisions by 2022

Funding Source: General Fund

Program 1.8

SB 2 Implementation. As part of the City's Senate Bill (SB) 2 grant workplan the City plans to amend the Land Use Element and Development Code to allow more residential development without discretionary review (i.e., by right) which will include preparing objective design standards for residential uses allowed by right and mixed-use projects if allowed by right. This will also include the elimination of subjective development standards/policies which shall be replaced with objective design standards as required by Government Code Section 65589. The City will analyze how and where that should happen through a public process. In addition, the City will consider establishing an inclusionary housing ordinance and/or increased allowances for density bonuses above and beyond what is required by state law. The results of the input received during the public process will guide the approach to the changes to City regulations to achieve the goal of allowing and permitting more housing and a wider variety of housing.

The City plans to develop the following products and planning processes using this funding:

- Three prototype ADU building plans consistent with the 2019 Residential Code that would fit on a typical City lot.
- Development Code Updates
 - Review of current Development Code
 - Public Outreach Workshops and Hearings
 - Draft Ordinance
 - Objective Design Standards
 - CEQA Document (*Policy 1.2, 2.1*)

Responsible Dept: Community Development and City Council

Time Frame: Conduct analysis and outreach by Spring of 2021

and update regulations by Spring 2022.

Funding Source: SB 2 Grant

Program 3.1

Funding Availability. The City shall provide notice via the City website when CDBG or other funding is available and the process for applying to use any available City funds for affordable residential projects, as needed. The City will also continue to meet with affordable housing developers at the time funding becomes available. (*Policy 3.1*)

Responsible Dept: Community Development

Time Frame: Update website when information included needs updating. Schedule meetings when funding becomes available.

Funding Source: General Fund, CDBG, Permanent Local Housing Allocation (PLHA)

Program 3.2

Density Bonus. The City will continue to offer density bonuses to developers and promote the density bonus through informational brochures which will be available at City Hall and on its website. The City will review its Development Code and update its density bonus ordinance to be compliant with current state law. (*Policy 3.1*)

Responsible Dept: Community Development

Time Frame: Promote density bonuses and provide information as applications are submitted and ongoing. Review Development Code by 2021 and complete revisions by 2022.

Funding Source: General Fund

Program 3.3

Resources to Address Homelessness. Continue to partner with regional agencies and organizations to address homelessness challenges in the city and region. Continue to support local programs that provide resources to prevent evictions and rehouse those that are evicted or in need of housing through use of Section 8 vouchers, emergency solution grants and other programs. (*Policy 3.2*)

Responsible Dept: Community Development

Time Frame: Ongoing

Funding Source: General Fund, federal or state funding sources to be determined, non-profits

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3. Housing Policy Plan

Program 3.4

Child Care & Intergenerational Facilities. The City shall consider amending the Development Code to address childcare needs in conjunction with new housing and address the needs of seniors together with the needs of children. The City shall consider requirements such as the following:

- Affordable housing developments include on-site childcare.
- New developments with more than 50 housing units or 50,000 square feet of commercial or industrial space to prepare a Child Care Facilities Needs Assessment. The purpose of this assessment is to evaluate new childcare demands created by new residents and employees in relation to available community resources.
- Promote intergenerational facilities such as senior centers located in the same place with or nearby childcare centers.
- After studying the options above, determine whether a program will be established, and establish and publicize program if initiated.

Responsible Dept: Community Development

Time Frame: Within three years of Housing Element adoption

Funding Source: General Fund

Program 4.1

Special Housing Needs. The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for farmworkers, seniors, large families, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. The City shall seek to meet these special housing needs through a combination of regulatory incentives, development standards, new housing construction programs, and supportive services programs. In addition, as appropriate, the City shall apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups. (*Policy 4.1*)

Responsible Dept: Community Development, City Council

Time Frame: Seek or support funding opportunities beginning in 2021–2022 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing.

Funding Source: State and federal programs designated specifically

for special needs groups.

Quantified Objective: Apply for or support at least two funding opportunities serving special needs groups

Program 4.2

Low Barrier Navigation Centers. Per Assembly Bill 101 (2019) the City will review its Development Code and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668. (*Policies 4.1 and 1.2*)

Responsible Dept: Community Development, City Council

Time Frame: Review Development Code by 2021 and complete revisions by 2022.

Funding Source: General Fund

Program 4.3

Reasonable Accommodations. The City shall publish informational handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These informational handouts shall be made available at City Hall and on the City website. (*Policy 4.2*)

Responsible Dept: Community Development

Time Frame: Within one year of Housing Element adoption

Funding Source: General Fund

Program 4.4

Public Facilities (PF) Zone. Presently one Single Family Dwelling per lot is allowed in the PF zone; however, per the City's Development Code, Section 2.50.010, the PF zone applies to areas of the City appropriate for government owned facilities, schools and quasi-public uses. The City shall amend the Development Code to prohibit all residential uses in the PF zone (*Policy 1.2*)

Responsible Dept: Community Development

Time Frame: Revise Development Code by December 31, 2022

Funding Source: General Fund

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- Program 5.1** **Grant Funding.** The City shall continue seeking federal and state funds for loans and grants through programs such as the CDBG Program and the HOME Investment Partnerships Program (HOME) to assist with the construction of affordable residential projects for lower-income households (extremely low, very low, and low income). (*Policy 5.1*)
- Responsible Dept: Community Development
- Time Frame: Apply for funding as needed
- Funding Source: CDBG, HOME Program, other funding sources to be determined
- Quantified Objective: Assist 20 affordable units
-
- Program 5.2** **Housing Rehabilitation.** The City will offer support and resources as available to assist local private organizations to serve elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing. (*Policies 5.1 and 5.3*)
- Responsible Dept: Community Development
- Time Frame: Meet with organizations annually
- Funding Source: CDBG, HOME, other funding sources to be determined
- Quantified Objective: Support 33 rehabilitated units
-
- Program 5.3** **Program Income.** The City shall identify existing owner-occupied housing that received financial subsidy(ies) through programs such as CDBG for gap financing and track the term remaining on the financing. If funds are received, the City shall continue to administer a program to reallocate the funds for new affordable housing units or programs to assist lower- and moderate-income families, or as allowed by the funding. (*Policy 5.1*)
- Responsible Dept: Community Development
- Time Frame: Ongoing as funds become available
- Funding Source: Program income from applicable programs (CDBG, HOME)

Program 5.4

Residential Demolitions. To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. The City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.

In accordance with 65583.2 subdivision (g), the City also will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished (*Policy 5.2*)

Responsible Dept: Community Development

Time Frame: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2020–2028

Funding Source: General Fund

Program 6.1

Development Impact Fees. To encourage affordability by design, the City will modify development impact fees to index fees based on size of unit, providing lower fees for small units where there is a demonstrated nexus. The City will continue to monitor development impact fees to identify constraints to housing development and consider a policy for fee deferrals for affordable housing units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development. (*Policy 6.1*)

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding Source: General Fund

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3. Housing Policy Plan

Program 6.2 **Annual Review of Housing Constraints.** The City shall monitor housing development as part of the annual General Plan review and identify if there are potential standards, procedures, or fees constraining affordable housing development. *(Policy 6.1)*

Responsible Dept: Community Development

Time Frame: Annually; if a constraint is identified, the City will implement actions within one year to address constraints.

Funding Source: General Fund

Program 6.3 **Streamline Housing Development Process.** Establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (2017) streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4. *(Policy 6.2)*

Responsible Dept: Community Development

Time Frame: December 2021

Funding Source: General Fund

Program 6.4 **Accessory Dwelling Units.** The City shall continue to encourage the development of Accessory Dwelling Units (ADUs) as affordable housing and report new ADUs as part of the Annual Housing Element Report. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in **Table TR-35**, the City will adjust its approach to meeting the RHNA. The City will also amend the Development Code to permit ADUs in the CB-O zone. The City encourages and promotes ADUs by providing information on the City's website about ADU standards and options, and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City eliminated all development impact fees for ADUs up to 1,200 square feet, effective July 1, 2018. The City will implement Ordinance 20-06, adopted on July 6, 2020 which complies with current state ADU law. Ordinance 20-06 goes beyond state law to provide additional flexibility to owners by allowing smaller JADUs (150 square feet).

The City will also develop ADU prototype plans using SB 2/REAP funds. Once prototype plans are available, the City will supplement the plans with the list of funding resources that HCD anticipates releasing. The City will advertise the availability of these materials. *(Policy 6.3)*

Responsible Dept: Community Development

Time Frame: Report on ADUs annually; approve ADU prototype plans by Spring 2021; update Development Code within one year of any future changes to state ADU law

Funding Source: SB 2 grant and General Fund

Quantified Objective: 20 ADUs per year

Program 7.1

Energy Efficiency. The City shall continue to require all new dwelling units meet current state requirements for energy efficiency and encourage and incentivize energy efficiency upgrades of existing units. Provide materials/access to utility-sponsored programs that educate residents on ways to reduce energy usage or costs (e.g., insulation, solar, reduction in utility wastefulness). (*Policy 7.1*)

Responsible Dept: Community Development

Time Frame: Ongoing

Funding Source: Not applicable

Program 8.1

Fair Housing. The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from the Department of Fair Employment and Housing regarding fair housing laws. The City shall post fair housing information on the City website.

The City has acted and shall continue to act as an information station for people who experience housing discrimination, referring them to the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance. (*Policy 8.1*)

Responsible Dept: Community Development

Time Frame: Ongoing

Funding Source: General Fund

HOUSING ELEMENT

3. Housing Policy Plan

Program 8.2

Affirmatively Further Fair Housing. Grover Beach will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- Facilitate public education and outreach by creating informational flyers on fair housing in Spanish and English that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities. Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary. (*Policy 8.1*)

Responsible Dept: Community Development

Time Frame: Create plan by January 2022 and implement on an ongoing basis

Funding Source: General Fund

3.3 Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in **Table HE-1**.

Table HE-1 Quantified Objectives for the 2019–2028 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	46	45	57	66	155	369 ¹
Rehabilitation ²	3	15	15	0	0	33
Housing Conservation ³	6	7	7	0	0	20

Source: City of Grover Beach, 2020

Note:

¹ The 8 extremely low, very low, and low units under the objective for Program 1.4 and the 20 accessory dwelling units under the objective for Program 6.4 are included in this total new construction objective.

² See Program 5.2.

³ 20 units expected to be assisted under Program 5.1. No housing units have been identified as at risk of conversion to market rate in Grover Beach within 10 years of the beginning of the 6th-cycle planning period. Additional detail on the potential for at-risk units is provided in the At Risk Dwelling Units section of TR 1 Housing Needs Assessment.

HOUSING ELEMENT

3. Housing Policy Plan

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1. Housing Needs Assessment

The Housing Needs Assessment identifies factors related to housing needs in Grover Beach, including population and employment characteristics, income levels, household characteristics, housing stock characteristics, what is affordable to residents, the condition of housing, groups with special needs, and the RHNA. For the purposes of this document a household means all those persons, related or unrelated, who occupy a single housing unit. A housing unit means the place where a person or family resides. A housing unit may be a single-family dwelling, multi-family dwelling, condominium, manufactured or mobile home, cooperative, or any other residential unit considered real property under state law. At times housing units may not be occupied by a household due to seasonal use or vacancy.

HCD developed a data packet for jurisdictions in San Luis Obispo County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. Because the last full Census occurred in 2010, data is used from the Census Bureau's American Community Survey (ACS) which has more recent data available. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the Census conducted every 10 years provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Grover Beach, the estimates reported by the ACS can have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. The California Department of Finance (DOF) is another source of data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the Census or ACS. It should also be noted that some variables like total household numbers vary slightly in different tables throughout the Housing Element due to slight differences in data collection techniques in different datasets. A combination of the San Luis Obispo County data packet, ACS, DOF data, and other state, regional and local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

1.1 Population and Household Characteristics

Population

This section provides current and future population information for Grover Beach based on data from the US Census Bureau and DOF. According to DOF estimates, the population for Grover Beach was 13,533 in January 2019.

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The City's population more than doubled from 1970 to 2000. However, growth has dramatically slowed since then. Between 2000 and 2010, the City's population only grew one percent. Population growth was slightly higher between 2010 and 2019, at 3 percent. Annual population estimates from 1970 through 2019 for Grover Beach are shown in **Table TR-1**.

Table TR-1 Population Trends

Year	Population	Percentage Change
1970	5,939	—
1980	8,827	49%
1990	11,656	32%
2000	13,067	12%
2010	13,156	1%
2019	13,533	3%

Source: US Census 2000, 2010; 2019 DOF E-5 Report

Between 2010 and 2019 Grover Beach's population grew by 3 percent from 13,156 to 13,533. This rate is slightly less than Arroyo Grande and San Luis Obispo County, which both grew by 4 percent. Pismo Beach's rate of population growth was the highest at 8 percent. See **Table TR-2** for a comparison in population trends for Grover Beach and the surrounding communities.

Table TR-2 Trends in Population Growth

	2000	2010	2019	Percentage Change 2010 to 2019
	Number	Number	Number	
Pismo Beach	8,551	7,655	8,239	8%
Grover Beach	13,067	13,156	13,533	3%
Arroyo Grande	15,851	17,252	17,876	4%
San Luis Obispo County	246,681	269,637	280,393	4%

Source: US Census 2000, 2010; 2019 DOF E-5 Report

Table TR-3 shows the change in number of households in Grover Beach between 2010 and 2017, according to the DOF and 2017 ACS. Over the 7-year period, the number of households increased by approximately 4 percent.

Table TR-3 Household Growth, 2000–2017

	2010	2017	Percentage Change 2010 to 2017
	Number	Number	
Grover Beach	5,111	5,321	4%

Source: US Census 2000, DOF 2010, ACS 2013–2017 (B25003)

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1. Housing Needs Assessment

Table TR-4 reports the number of households by tenure, a term used to describe renting versus owning a housing unit, in Grover Beach and in San Luis Obispo County as a whole. **Table TR-4** also shows age by householder, which is another way of illustrating how age is distributed in the City. Countywide, approximately 60 percent of homes are owner occupied, and 40 percent renter occupied. In Grover Beach it is the opposite; approximately 60 percent of homes are renter occupied and 40 percent are owner occupied.

The overall age of renters countywide is influenced by students at Cal Poly and Cuesta colleges. They likely reside mainly in San Luis Obispo and unincorporated areas of the County near San Luis Obispo. Sixteen percent of the renter-occupied homes countywide are rented by a householder that is 15 to 24 years old; whereas, 11 percent of the renter-occupied homes in Grover Beach are rented by a householder that is 15 to 24 years old. Forty-five percent of renter-occupied homes in Grover Beach are rented by a householder between the ages of 35 and 54, whereas, 34 percent of renter-occupied homes countywide are rented by a householder between the ages of 35 and 54.

Twenty-two percent of the owner-occupied homes countywide are owned by a householder that is 65 to 74 years old in San Luis Obispo County; whereas, only 15 percent of the owner-occupied homes in Grover Beach are owned by a householder that is 65 to 74 years old.

Table TR-4 Households by Tenure and Age, 2013–2017

	San Luis Obispo County		Grover Beach	
	Number	Percentage of Total	Number	Percentage of Total
Total	105,044	-	5,321	-
Owner occupied	63,052	100%	2,240	100%
Percent owner occupied		60%		42%
Householder 15 to 24 years	313	<1%	0	0%
Householder 25 to 34 years	3,496	6%	184	8%
Householder 35 to 44 years	6,430	10%	181	8%
Householder 45 to 54 years	10,760	17%	428	19%
Householder 55 to 59 years	7,609	12%	329	15%
Householder 60 to 64 years	9,110	14%	363	16%
Householder 65 to 74 years	13,888	22%	346	15%
Householder 75 to 84 years	8,080	13%	258	12%
Householder 85 years and over	3,366	5%	151	7%
Renter occupied	41,992	100%	3,081	100%
Percent renter occupied		40%		58%
Householder 15 to 24 years	6,678	16%	324	11%
Householder 25 to 34 years	10,124	24%	733	24%
Householder 35 to 44 years	7,926	19%	792	26%
Householder 45 to 54 years	6,349	15%	585	19%

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1. Housing Needs Assessment

	San Luis Obispo County		Grover Beach	
	Number	Percentage of Total	Number	Percentage of Total
Householder 55 to 59 years	3,241	8%	240	8%
Householder 60 to 64 years	2,024	5%	81	3%
Householder 65 to 74 years	3,073	7%	184	6%
Householder 75 to 84 years	1,609	4%	86	3%
Householder 85 years and over	968	2%	56	2%

Source: 2013–2017 ACS (B25007)

Population projections for Grover Beach were made in 2017 as part of a countywide study prepared for the San Luis Obispo Council of Governments (SLOCOG). That report shows a range of potential growth forecasts, from low to high. **Table TR-5** shows the mid-range scenario population estimates for both Grover Beach and San Luis Obispo through 2050 which SLOCOG has adopted. Based on these projections, Grover Beach is expected to add 1,935 residents between 2010 and 2050, which is a 15 percent increase, at an annual growth rate of 0.37 percent, which is slightly lower than the County as a whole. The County is expected to add 50,845 residents, which is a 19 percent increase at an annual average growth rate of 0.47 percent.

Table TR-5 Population Projections, 2010–2050

	2010	2020	2030	2040	2050	Percent Change	Average Annual Growth Rate 2010–2050
Grover Beach	13,156	13,751	14,536	14,934	15,091	15%	0.37%
San Luis Obispo County	269,637	286,657	305,692	315,922	320,482	19%	0.47%

Source: SLOCOG 2050 Regional Growth Forecast for San Luis Obispo County, June 2017: Population Projections by Jurisdiction, 2010 to 2050 (Medium Scenario)

Table TR-6 shows the mid-range scenario for estimated household growth for Grover Beach and San Luis Obispo County. Based on these projections, Grover Beach is expected to add 852 households between 2010 and 2050, which is a 17 percent increase, at an annual growth rate of 0.42 percent, which is slightly lower than the County as a whole. The County is expected to add 7,957 households, which is a 20 percent increase at an annual average growth rate of 0.49 percent.

Table TR-6 Household Projections, 2010–2050

	2010	2020	2030	2040	2050	Percent Change	Average Annual Growth Rate 2010–2050
Grover Beach	5,111	5,327	5,689	5,878	5,963	17%	0.42%
San Luis Obispo County	40,377	42,563	45,955	47,724	48,334	20%	0.49%

Source: SLOCOG 2050 Regional Growth Forecast for San Luis Obispo County, June 2017: Household Projections by Jurisdiction, 2010 to 2050 (Medium Scenario)

Race and Ethnicity

Table TR-7 shows the racial and ethnic makeup of Grover Beach residents. The majority of residents in the city, 80 percent, identify as white. The next largest group of residents identified as “some other race”; this group represents 8 percent of the city’s population. The remaining racial categories each make up three percent or less of the population. The majority of those who selected “two or more races”, which accounts for three percent of the city’s population, identify as both White and American Indian and Alaska Native.

Because residents may identify as having a Hispanic or Latino ethnicity in addition to belonging to another racial group, this category is counted separately. Almost a third of residents, 32 percent, identified as Hispanic or Latino of any race. The majority of Grover Beach residents who identified as Hispanic self-identified as Mexican.

Table TR-7 Race and Ethnicity

Race or Ethnic Group	Number	Percent
White	10,822	80%
Black or African American	330	2%
American Indian and Alaska Native	297	2%
Asian	427	3%
Native Hawaiian and Other Pacific Islander	126	1%
Some other race	1,101	8%
Two or more races	421	3%
Total Population	13,524	100%
Hispanic or Latino (of any race)	4279	32%

Source: ACS 2013-2017 (DP05)

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1. Housing Needs Assessment

Age Characteristics

According to 2018 ACS data, Grover Beach residents had a median age of 36.2 years in 2018, slightly lower than the median age in San Luis Obispo County of 39.6 years. The largest growth in the Grover Beach population between 2010 and 2018 occurred in the age 85 and over cohort. However, this age group represented the same percentage of the overall population in the city in 2010 and 2018. This is a group that typically has specialized housing needs. The second largest growth rate among any age group occurred among residents aged 5 or younger which increased by approximately 40 percent from 2010 to 2018. The 45- to 54-year cohort decreased by 23 percent. **Table TR-8** provides a summary of the population by age group for 2010 and 2018.

Table TR-8 Trends in Population Age

Age Group	2010		2018		Percentage Change
	Persons	Percentage	Persons	Percentage	
Under 5 years	873	7%	1,225	9%	40%
5 to 9 years	794	6%	1,017	8%	28%
10 to 14 years	774	6%	700	5%	-10%
15 to 19 years	843	6%	701	5%	-17%
20 to 24 years	908	7%	823	6%	-9%
25 to 34 years	2,057	16%	2,192	16%	7%
35 to 44 years	1,752	13%	1,649	12%	-6%
45 to 54 years	1,973	15%	1,523	11%	-23%
55 to 59 years	936	7%	988	7%	6%
60 to 64 years	694	5%	753	6%	9%
65 to 74 years	821	6%	1059	8%	29%
75 to 84 years	518	4%	596	4%	15%
85 years and over	213	2%	312	2%	46%
Total	13,156	100%	13,538	100%	3%

Source: US Census 2000, 2010, ACS 2014–2018

Employment

Employment of Grover Beach residents was spread over a number of sectors in both 2000 and 2017. However, there were some major shifts in workers in each sector over that time. The largest change was in the agriculture, forestry, fishing and hunting, and mining sector, which decreased by 59 percent. The manufacturing sector and the other services, except public administration sector both decreased by 42 percent. The sectors with the largest increases were professional, scientific, and management, and administrative and waste management services (48 percent) and educational services, and health care and social assistance (40 percent). See **Table TR-9** for Grover Beach industry trends (note that the table shows only employed civilians 16 years and older).

Table TR-9 Industry Trends of Employed Grover Beach Residents

Employment Sector	2000		2017		Percentage Change
	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	138	2%	57	1%	-59%
Construction	489	8%	520	8%	6%
Manufacturing	426	7%	245	4%	-42%
Wholesale trade	198	3%	234	4%	18%
Retail trade	819	13%	572	9%	-30%
Transportation and warehousing, and utilities	351	6%	439	7%	25%
Information	n/a	n/a	192	3%	n/a
Finance and insurance, and real estate and rental and leasing	377	6%	286	5%	-24%
Professional, scientific, and management, and administrative and waste management services	539	9%	798	13%	48%
Educational services, and health care and social assistance	1,172	19%	1,640	26%	40%
Arts, entertainment, and recreation, and accommodation and food services	930	15%	786	13%	-15%
Other services, except public administration	411	7%	240	4%	-42%
Public administration	336	5%	251	4%	-25%
Total	6,186	100%	6,260	100%	18%

Source: 2007-2011 ACS, 2013-2017 ACS (DP-03)

Table TR-10 provides information on median income for the most common industries within which Grover Beach residents work. The industries in this table are grouped differently from the employment sectors in **Table TR-9**. The greatest number of employed residents were in the educational services, and health care and social assistance industry in 2017, with a median income of \$40,194. The lowest median income among the top industries in Grover Beach are the retail trade and other services industries, both with less than \$20,000 in median income. The highest salaries were in the public administration industry at \$73,472 in median income.

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Table TR-10 Annual Median Income for Top Industries of Grover Beach Residents

Industry	Number	Median Income
Educational services, and health care and social assistance	1,640	\$40,194
Professional, scientific, and management, and administrative	798	\$32,234
Arts, entertainment, and recreation, and accommodation	786	\$27,292
Retail trade	572	\$19,964
Construction	520	\$42,951
Transportation and warehousing, and utilities	439	\$64,240
Finance and insurance, and real estate	286	\$56,250
Public administration	251	\$73,472
Manufacturing	245	\$58,281
Other services, except public administration	240	\$14,917
Wholesale trade	234	\$54,167
Information	192	\$40,515
Total employed population	6,203	\$36,479

Source: 2013–2017 ACS (B24031,DP-03)

Estimates for future employment by jurisdiction were made in 2017 as part of a countywide study prepared for SLOCOG. That report shows a range of potential growth forecasts, from low to high. **Table TR-11** shows the mid-level countywide estimates for Grover Beach and the County and the expected growth rate between 2020 and 2050. Grover Beach's total employment is expected to increase by approximately 16 percent by the year 2050. This is consistent with the rest of the County, including both the incorporated and unincorporated sections which are also expected to experience a 16 percent increase in employment by 2050.

Table TR-11 San Luis Obispo County Employment Projections, 2020–2050

Jurisdiction	2020	2030	2040	2050	Percent Change	Average Annual Percentage Change
Grover Beach	3,109	3,355	3,509	3,604	16%	0.53%
San Luis Obispo County	115,841	125,054	130,837	134,375	16%	0.53%

Source: 2050 Regional Growth Forecast for San Luis Obispo County June 2017

Household Income

The 2019 median income figure published by HCD for San Luis Obispo County is \$87,500 for a family of four.

According to the ACS, Grover Beach's median household income increased by approximately 39 percent between 2010 to 2018 from \$49,010 to \$68,333. The most significant increase was in the group with an income of \$150,000 or more, which increased by 73 percent from 172 households in 2010 to 298 households in 2018. There was also a substantial increase of 40 percent in the number of households earning an income of \$10,000 or less from 2010 to 2018. **Table TR-12** shows the numbers of households by their income in Grover Beach.

Table TR-12 Household Income Groups in Grover Beach

Income Group	Grover Beach 2010		Grover Beach 2018		Percentage Change
	Households	Percentage	Households	Percentage	
Less than \$10,000	219	4%	306	6%	40%
\$10,000 to \$14,999	448	9%	355	7%	-21%
\$15,000 to \$24,999	698	13%	752	14%	8%
\$25,000 to \$34,999	515	10%	550	10%	7%
\$35,000 to \$49,999	739	14%	743	14%	1%
\$50,000 to \$74,999	1,104	21%	1,098	21%	-1%
\$75,000 to \$99,999	661	13%	600	11%	-9%
\$100,000 to \$149,999	510	10%	589	11%	15%
\$150,000 or more	172	3%	298	6%	73%
Total Households	5,207	100%	5,291	100%	2%
Median Household Income	\$49,010	—	\$68,333	—	39%

Source: US Census 2010, ACS 2014–2018 B25118, S1901

The state of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. The California Health and Safety Code requires that the state limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by HUD for its Section 8 program. **Table TR-13** illustrates the number of households in Grover Beach in each HCD income group based on 2014–2018 ACS Five-Year Estimates. Nearly 38 percent of all households fall into the above moderate-income category. However, 39 percent of the City's households have extremely low, very low, or low incomes.

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Table TR-13 Households by Income Group in Grover Beach

Income Group	Income	Households Total	Percentage
Extremely Low (Below 30% of Median Income)	<\$20,499	633	12%
Very Low (30%–50% of Median Income)	\$20,500–\$34,169	525	10%
Low (50%–80% of Median Income)	\$34,170–\$54,669	878	17%
Moderate (80%–120% of Median Income)	\$54,670–\$81,999	1,174	23%
Above Moderate (Over 120% of Median Income)	>\$82,000	2,006	38%
Total Households		5,216	100%

Source: HCD 2019; 2014–2018 ACS Five-Year Estimates (Table B25118)

Note: Estimates are based on 2019 income distribution data as reported in the 2014–2018 ACS Five-Year Estimates (Table B25118).

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. **Table TR-14** indicates that the nearly half of Grover Beach residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the City, meaning that many available jobs are within relatively close distance to the employees' places of residence. However, a majority of working residents, 53 percent, commute 30 or more minutes to work. This suggests that their commute may place a financial burden on the majority of City residents and indicates a potential opportunity for improvement in the jobs/housing balance.

Table TR-14 Travel Time to Work

Travel Time to Work	Percentage
Less than 30 minutes	47%
30 to 59 minutes	30%
60 or more minutes	23%
Total	100%

Source: ACS 2013–2017 Five-Year Estimates (B08303)

1.2 Housing Conditions

Grover Beach had 5,820 housing units in 2019, according to DOF, representing a one percent increase in the number of units in the City from 2013 to 2019. The majority of housing units in Grover Beach are single-family houses, which account for 72 percent of all housing units. Refer to **Table TR-15** for information on housing units by type in Grover Beach.

Table TR-15 Trends in Housing Type

	2013		2019	
	Units	Percentage	Units	Percentage
Single-Family Detached	3,393	59%	3,442	59%
Single-Family Attached	736	13%	740	13%
Multiple Family 2–4 Units	871	15%	881	15%
Multiple Family 5+ Units	549	10%	549	9%
Mobile Homes	208	3%	208	4%
Total	5,757	100%	5,820	100%

Source: DOF 2013, 2019

The age and structural condition of the City's housing stock is an indicator of the quality of existing housing. **Table TR-16** identifies the age of homes in the City.

Housing over 30 years old is more likely to be dilapidated and in need of repairs and upgrades. Over 55 percent of housing stock in Grover Beach was built prior to 1980 and is over 35 years old.

Table TR-16 Housing Units by Age

Year Built	Units	Percentage
2010–2018	231	4%
2000–2010	380	6%
1990–2000	894	15%
1980–1999	1,193	20%
1970–1979	1,358	23%
1960–1969	811	14%
1940–1959	949	16%
1939 or earlier	163	3%
Total	5,979	100%

Source: US Census 2000, 2008–2012 ACS, City of Grover Beach 2020

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A residential survey of homes to identify substandard or dilapidated and deteriorated structures was conducted by City staff in June 2020. Staff used the categories of good, fair and poor in rating the homes. A dwelling unit in poor condition does not provide safe and adequate shelter and its condition may endanger the health, safety, and well-being of the occupants. Such housing has one or more critical defects, has a combination of intermediate defects of sufficient number or extent to require considerable repair or rebuilding; or it is of inadequate original construction. The defects in a poor unit are either so critical or so widespread that the structure should be extensively repaired, rebuilt, or torn down.

A dwelling unit in fair condition is deteriorated and needs more repair than would be provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of intermediate defects include: holes, open cracks; rotten, loose, or missing materials over a small area of the foundation, walls, roof, or ceiling; shaky or unsafe porch steps or railings; broken or missing window panes, rotten or loose window frames; sashes that are no longer rain-proof or wind-proof; broken or loose stair treads or loose or missing risers, loose or missing banisters or railing of stairs; deep wear on the door sills, door frames, outside steps, or floors; missing brick or cracks in the chimney that are not serious enough to be fire hazards; and makeshift chimneys, such as a stove pipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect that lead to serious structural deterioration or damage if not corrected.

The 2020 survey identified a minimum of 33 housing units (less than one percent of the housing stock) that are deteriorated and should be rehabilitated. Staff does not believe that there is a serious issue with housing conditions in the City. Rehabilitation needs are addressed by Program 5.2.

Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder), as well as the cost of housing. The inventory of housing units in Grover Beach is fairly equally divided between owner and renter groups, with 42 percent owner-occupied and 58 percent renter-occupied units. **Table TR-17** provides the total number of housing units, sorted by tenure (owner- versus renter-occupied), in Grover Beach.

Table TR-17 Trends in Housing Tenure

Tenure	2010		2017	
	Number	Percentage	Number	Percentage
Owner	2,219	43%	2,240	42%
Renter	2,981	57%	3,081	58%
Total Occupied Units	5,200	100%	5,321	100%

Source: US Census 2010, ACS 2013–2017 (B25003)

The “market vacancy rate” is an important indicator for determining shortages and surpluses in the housing market. This term refers to the number of vacant units that are for sale or rent as a percentage of the market (all occupied units and all vacant units for sale or rent). The desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

In areas with a substantial number of second homes or seasonal units, such as Grover Beach, a total vacancy rate of between 6 and 7 percent is necessary to ensure sufficient market vacancies, because other vacant units typically account for about 2 to 3 percent of the housing stock. In 2017, Grover Beach had a vacancy rate of 8 percent, a 27 percent decrease since 2010. Of vacant units, approximately 81 percent were for seasonal, recreational, or occasional use. See **Table TR-18** for vacant units by type.

Table TR-18 Vacant Units by Type

	2010		2017	
	Number	Percentage	Number	Percentage
For seasonal, recreational, or occasional use	329	53%	344	81%
For rent	114	19%	0	0%
Rented or sold, not occupied	31	5%	41	10%
For sale only	56	9%	40	9%
Other vacant	86	14%	0	0%
Total Vacant Units	616	100%	425	100%
Percentage of All Housing Units	—	11%	—	8%

Source: US Census 2010, ACS 2013–2017 (B25002, B25004)

Assisted Housing at Risk of Conversion

Pursuant to Government Code Section 65583(a)(8), this section of the Housing Element analyzes existing state or federally assisted housing developments that are eligible to change to market rate from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. No units of this type currently exist in Grover Beach, so no units are considered at-risk of conversion per state law.

Grover Beach has the following locally deed-restricted units, listed in no particular order.

- #1: 248 North 14th Street (16-unit development) – Two units were originally rented to very-low income households. In 2016, they were sold. to very low-income households. (Term: 30 years, expires in 2046)

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- #2: 178 South 4th Street (9-unit development) – Two units were anticipated to be sold to moderate-income households. However, the property owner decided to keep the units and rent them instead of selling (rented to moderate-income households). (Term: 55 years, expires in 2062)
- #3: 367 South 7th Street (6-unit development) – One unit sold to moderate-income buyer. (Term: 30 years, expires in 2038)
- #4: 1510 Brighton Avenue (12-unit development) – Five new for-sale townhomes/Planned Unit Developments and rehabilitation of an existing seven-unit apartment development. Three apartments were identified for moderate-income households. (Term: 30 years, expires in 2039)
- #5: South 9th and Farroll Road (11-unit development) – The Santa Carmela development is an 11-unit development. One unit remains at moderate income. (Term: 30 years, expires in 2028)
- #6: 506 Longbranch Avenue (4-unit development) – This Habitat for Humanity development consists of four units for very low-income households. (Term: 45 years: expires in 2054)
- #7: Green Park (16th Street and Farroll Road) (48-unit development) – Five new for-sale residences were sold to low income households. (Term: 30 years, expires between 2045 to 2047, depending on original sales date of each unit)
- #8: 1263 Mentone (4-unit development) – one low-income apartment unit. (Term: 30 years, expires in 2045)

The City of Grover Beach currently has 86 households using Section 8 Housing Choice Vouchers issued through the HASLO.

Overcrowding

Overcrowding can occur when housing costs are so high relative to income that families double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. Households with more than one person per room are considered overcrowded. According to 2017 five-year ACS information, one percent of owner-occupied households and nine percent of renter-occupied households in Grover Beach have one or more persons per room and thus are considered overcrowded. See **Table TR-19** for information on the number of occupants per room. Overcrowding is not an issue in Grover Beach.

Table TR-19 Occupants per Room in Grover Beach

Occupants per Room	Owner Occupied		Renter Occupied	
	2017	Percentage	2017	Percentage
0.50 or less	1,707	76%	2,410	49%
0.51 to 1.00	518	23%	2,042	42%
1.01 to 1.51	0	0%	367	7%
1.51 or more	15	1%	77	2%
Total	2,240	100%	4,896	100%

Source: 2013–2017 ACS (B25014)

Regional Housing Needs Plan

The SLOCOG adopted its RHNA Plan in 2019. State law requires that the RHNA for an area be divided into four income groups. The income groups are defined as percentages of county median income groups as follows:

Very Low Income – up to 50 percent of the area median family income

Low Income – between the very low-income limit and 80 percent of the area median family income

Moderate Income – between the low-income limit and 120 percent of the area median family income

Above Moderate Income – exceeding the moderate-income limit adjusted for household size

Household income limits are adjusted by household size. For 2019, the median family income (MFI) for San Luis Obispo County was \$87,500 for a family of four. Using the above-mentioned definitions, the income limits for a family of four in San Luis Obispo County were calculated and are listed in **Table TR-20**. While the RHNA does not include the extremely low-income category (30 percent or less of median family income), the state requires that the City include this income category in the overall analysis.

Table TR-20 San Luis Obispo County HCD Income Limits

Persons in Family	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$18,900	\$31,500	\$50,350	\$61,250	\$73,500
2	\$21,600	\$36,000	\$57,500	\$70,000	\$84,000
3	\$24,300	\$40,500	\$64,750	\$78,750	\$94,500
4	\$26,950	\$44,950	\$71,900	\$87,500	\$105,000

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Persons in Family	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income
5	\$30,170	\$48,550	\$77,700	\$94,500	\$113,400
6	\$34,590	\$52,150	\$83,450	\$101,500	\$121,800
7	\$39,010	\$55,750	\$89,200	\$108,500	\$130,200
8	\$43,430	\$59,350	\$94,950	\$115,500	\$138,600

Source: HCD 2019

The housing allocation distributed by income group for Grover Beach over the 2019–2028 projection period is 369 dwelling units, or an average of approximately 37 units per year. See **Table TR-21** for the allocation.

Table TR-21 Regional Housing Needs Allocation

Income Group	Housing Units	Percentage
Extremely Low ¹	45	12%
Very Low	46	12.5%
Lower	57	15.5%
Moderate	66	18%
Above Moderate	155	42%
Total	369	100%

Source: SLOCOG 2019

Notes:

¹ The projected need for extremely low income households is based on the presumption that 50 percent of very-low income households qualify as ELI households.

Housing Costs

According to the San Luis Obispo Association of Realtors, the median home value in Grover Beach in 2019 was \$549,563. This is a 3 percent increase from 2018 and a 36 percent increase from the prices in 2010. See **Table TR-22** for Grover Beach median home prices over time.

Table TR-22 Median Home Sales Price 2000–2019

Year	Median Price	Percentage Change
2000	\$284,800	—
2010	\$402,800	41%
2018	\$531,744	32%
2019	\$549,563	3%

Source: US Census 2000, 2010; DQNews; San Luis Obispo Association of Realtors, 2019

According to the Census, the median gross rent in Grover Beach was \$760 in 2010. To determine the 2019 market rent, a point-in-time survey was conducted of 16 listings on a popular online rental listing site, Zillow. The survey indicated that late 2019 rental prices in Grover Beach range

from a median of \$1,600 for one-bedroom units to \$1,625 for two-bedroom units to \$2,400 for three-bedroom units. See **Table TR-23** for typical rental prices by the number of bedrooms in the unit.

Table TR-23 Typical Rental Prices by Bedroom Count

Number of Bedrooms	Median	High	Low	Number of Units Surveyed
Studio	--	--	--	data not available
1 bedroom	\$1,600	\$1,950	\$1,250	4
2 bedrooms	\$1,625	\$2,800	\$1,499	9
3 bedrooms	\$2,400	\$2,650	\$2,200	3
4 bedrooms	--	--	--	data not available

Source: Zillow.com, retrieved December 2019

Overpayment

Overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined by HUD as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property, taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Related to the high housing costs in Grover Beach, households overpaying for housing continues to make up a significant percentage of total households. According to the 2012–2016 ACS, 28 percent of owners and 52 percent of renters in Grover Beach are using more than 30 percent of their monthly income to pay for housing costs. The vast majority of both renter and owner households that earn extremely low and low incomes are overpaying for housing. See **Table TR-24** for housing costs as a percentage of income for owners and renters.

Table TR-24 Households Overpaying by Income and Tenure

Household	Extremely Low Income	Low Income	All Incomes
Ownership Households	175	265	2,400
Overpaying owner households	170	175	675
Percentage of overpaying owners	97%	66%	28%
Renter Households	590	535	3,145
Overpaying renter households	490	500	1,630
Percentage of overpaying renters	83%	93%	52%
Total Households	765	800	5,545
Total Overpaying Households	660	675	2,305
Percentage of total overpaying households	86%	84%	42%

Source: 2012–2016 ACS

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Housing Affordability

Housing affordability in Grover Beach can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. **Table TR-25** shows maximum affordable payments for households of different sizes and income ranges based on the standard of 30 percent of monthly household income going toward housing costs.

Table TR-25 Housing Affordability

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	\$18,900	\$21,600	\$24,300	\$26,950
Monthly income	\$1,575	\$1,800	\$2,025	\$2,246
Max. monthly rent	\$407	\$474	\$542	\$608
Max. sales price	\$86,585	\$100,962	\$115,340	\$129,451
Very Low				
Annual income limit	\$31,500	\$36,000	\$40,500	\$44,950
Monthly income	\$2,625	\$3,000	\$3,375	\$3,746
Max. monthly rent	\$722	\$834	\$947	\$1,058
Max. sales price	\$153,680	\$177,642	\$201,605	\$225,301
Low				
Annual income limit	\$50,350	\$57,550	\$64,750	\$71,900
Monthly income	\$4,196	\$4,796	\$5,396	\$5,992
Max. monthly rent	\$1,193	\$1,373	\$1,553	\$1,732
Max. sales price	\$254,056	\$292,396	\$330,736	\$368,810
Median				
Annual income limit	\$61,250	\$70,000	\$78,750	\$87,500
Monthly income	\$5,104	\$5,833	\$6,563	\$7,292
Max. monthly rent	\$1,465	\$1,684	\$1,903	\$2,122
Max. sales price	\$312,099	\$358,693	\$405,287	\$451,880
Moderate				
Annual income limit	\$73,500	\$84,000	\$94,500	\$105,000
Monthly income	\$6,125	\$7,000	\$7,875	\$8,750
Max. monthly rent	\$1,772	\$2,034	\$2,297	\$2,559
Max. sales price	\$377,330	\$433,243	\$489,156	\$545,068

Sources: Realtor.com; HCD; PlaceWorks 2020, HASLO 2020

Notes: Affordable monthly rent assumes 30% of gross household income, minus a \$66 utility allowance. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed-rate mortgage at 4.75% annual interest rate.

When comparing affordability figures with current median home prices, it's evident that housing affordability is a challenge for many households. In general, households earning a moderate income or below (120 percent or less of AMI) cannot afford to purchase a single-family home of average price on the market in Grover Beach. As shown in **Table TR-22**, in 2019 the median home sale price was \$549,563, however as shown in **Table TR-25**, this sale price would be out of reach for households earning a moderate income or less. Opportunities to access homeownership are significantly more limited for households earning less than a moderate income. For example, a household of four, earning a low income (80 percent or less of AMI) could afford a maximum purchase price of \$368,810, however, homes around that price are uncommon in Grover Beach and could require costly repairs.

As compared with for-sale homes, rental prices for median- and moderate-income households are more affordable. As shown in **Table TR-23**, in 2019 the median market rent for a two-bedroom home was \$1,625. As shown in **Table TR-25**, a household of three earning the median income could afford a monthly rent of \$1,903. However, for low-, very low-, and extremely low-income households, finding a rental that they can afford is more challenging because homes with rents of \$1,250 or less a month are scarce in Grover Beach. This may result in overcrowding or overpayment.

1.3 Special Housing Needs

This section reviews the characteristics of households with special housing needs, including disabled persons, seniors, large families, farmworkers, and female-headed households. Emergency housing needs, transitional housing, farmworker housing, and employee housing are also addressed in this section. Programs 1.3, 1.4, 3.3, 4.1, 4.2, 5.2 and 8.2 are included to address the special housing needs described in this section.

Disabled Households

According to the 2013–2017 ACS, there were a total of 2,047 individuals five years old and older in Grover Beach living with disabilities, or approximately 15 percent of the City's total population. Of this group, 62 percent were non-seniors and 38 percent were seniors. In the City, as well as, Countywide, ambulatory difficulty was common among both the senior and non-senior populations, while cognitive difficulty was more common among non-seniors and hearing difficulty and independent living difficulty was more common among seniors. Three percent of the City's civilian noninstitutionalized population that is in the labor force is an employed person with a disability, whereas only one percent of the civilian noninstitutionalized population is an unemployed person with a disability. See **Table TR-26** for a list of persons with disabilities by type. An individual may have more than one type of disability, which accounts for the higher number of disabilities than people with a disability and the percent of the total population numbers not totaling to 100.

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Table TR-26 Persons with Disabilities by Type

	San Luis Obispo County		Grover Beach		
	Number	Percent	Number	Percent	Percent of Total Population
	30,319	100%	2,047	100%	15%
Total Disabilities for Ages 5–64	14,884	49%	1,263	62%	9%
Hearing Difficulty	3,697	12%	316	15%	2%
Vision Difficulty	2,438	8%	260	13%	2%
Cognitive Difficulty	6,285	21%	497	24%	4%
Ambulatory Difficulty	5,238	17%	589	29%	4%
Self-care Difficulty	2,020	7%	308	15%	2%
Independent Living Difficulty	4,033	13%	305	15%	2%
Total Disabilities for Ages 65 and Over	15,435	51%	784	38%	6%
Hearing Difficulty	7,491	25%	323	16%	2%
Vision Difficulty	2,189	7%	96	5%	1%
Cognitive Difficulty	3,412	11%	218	11%	2%
Ambulatory Difficulty	8,870	29%	524	26%	4%
Self-care Difficulty	2,836	9%	107	5%	1%
Independent Living Difficulty	5,692	19%	381	19%	3%
In the Labor Force:	125,380	72%	6,134	75%	45%
Employed:	119,309	69%	5,844	72%	43%
With a disability	4,563	3%	230	3%	2%
Unemployed:	6,071	4%	290	4%	2%
With a disability	695	0%	46	1%	0%
Not in Labor Force:	47,750	28%	2,035	25%	15%

Source: 2013–2017 ACS 5-Year Estimates (S1810, C18120)

Among the disabled population, 1,101 persons had a self-care or independent living difficulty. Approximately 56 percent of the population with this type of disability was between the ages of 5 and 64 while 44 percent were over age 65. See **Table TR-27** for disability information by age.

Table TR-27 Persons with Independent Living and Self-Care Difficulties by Age

Age	Number	Percentage
5 to 64 years	613	55.68%
65 years and over	488	44.32%

Source: 2013–2017 (S1810)

There are two major housing needs facing disabled persons: the need for housing that meets particular physical needs (wheelchair accessible, etc.) and financial needs. Because of limited job opportunities for the disabled, their incomes are often below the median income.

Physically disabled persons generally require more modifications to housing units, such as wheelchair ramps, elevators in multi-story buildings, wide doorways, accessible cabinetry, and modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then proximity to services and public transportation is particularly important. Severely physically disabled persons may also require nursing or care facilities.

The physical modification of housing is not necessary to accommodate mentally disabled persons; however, they will generally require special services and monetary support. Since jobs and incomes are often limited for such individuals, affordable housing is important. Group homes with a live-in resident assistant may be one solution to provide the mentally disabled with affordable housing.

Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 329,611 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table TR-28** provides information about Grover Beach’s population of developmentally disabled persons; **Table TR-29** provides information about those persons’ place of residence.

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Table TR-28 Developmentally Disabled Residents by Age

Zip Code	0–17 Years	18+ Years	Total
93433	51	51	102

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, 2019

Table TR-29 Developmentally Disabled by Residence Type

Zip Code	Community Care	Home Parent/Guardian	Intermediate Care Facility	Independent Living	Other	Total
93433	<11	76	<11	15	<11	>91

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2019

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, using Section 8 vouchers in market-rate rental housing, special programs for home purchase, HUD housing, and Senate Bill 962 homes (adult residential facilities for persons with special health care needs). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Program 4.1 addresses the needs of those with developmental disabilities.

Senior Households

An analysis of housing needs of seniors is important for at least three major reasons:

- Many seniors have fixed incomes.
- Many seniors live alone in a three- or four-bedroom house.
- Many seniors have mobility and health problems.

A total of 1,081 households (20 percent) in Grover Beach are headed by persons 65 years of age or older. As shown in **Table TR-30**, of those 1,081 households, 755 are owner-occupied households (34 percent of all owner-occupied households) and 326 are renter-occupied households (11 percent of all renter-occupied households). Total household numbers vary slightly in different tables due to slight differences in data collection techniques in different data sets.

Table TR-30 Householder by Age

Age	Owner-occupied		Renter-occupied	
	Number	%	%	%
15 to 24 years	0	0%	324	11%
25 to 34 years	184	8%	733	24%
35 to 44 years	181	8%	792	26%
45 to 54 years	428	19%	585	19%
55 to 64 years	692	31%	321	10%
65 years and over	755	34%	326	11%
Total	2,240	100%	3,081	100%

Source: 2013–2017 ACS, Five-Year Estimates (B25007)

Senior housing needs include affordable housing that is close to commercial shopping areas, medical facilities, and public transportation services. As seniors are less able to keep up with demands of larger home ownership and thus, seek apartments, condominiums, or mobile homes, the housing units they vacate may represent housing stock that could be available to other buyers. The City has identified the Central Business and Central Business Open Zones as appropriate locations for senior housing to encourage the development of affordable senior housing by offering incentives such as density bonuses and relaxed parking standards.

Farmworkers

The 2013–2017 ACS identified 57 persons 16 years of age or older employed in farming, forestry, and fishing occupations in San Luis Obispo County, which represents less than 1 percent of the population over the age of 16 in the County. Most agricultural land in southern San Luis Obispo County is in the unincorporated areas. The percentage of individuals employed in agriculture is likely much lower in urban areas, including Grover Beach. Therefore, the number of farm laborers in Grover Beach is likely very small. Thus, it has been determined that there is no identified need for farmworker housing.

If this type of housing becomes an identified need, there is one zoning designation, Urban Reserve, where this type of housing is allowed.

Large Families and Female Heads of Household

State law identifies large families and female-headed households as having special needs due to their income challenges, child-care expenses, and need for affordable housing.

Female-headed families generally need affordable housing that is in close proximity to child-care services, educational and employment opportunities, and available social services. According to 2017 ACS data, 17 percent (571 householders) of the householders in the City are single mothers. Because the earning power of women is generally less than that of men, single mothers may have more difficulty in finding affordable housing and child-care services. In 2017 in Grover Beach, 5

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percent (160 householders) of female-headed householders were below the poverty line. See **Table TR-31** for a breakdown of the female-headed householder composition in Grover Beach.

Table TR-31 Female-Headed Householders in Grover Beach

Householder Type	Number	Percentage
Female householder, no children	287	8%
Female householder with children under 18	571	17%
Total female-headed households	858	25%
Total householders	3,434	100%
Total families below the poverty level	507	15%
Female-headed households below the poverty level	160	5%

Source: 2013–2017 ACS (B17012)

A household with five or more persons is considered a large family household. In 2017, 10 percent of all households were considered large families, an increase of 78 percent from the amount reported in 2011. Approximately 70 percent (350 out of 495) of large households are renters and the other 30 percent (145 out of 495) are homeowners; whereas 52 percent (2,301 out of 4,396) of the households comprised of one to four people are renters and the other 48 percent (2,095 out of 4,396) are homeowners. See **Table TR-32** for household size, sorted by tenure. Total household numbers vary slightly in different tables due to slight differences in data collection techniques in different data sets.

Table TR-32 Household Size by Tenure in Grover Beach

	1–4 Persons		5+ Persons		Total	
	Number	Percentage of All Households	Number	Percentage of All Households	Number	Percentage of All Households
Owner-occupied	2,095	43%	145	3%	2,240	46%
Renter-occupied	2,301	47%	350	7%	2,651	54%
Total	4,396	90%	495	10%	4,891	100%

Source: 2013–2017 ACS (B25009)

Housing Problems

According to Comprehensive Housing Affordability Strategy (CHAS) data (**Table TR-33**), there were 440 owner households and 1,125 renter households earning less than 50 percent of the Area Median Income (AMI) in the City in 2016. Approximately 89 percent (1,000 households) of the lower-income renter-occupied households were identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30%). Lower-income owner-occupied households experienced at least one of those four housing problems at slightly lower rates than renter-occupied households (79 percent or 350 households). It is important to note

that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

Table TR-33 Housing Problems for All Households

	At Least One Severe Housing Problem		No Housing Problems	
	Number	Percent	Number	Percent
Renter-occupied Units				
0%–30% AMI	490	28%	100	7%
30%–50% AMI	510	29%	25	2%
50%–80% AMI	530	31%	210	15%
> 80% AMI	205	12%	1,080	76%
Total Renter-occupied Households	1,735	100%	1,415	100%
Owner-occupied Units				
0%–30% AMI	175	24%	0	0%
30%–50% AMI	175	24%	90	5%
50%–80% AMI	185	26%	90	5%
> 80% AMI	190	26%	1,490	89%
Total Owner-occupied Households	725	100%	1,670	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012–2016

Homelessness

The 2019 point-in-time count counted a total of 67 persons experiencing homelessness in Grover Beach. Of these, 66 percent were unsheltered, and 34 percent were sheltered. Grover Beach has a slightly lower ratio of sheltered to unsheltered persons experiencing homelessness relative to the countywide rate in which 79 percent of the County’s homeless population lacks shelter and only 21 percent have shelter. In total, Grover Beach’s portion of the countywide population accounts for 5 percent of all 1,483 individuals counted in San Luis Obispo County. Throughout the larger south county region identified in the 2019 count, there were 211 persons counted. Approximately 33 percent of those counted were sleeping on the street in communities in south county and nearly 29 percent were sleeping in cars, vans, or RVs. Only about 23 percent had been sheltered in emergency or transitional housing. It is important to note that point-in-time count is only a snapshot and that the actual number of people experiencing homelessness could be more than what is reported by the count. According to HUD data reporting on the Continuum of Care for San Luis Obispo County there is a total of 544 beds available at any time throughout the year. Sixty-five percent of these are reserved for single adults whereas 35 percent are reserved for families experiencing homelessness. There are also 124 seasonal beds that presumably are available during intense weather such as severe winter rain. Program 3.3 is included to commit the City to partnering with applicable organizations to address homelessness challenges and provide resources to prevent evictions.

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1. Housing Needs Assessment

Table TR-34 shows the homeless shelters and services available in Grover Beach and the surrounding area.

Table TR-34 Homelessness Services

Agency Name	City	Services
Captive Hearts	Grover Beach	Case management, drug counseling, meals, groceries, temporary housing
Five Cities Christian Women	Grover Beach	Food pantry
Casa Solano	Grover Beach	Drug counseling, food/groceries, meals, temporary housing
LifePoint Church	Grover Beach	Meals, warming centers, miscellaneous services
San Luis Obispo County Drug and Alcohol Services	Grover Beach	Substance Abuse Rehab Services
5 Cities Homeless Coalition	Grover Beach	Clothing, domestic violence, financial assistance, housing, employment, medical and dental, mental health, drug and alcohol services, transportation, veterans' services, mobile shower
Healthcare for the Hopeless	Multiple	Case management, drug counseling, meals, medical assistance, mental health, permanent housing, temporary housing
40 Prado Homeless Campus	San Luis Obispo	Meals, temporary housing
Central Coast Rescue Mission Substance Abuse and Homeless Services	Santa Maria	Drug counseling, food/groceries, meals, temporary housing
Community Action Partnership of San Luis Obispo County	San Luis Obispo	Case management, clothing, educational services, emergency assistance, meals, groceries, temporary housing, permanent housing
Community Health Centers of the Central Coast	Oceano	Medical assistance, mental health services, temporary housing, social services
County of San Luis Obispo Department of Social Services	Arroyo Grande	Case management, clothing, educational services, emergency assistance, meals, groceries, temporary housing, permanent housing
South County SAFE	Arroyo Grande	Case management, clothing, food/groceries, mental health services
Salvation Army	Multiple	Food/groceries
County of San Luis Obispo Drug and Alcohol Services	Arroyo Grande	Case management, drug counseling, educational services
County of San Luis Obispo Mental Services	Arroyo Grande	Case management, educational services, mental health services

Source: Homeless Service Oversight Council

1.4 Demolitions

Demolitions

Demolition records for the City of Grover Beach show that underutilized single-family homes are being recycled for more intense land uses, either for PUDs or apartments. The City of Grover Beach is partially within the Coastal Zone. California Government Code §65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with fewer than three units, or fewer than 10 units for projects with more than one structure, among other exclusions). §65590(d) further requires new housing development in the Coastal Zone to provide housing units for persons and families of low- or moderate-income, or if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within three miles thereof. In addition, 2019's Senate Bill (SB) 330 contains requirements related to demolitions (for sites in either Coastal or non-Coastal Zones). Per SB 330, a housing development project cannot be approved by a local jurisdiction unless the project will create at least as many units as will be demolished. Program 5.4 is included to address the requirements related to residential demolitions.

Between 2015 and 2019, approximately 5 units in the Coastal Zone and 13 units in the non-Coastal Zone have been demolished, with replacement by 13 units in the Coastal Zone and 133 units in the non-Coastal Zone.

TECHNICAL REPORT

1. Housing Needs Assessment

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2. Resources and Opportunities

This section addresses the resources available for development, improvement, and preservation of housing in Grover Beach. This includes:

- An evaluation of the City of Grover Beach's (City's) Regional Housing Needs Allocation (RHNA).
- A sites inventory and analysis, which is an inventory of land suitable for residential development.
- A summary of potential infrastructure constraints to residential development.
- An overview of financial and administrative means for developing and implementing City housing programs.

2.1 Regional Housing Needs Allocation

California law requires the Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in California. After consulting with the San Luis Obispo Council of Governments (SLOCOG), HCD provides the regional need to SLOCOG, which then distributes the RHNA to San Luis Obispo County and the cities within the SLOCOG region. SLOCOG allocates housing production goals for the County and member cities based on their projected share of the region's population and employment growth.

The projected housing needs in the RHNA are categorized by income based on the standards of very low-, low-, moderate-, and above-moderate-income households established by the United States Department of Housing and Urban Development (HUD) (California Health and Safety Code Section 50079.5).

Local governments can employ a variety of development strategies to meet their RHNA housing production goals, as provided in Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of accessory dwelling units (ADUs). Programs 1.1, 1.5 and 1.6 are included to commit the City to providing adequate sites, including rezoning, as needed, and ensuring that the City can accommodate its share of the RHNA by income level throughout the planning period, which is December 31, 2020 to December 31, 2028.

The City's RHNA for the 2019–2028 projection period is 369 units. Since the RHNA projection period began on December 31, 2018, planning and building permits issued since then can count toward the City's current RHNA (effective January 1, 2019). As shown in **Table TR-35**, the City has approved 5 low-income housing units (including two ADUs), 2 moderate-income housing units (both ADUs), and 52 above-moderate housing units since January 1, 2019. Three of the 5 permitted low-income housing units are deed-restricted and were created as part of a project that received a density bonus. The two low-income ADUs permitted were categorized as such based

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2. Resources and Opportunities

on HCD's ADU calculator. Anticipated rents based on the size and number of bedrooms of the ADUs was provided by a property management firm and used with the ADU calculator. This leaves a remaining RHNA of 310 units, which can be accommodated by anticipated ADU development and the available vacant and opportunity sites. Affordability levels of anticipated ADU production are assumed based on *Accessory Dwelling Unit and Mobile/Manufactured Home Market Study Report* (San Luis Obispo County, 2020) which found that 50 percent of ADUs permitted or projected would be affordable to low income households and 50 percent would be affordable to moderate or higher income households. The number of ADUs projected for the remainder of the planning period is based on the trends in ADU permitting in the recent past and the upward trend in approved ADUs that is expected to continue based on the updates to the City's ADU regulations and City efforts to facilitate ADU development as described in Program 6.4.

Table TR-35 Regional Housing Needs Allocation, 2019–2028

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2019–2028 RHNA	46	45	57	66	155	369
Units Permitted/Constructed 2019	0	0	3	0	52	55
Permitted ADUs	0	0	2	2	0	4
ADUs Anticipated ³	0	0	90	60	30	180
2019–2028 Remaining RHNA Subtotal	53			4	73	130
Vacant Land Inventory	0			69	74	143
Opportunity Sites with Adequate Zoning	24 ¹					24
RHNA Surplus or Shortfall Prior to Rezoning	-29			65	1	37
Opportunity Sites Rezoned 11/16/20 ²	56			0	0	56
RHNA Surplus or Shortfall After Rezoning	27			65	1	93

Source: SLOCOG 2019; City of Grover Beach 2020

Notes:

¹ Sites allowing up to 20 dwellings per acre have been combined to address the extremely low, very low and low-income RHNA.

² Additional opportunity sites were rezoned on November 16, 2020 to increase allowable density and provide capacity to accommodate the RHNA shown in this table. See Program 1.6 and Tables TR-40 through TR-44.

³ The number of anticipated ADUs was derived by taking the average number of ADUs produced annually in 2018 and 2019 (4) and multiplying it by 5. The factor of 5 accounts for the strong likelihood of an increased rate of production due to recently relaxed requirements and the City's upcoming implementation of Program 1.6. This method results in an anticipated average of 20 ADUs each year of the planning period, for a total of 180 anticipated ADUs. From January through April, 2020, 4 ADUs were issued permits, which evidences the increasing rate of ADU production.

Vacant Land Inventory

Table TR-36 shows that Grover Beach has 61 vacant parcels (approximately 16.5 acres) in zones that allow residential development, which can realistically yield a total of about 143 units. Twenty-eight of the vacant parcels (6.76 acres) are in the coastal zone, with a realistic yield of 65 units; while the other 33 parcels (9.64 acres) are in the non-coastal area, with a realistic yield of 78 units. A detailed table of vacant parcels by Assessor's Parcel Number (APN) is shown in **Appendix 2**.

The City has ample vacant sites to meet its moderate and above-moderate-income RHNA. However, none of the vacant sites are appropriate for meeting the lower-income RHNA under state housing law. A discussion of the non-vacant, underutilized sites that are available for meeting the City's lower-income RHNA follows this section. Of the 61 sites that are in the vacant land inventory, 18 allow up to 20 units per acre, so it is possible that housing affordable to lower-income households may be developed there. However, these sites are shown in the moderate- and above-moderate-income categories in this Housing Element because they are each smaller than a half-acre in size. These are in the CVS, VS, CB, and R3 zones. It can be difficult to build multifamily, lower-income housing on sites of this size. However, trends in Grover Beach show that multifamily housing development is occurring on sites of less than one-half acre. Examples of recent development on smaller sites is provided in the following section (see **Table TR-45**), in relation to one of the non-vacant/underutilized sites (see **Table TR-43** (site #5), since it is also a "small site." In addition, the City shall implement Program 3.2 to offer density bonuses that encourage higher-density development on small parcels.

Of the 61 sites that are in the vacant land inventory, 23 are in the CPR1, CR1, and R1 zones where up to five units per acre are allowed. Another 10 sites are in the CC, CR2, NC, RC, and R2 zones where up to nine units per acre are allowed. For these 33 sites and the 18 that are discussed in the previous paragraph, the maximum unit capacity is calculated by multiplying the total acres by the applicable maximum allowable density. Typical built densities in these zones tend to maximize what is allowable. When the calculation results in less than a whole number, decimals less than 0.49 are rounded down, while decimals above 0.5 are rounded up. The remaining 10 sites in the vacant land inventory are in the CI and I zones, where realistic yield is counted differently. These zones allow live/work units, which are typically developed as one unit per site.

See **Appendix 2** for a map of vacant parcels.

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2. Resources and Opportunities

Table TR-36 Vacant Land Inventory Summary

Zone	Number of Parcels	Total Acres	Maximum Density (Units per Acre)	Maximum Unit Capacity	Realistic Unit Capacity
CPR1	4	0.63	5	4	4
CR1	6	1.29	5	9	9
R1	13	3.36	5	19	19
Total Low-Density	23	5.28		32	32
CR2	2	0.33	9	3	3
R2	4	0.90	9	8	8
R3	6	1.27	20	25	25
Total Medium- and High-Density	12	2.50		36	36
CI	4	2.27	Max FAR 0.5	4	4
I	6	2.39	Max FAR 0.5	6	6
Total Industrial	10	4.66		10	10
CC	1	0.12	9	1	1
CVS	7	1.34	20	27	27
CB	4	0.78	20	17	17
NC	2	0.3	9	3	3
RC	1	1	9	9	9
VS	1	0.42	20	8	8
Total Commercial and Mixed-Use	16	3.96		65	65
Total All Vacant Parcels	61	16.40		143	143

Source: City of Grover Beach and PlaceWorks 2020

Opportunity Sites

To provide adequate sites for the lower-income RHNA categories, seven opportunity sites have been identified as the most likely locations where additional housing that will be affordable to lower-income households could be built. These sites are near existing transit, jobs, and shopping. The term opportunity site indicates that one or more of these conditions are present: site is smaller than a half-acre in size, site is non-vacant, or site is newly rezoned to allow sufficient density. The seven opportunity sites are described in further detail herein. In accordance with Assembly Bill 1397, small sites and underutilized analyses are included later in this section.

As shown in **Table TR-37**, the first two opportunity sites are each over a half-acre in size and are non-vacant. These sites were not in the fourth or fifth cycle Housing Elements. These two sites have zoning that allows up to 20 units per acre, so they do not need to be rezoned to increase allowable density. Therefore, the units that can be accommodated on these two sites are included in **Table TR-35** and counted towards the RHNA. **Tables TR-38** and **TR-39** provide additional details on these two sites, including descriptions of their current uses.

Table TR-40 summarizes details about five additional opportunity sites, which were recently rezoned prior to December 31, 2020 to increase allowable densities, making them suitable for inclusion in the lower-income categories. As seen in **Table TR-40**, sites 3 and 4 are larger than a half-acre and non-vacant, site 5 is smaller than a half-acre and non-vacant and sites 6 and 7 are larger than a half-acre and are vacant. **Tables TR-41** through **TR-44** provide additional, site-specific details about each of these sites.

See **Appendix 2** for maps and aerial images of opportunity sites.

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Table TR-37 Opportunity Sites with Adequate Zoning

Site Number	APN	Address	Coastal Zone	Acres	Small Site?	Under-utilized/ non-vacant?	Land Use	Zoning	Maximum Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Services and Utilities ¹	Slope or Flood Constraints
1	060-211-031	144 N. 3rd St.	No	0.62	No	Yes	Visitor Serving - Mixed Use	CVS	20	12	12	Lower	Yes	No
2	060-242-057	1206 West Grand	No	0.61	No	Yes	Central Business - Mixed Use	CBO	20	12	12	Lower	Yes	No
Total	—	—	—	1.23	—	—	—	—	—	24	24	—	—	—

Note:

¹ Water, wastewater, internet and electricity are available to these sites.

Table TR-38 Opportunity Site 1

Address: 144 N. 3rd St.		Parcel No.: 060-211-031
Acres: 0.62 acre	Coastal Zone: No	Current Zoning: Coastal Visitor Serving (CVS)
Current General Plan Land Use: Visitor Serving – Mixed Use		Proposed Zoning: No Change
Proposed General Plan Land Use: No Change		Maximum Unit Capacity: 12
Current Maximum Density: 20		Realistic Unit Capacity: 12
Proposed Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
<p>Existing Property Description: The site is currently developed with a duplex on the northerly third of the site, with asphalt paving occupying the remainder of the site. The duplex is 1,599 square feet and was built in 1959. The duplex is not deed-restricted affordable housing and the income of the occupants during the last five years is unknown. If applicable, affordable replacement units will be required of development, in compliance with Assembly Bill 1397. The property owner purchased the property several years ago and expressed his intent to redevelop the site with a mixed-use project; however, the property owner has not yet developed this site because he has focused on several other properties he has acquired in the city and has redeveloped them with studio and one-bedroom apartments where he has maximized the density. The site can be redeveloped similar to the representative project at 83 Newport (see Table TR-43) with commercial space along the primary frontage on the ground floor and residential in the rear and upper floors. The subject site is in the CVS zone, which allows for 20 units/acre, a 3.0 Floor Area Ratio (FAR), and building height of 40 feet. In comparison, 83 Newport is zoned CC and only allows 9 units/acre, a FAR of 1.5 and maximum building height of 25 feet. Based on the subject site being three times larger with development standards that allow significantly more development than 83 Newport, the subject site is an excellent opportunity for high-density infill especially when considering the history of the property owner's development history with a preference for constructing small units at the maximum density. The parcel has frontage improvements and utilities and there are no known impediments to developing the site. Due to the age of the structure, it is assumed that the entire site would be redeveloped.</p>		
Water and Sewer Lines in the Street: Yes		

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Table TR-39 Opportunity Site 2

Address: 1206 West Grand		Parcel No.: 060-242-057
Acres: 0.61 acre	Coastal Zone: No	Current Zoning: Central Business Open (CBO)
Current General Plan Land Use: Central Business - Mixed Use		Proposed Zoning: No Change
Proposed General Plan Land Use: No Change		Maximum Unit Capacity: 12
Current Maximum Density: 20		Realistic Unit Capacity: 12
Proposed Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
Existing Property Description: The site is currently developed with a 2,940-square-foot commercial building that is currently occupied by Steve's ATV. The property is for sale, so operation of the existing business is not an impediment to redevelopment of the site. As of June 2020, the property was in escrow with Peoples' Self-Help Housing, a non-profit affordable housing developer, with the intention of developing an affordable housing project. The site has frontage improvements and utilities so there are no site development impediments. The existing CBO zoning allows both mixed-use and an all multifamily residential development. The site is 0.61 acre and is most similar to the 1176 and 1400 Ramona Avenue representative projects (see Table TR-44).		
Water and Sewer Lines in the Street: Yes		

Table TR-40 Recently Rezoned Opportunity Sites

Site Number	APN	Address	Coastal Zone	Acres	Small Site?	Underutilized/ non-vacant?	Former Land Use	Former Zoning	Former Maximum Density	New Land Use	New Zoning	New Maximum Density	New Maximum Unit Capacity	New Realistic Unit Capacity	Income Category	Services and Utilities ¹	Slope or Flood Constraints
3	060-309-002	191 S. Oak Park Blvd.	No	0.89 (vacant portion; entire site is 1.78 ac.)	No	Yes	Retail and Commercial Services	RC	9	Central Business – Mixed-Use	CBO	20	18	18	Lower	Yes	No
4	060-156-031	809 Ramona Ave.	No	0.57	No	Yes	Public/ Quasi Public	PF	1/lot	High-Density Residential	R3	20	11	11	Lower	Yes	No
5	060-156-011	247 N. 9th St.	No	0.42	Yes	Yes	Public/ Quasi Public	PF	1/lot	High-Density Residential	R3	20	8	8	Lower	Yes	No
6 and 7	060-242-044 and 45	164 S 13th St (Clever Property)	No	0.93	No	No	Parks and Recreation	PR	No residential	Central Business – Mixed-Use	CBO ²	20	19	19	Lower	Yes	No
Total	—	—	—	1.92	—	—	—	—	—	—	—	—	56	56	—	—	—

Note:

¹ Water, wastewater, internet and electricity are available to these sites.

² CBO with a PDO that limits the use to an all affordable housing project.

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2. Resources and Opportunities

Table TR-41 Opportunity Site 3

Address: 191 S. Oak Park Blvd.		Parcel No.: 060-309-002
Acres: 0.89 acre (vacant portion; entire site is 1.78 ac.	Coastal Zone: No	Former Zoning: Retail Commercial (RC)
Former General Plan Land Use: Retail and Commercial Services		New Zoning: Central Business Open (CBO)
New General Plan Land Use: Central Business – Mixed Use		New Maximum Unit Capacity: 18
Former Maximum Density: 9		New Realistic Unit Capacity: 18
New Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
Existing Property Description: The northern half of the site is currently developed with an older commercial development. The southerly portion is unimproved dirt with no uses and no impediments. Although this site is considered non-vacant because it is part of a larger parcel that is partially developed, this site could be subdivided creating a vacant lot. It could also be developed without subdividing it. The vacant portion is approximately 0.89 acre. This portion of the site generates no income, so there are no financial impediments to developing the site (i.e., there is no lost revenue as a result of developing the site). The property owner is a developer who recently completed construction of a 15 unit apartment project at 1400 Ramona Avenue on a 0.68-acre vacant lot (see Table TR-45). The property owner has submitted a letter requesting the site be rezoned from RC to CBO, which would increase the allowed density from 9 to 20 dwelling units per acre (du/ac.). The letter also indicates his interest in moving forward with a residential project on the site. Based on the successful completion of the recent apartment project at 1400 Ramona and owner's interest, combined with the City's recent rezoning the site to CBO, it is a likely candidate to be developed with housing during the planning period. Unit capacity is calculated for just the vacant portion of the site.		
Water and Sewer Lines in the Street: Yes		

Table TR-42 Opportunity Site 4

Address: 809 Ramona Ave.		Parcel No.: 060-156-031
Acres: 0.57 acre	Coastal Zone: No	Former Zoning: Public Facility (PF)
Former General Plan Land Use: Public/Quasi Public		New Zoning: High Density Residential (R3)
New General Plan Land Use: High-Density Residential		New Maximum Unit Capacity: 11
Former Maximum Density: 1/Lot		New Realistic Unit Capacity: 11
New Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
Existing Property Description: This 0.57-acre site is developed with an older single-family residence. Until recently, the site was zoned Public Facilities based on a specific plan that this area would be developed with civic uses, which was based on the owner's interest in developing civic uses at the time and the history of donating other parcels to the City for civic uses. However, the property owner has decided that their interest is now to develop the lot with an affordable housing project and submitted a letter requesting the rezone to R3 with the intention of developing affordable housing. The site is similar in size to the representative projects at both 1176 and 1400 Ramona Avenue (see Table TR-45).		
Water and Sewer Lines in the Street: Yes		

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Table TR-43 Opportunity Site 5

Address: 247 N. 9th St.		Parcel No.: 060-156-011
Acres: 0.42 acre	Coastal Zone: No	Former Zoning: Public Facility (PF)
Former General Plan Land Use: Public/Quasi Public		New Zoning: High Density Residential (R3)
New General Plan Land Use: High-Density Residential		New Maximum Unit Capacity: 8
Former Maximum Density: 1/Lot		New Realistic Unit Capacity: 8
New Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
Existing Property Description: This 0.42-acre site is developed with an older single-family residence. Until recently, the site was zoned Public Facilities based on a specific plan that this area would be developed with civic uses, which was based on the owner's interest in developing civic uses at the time and the history of donating other parcels to the City for civic uses. However, the property owner has decided that their interest is now to develop the lot with an affordable housing project and has recently submitted a letter requesting the rezone to R3 with the intention of developing affordable housing. The site is almost identical in size to the representative project at 1176 Ramona Avenue, where 19 units were created on 0.46 acre (see Table TR-45). The site is two times the size of the representative project located at 461 S. 13th Street where seven units are entitled on 0.20 acres (see Table TR-44). Both these small site examples included deed-restricted affordable units and received density bonuses.		
Water and Sewer Lines in the Street: Yes		

Table TR-44 Opportunity Site 6

Address: 164 S. 13th Street (Cleaver Property)		Parcel No.: 060-242-044/45
Acres: 0.93 acres	Coastal Zone: No	Former Zoning: Parks and Recreation (PR)
Former General Plan Land Use: Parks and Recreation		New Zoning: Central Business Open (CBO)
New General Plan Land Use: Central Business – Mixed Use		New Maximum Unit Capacity: 19
Former Maximum Density: No Residential Allowed		New Realistic Unit Capacity: 19
New Maximum Density: 20		Slope or Flood Constraints: No
Income Category Available to: Extremely low, very low, low		
Existing Property Description: The site is a vacant, City-owned property. In July 2020, the City Council selected the team of Peoples' Self-Help Housing and the Housing Authority of San Luis Obispo as the affordable housing developer in response to an RFQ. They intend to develop the Cleaver site with the adjacent lot at 1206 West Grand Avenue. The City recently rezoned the site from Parks and Recreation to CBO to allow 20 du/ac. The Council may also consider an overlay to allow for an increased density or to require an all affordable project.		
Water and Sewer Lines in the Street: Yes		

Small Sites and Underutilized Analyses

In accordance with Assembly Bill 1397, the site-specific details in the previous tables and the following discussion are included to demonstrate the feasibility of redeveloping these sites with new multifamily homes.

The City of Grover Beach is a small, coastal town approximately two square miles in size with a population of 13,500. Most of the city was subdivided in 1887 and created 7,500-square-foot residential lots. This small-lot configuration has been an impediment to larger projects as the ability to acquire multiple lots from multiple property owners is challenging for a developer. The city is a bedroom community entirely developed with only a few vacant lots remaining. There has been little demand for new commercial space over the last 20 years with less than 10,000 square feet of new commercial space constructed consisting of a mixed-use project built in 2002 and an Auto Zone in 2007. Residential demand has been steady but over the last 20 years most projects have been infill planned unit development projects typically consisting of two to four units. However, as rents have risen over the last decade and the City has removed barriers to development, the development of multifamily residential projects entitled and constructed has increased. A recent Development Code amendment eliminated minimum lot sizes, increased lot coverage, and reduced open space requirements for Planned Unit Developments (PUDs), which eliminated barriers in the R3 and CR3 zones.

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As shown in **Table TR-45**, 13 projects consisting of 64 new units have been entitled, under construction, or completed in Grover Beach. While this may seem like a small number, it represents a significant increase from the previous decade. Of these 13 projects, 12 were built on lots that are smaller than a half-acre. This isn't surprising because lot sizes in residential zones in Grover Beach tend to be on the smaller side, which leaves few options unless a developer acquires multiple residential lots. Further, the adjacent City of Arroyo Grande has entitled two projects on non-vacant sites that are just outside of Grover Beach that will add 32 new units. Both sites are on Grand Avenue, which has a very similar character to the portion of Grand Avenue in Grover Beach. These projects are shown in **Table TR-45** and further demonstrate the market trend to redevelop lots with existing small buildings and constructing multifamily units.

The City Council has been and continues to be supportive of housing. The city has a history of approving residential projects and no residential projects have been denied in many years. As a result, the city is known as having a low entitlement risk and there is no formal design review process.

The two best examples of recent infill multifamily projects in the city are located at 1176 and 1400 Ramona consisting of 19 and 15 units, respectively. Both these sites are 150 feet from West Grand Avenue, which shows the demand for living along or adjacent to this commercial corridor within walking distance to commercial uses. The 1176 Ramona project is on 0.46 acres and had two dilapidated residences on the site prior to redevelopment. The 1400 Ramona project is on 0.68 acres, which was vacant prior to redevelopment. The CBO zoning allows commercial, mixed-use and an all residential development. Both developers elected to construct an all residential project rather than a mixed-use project. The developer of 1176 Ramona used the state density bonus; there are three deed-restricted low-income units and the project is currently under construction. The project at 1400 Ramona is completed and 100 percent occupied.

The adjacent City of Arroyo Grande has recently had two infill residential projects approved on East Grand Avenue, approximately 0.5 mile from the Grover Beach city limits, and a continuation of the Grand Avenue corridor. These projects are also good examples of the market trend in the area to redevelop non-vacant sites with multifamily residential projects. The first project is a non-vacant 39,250-square-foot lot located at 1214 East Grand Avenue with an existing 1,750-square-foot structure. The approved project is for 10 units and 2,250 square feet of commercial space. The second project is a non-vacant 40,127-square-foot lot located at 1136 East Grand Avenue with an existing 2,288-square-foot structure. The approved project is for 22 units and 1,642 square feet of commercial space.

In summary, market trends clearly show a demand for new multifamily residential projects on both small lots and lots greater than 0.50 acres. It also shows that non-vacant sites with existing minor structures that generated limited revenue streams are not an impediment to acquiring and replacing these buildings. Therefore, the redevelopment of existing non-vacant sites with multifamily residential projects in Grover Beach is financially feasible for properties sold at fair-market value and the only constraint is the limited number of properties that have willing sellers.

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Table TR-45 Representative Projects

	APN	Acres	Zone	Previously Developed With	Project Description	Total Number of Dwelling Units	Number of Additional Dwelling Units
Entitled							
152 N 11th St.	060-237-007	0.17	CBO	Vacant	New three-story 4-unit condominium	4	4
354 Front St.	060-132-002	0.11	CC	Warehouse building	Conversion of warehouse building to 1 live work unit	1	1
1616 Manhattan Ave.	060-307-019	0.11	R2	Office building	Conversion of office building to 2 residential units	2	2
1367 W Grand Ave.	060-243-010	0.13	CBO	Commercial building	Conversion of a portion of a commercial building to 1 residential unit	1	1
461 S 13th St.		0.20	R3	1 residence	New three story 7-unit multifamily development (1 deed restricted low income)	7	6
Under Construction							
1176 Ramona Ave.	060-237-018	0.46	CBO	2 residences, 1 shop, 1 garage	Redevelopment to a 3-story, 19-unit multifamily development (3 deed restricted low income)	19 ¹	17
166 S 10th St.	060-232-013	0.09	CB	Office building	Conversion of 1 office suite to 1 residential unit	1	1
Constructed							
83 Newport Ave.	060-074-006	0.17	CC	1 residence	Redevelopment to a 2-story mixed use building (3 dwellings, 2 commercial)	3	2
266 Front St.	060-133-014	0.11	CC	Vacant	New live work unit	1	1
1258 Ramona Ave.	060-241-024	0.15	CBO	1 residence	Redevelopment to 2 story, 3-unit multifamily development	3	2
1400 Ramona Ave.	060-246-016	0.68	CBO (rezoned from RC)	Vacant	New 2 live work and 13 multifamily units	15 ¹	15

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	APN	Acres	Zone	Previously Developed With	Project Description	Total Number of Dwelling Units	Number of Additional Dwelling Units
346 W Grand Ave.	060-212-003	0.11	CVS	Mixed use building	Conversion of 1 dwelling unit into 2 dwelling units	2	1
480 W Grand Ave.	060-215-018	0.17	CVS	Mixed use building	Conversion of rear portion of commercial area to 3 residential units	3	3
City of Arroyo Grande Entitled Projects							
1136 E Grand Ave.	077-113-016	0.92		41,000 s.f. site developed with a 2,220 s.f. medical office.	22 residential units, 1642 s.f. commercial	22	22
1214 E Grand/ 181 N Elm	077-101-021 and 023	0.90		21,700 s.f. site with a 400 s.f. commercial structure.	10 residential, 2250 s.f. commercial	10	10

Note:

¹ Density bonus used in accordance with State Government Code Section 65915

2.2 Infrastructure Constraints

Infrastructure adds to the cost of new construction (e.g., major and local streets, water and sewer lines, and utility undergrounding). In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The following section evaluates water and wastewater service capacity in Grover Beach as a potential constraint to future housing development.

Water Service

Grover Beach's current water supply of 2,404 acre-feet per year comes from a combination of approximately 60 percent groundwater and 40 percent surface water. In 2019, the City's total water use was 1,187 acre-feet. It is expected that the City's water demands will reach 1,507 acre-feet per year by 2030. However, the City shall continue to monitor water usage and explore other potential water supply sources. Thus, water capacity is not an immediate constraint to future housing development.

Wastewater

The South San Luis Obispo County Sanitation District (SSLOCSD) is responsible for the collection and treatment of sewage and wastewater in Grover Beach. Operation of the SSLOCSD is overseen by a Board of Directors that includes representatives from the City of Arroyo Grande, City of Grover Beach, and the Oceano Community Services District.

The SSLOCSD's sewage treatment facility is located on a 7.6-acre site between the Oceano Airport and the Arroyo Grande Creek Channel, in unincorporated Oceano. The sewage collected by Grover Beach is transported through its own collection system to the plant via trunk sewers that are owned and operated by the SSLOCSD.

SSLOCSD wastewater facilities are capable of processing 5 million gallons of wastewater per day. In 2019, the average wastewater flow per day was 2.6 million gallons. Projected population growth for Arroyo Grande, Oceano, and Grover Beach indicates that at buildout, of these three communities, the average flow per day will equal 75 percent of the system's capacity. Thus, wastewater capacity is not an immediate constraint to future housing development.

2.3 Financial and Administrative Resources

Developing affordable housing often requires access to local, state, and federal funding, as well as organizations with the expertise to build and manage affordable housing. Programs 1.4, 3.3, 4.1, 5.1 and 5.2 are included, which commit the City to offering support and resources, as available, through partnerships with applicable organizations. The following financial and administrative resources are available for affordable housing development and conservation.

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Financing Resources

Federal, State, and Private Funding Sources and Information

Table TR-46 provides federal, state, and private funding sources available in Grover Beach.

Table TR-46 Federal, State and Private Funding Sources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's application process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	New Construction Rehabilitation Homeless Assistance Public Services
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the State's application process.	Homebuyer Assistance Rehabilitation New Construction Rental Assistance
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	Homeless Assistance New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	Homebuyer assistance Rehabilitation New construction Rental assistance

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Program Name	Description	Eligible Activities
2. State Programs		
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	Predevelopment Development Acquisition Rehabilitation Preservation Matching Funds Homelessness Assistance Accessibility Modifications Homeownership Assistance Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies See complete list in program materials
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	Technical assistance Planning document updates
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer Assistance Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	Homebuyer Assistance

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Program Name	Description	Eligible Activities
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	Rental assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	New construction Special needs programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	Identified homelessness needs Capital improvements related to homelessness Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	Homelessness service system administration New construction Rental assistance
Low-Income Housing Tax Credits (LIHTC)	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New Construction
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers. Mortgages which fund the purchase and rehabilitation of a home. Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance Rehabilitation
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	New Construction Homebuyer Assistance Rehabilitation Housing Supportive Services

Local Resources

Housing Authority of San Luis Obispo (HASLO)

HASLO was created to provide housing assistance for the County's lower-income residents. HASLO administers the Section 8 rental assistance program and manages public housing developments. HASLO also administers the Mortgage Credit Certificate Program, Security Deposit Program, and other programs. Currently, HASLO provides 86 Section 8 vouchers to very low-income households in Grover Beach. The countywide waiting list has 120 applicants on it and has been closed since November 2018.

Peoples' Self-Help Housing

Peoples' Self-Help Housing (PSHH) is a diverse, nonprofit organization committed to furthering opportunities for decent, safe, affordable housing and support services in San Luis Obispo, Santa Barbara, and Ventura Counties. The PSHH has two primary programs—a Self-Help Homeownership Program and a Rental Housing Development and Construction Services Program. Since its inception in the 1960s, the PSHH has developed more than 1,000 homes and 1,200 rental units and assisted in the rehabilitation and repair of more than 3,000 housing units. The PSHH also provides free seminars to residents on the Central Coast, including those aimed at first-time homebuyers and foreclosure prevention. Although the PSHH has not constructed any affordable units in Grover Beach, the City considers the PSHH a partner for future affordable housing development and is working with the City on the development of an affordable housing project.

Community Action Partnership of San Luis Obispo County

Community Action Partnership of San Luis Obispo County (CAPSLO) provides a wide variety of social services in San Luis Obispo County. Their divisions are Homeless Services, Family and Children's Services, Health Services, Home and Energy Conservation Services, Senior Programs and Veteran Programs. CAPSLO operates 40 Prado, which is a new homeless services center that combines the services previously provided at the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center in San Luis Obispo. They also operate Head Start and Migrant Head Start programs and two health centers in San Luis Obispo and Arroyo Grande. CAPSLO is a key Coordinated Entry site serving the Central Coast along with the 5 Cities Homeless Coalition (South County) and El Camino Homeless Organization - ECHO (North County).

Habitat for Humanity

Habitat for Humanity of San Luis Obispo County (HFHSLOCO) has built simple, decent housing in Atascadero, Paso Robles, and Cambria since its establishment in 1997. As of 2020, HFHSLOCO has built 17 homes—one in Cambria, four in Atascadero, three in Paso Robles, four in Grover Beach and five in San Luis Obispo. HFHSLOCO is currently in the planning stages of building nine new homes in Paso Robles and eight new homes in Arroyo Grande. Habitat for Humanity uses donations of funding, materials, professional services, and volunteer labor to build simple, decent homes, which are then sold to qualified, very low-income families. Mortgage

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payments are used to build more Habitat for Humanity homes locally on the Central Coast. All Habitat for Humanity homebuyers complete a minimum of 500 hours of volunteer labor toward the construction of their home.

*Also see **Table TR-34** for a list of homeless services providers.*

2.4 Energy Conservation

Housing affordability is also influenced by the cost of energy. According to the Pacific Gas and Electric Company (PG&E) 2020 Senate Bill 695 Compliance Report, energy rates in California and San Luis Obispo County have increased at a rate lower than or close to the consumer price index (CPI) growth in California for nearly 30 years. However, rates remain some of the highest in the country. Thus, increasing energy efficiency is essential and is especially necessary for lower-income residents. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High-energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. State housing element law requires an analysis of the opportunities for energy conservation in residential development.

Per Program, 7.1, the City is continuing its efforts to require energy efficiency in new homes and encourage in existing homes. The City has adopted the 2019 Building Code, including the Energy Code. The City offers reduced permit fees for energy-saving upgrades.

Grover Beach will join Monterey Bay Community Power to implement community choice electricity sourcing beginning January 1, 2021. The City will join most of the other cities in the county and much of the rest of the central coast of California to get their electricity from this company rather than PG&E to receive electricity from more renewable sources. Transmission of electricity will still be via PG&E transmission lines.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations responded to California's energy crisis and the need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2019 (effective date of January 1, 2020). The City has adopted the 2019 Building Code and adopted the voluntary Green Building Code. All new construction must comply with the standards in effect on the date a building permit application is submitted.

The City partners with SLO Green Build, a local nonprofit, to encourage energy efficiency and inclusion of incentives for projects that include green-building features. The City is working with the County and other cities to document the increase in green building activity and provides access to green building information at City Hall.

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The City provides information about conservation programs, rebates, retrofits, and low-income assistance. The City also participates in the PACE program which allows homeowners to retrofit existing residences, including solar systems. The City also has a toilet retrofit program, a washer/dryer energy rebate, and a Cash for Grass program that provides an incentive for residents to remove their lawn and replace it with a low-water use landscape or hardscape.

The City has a Planned Development (PD) Overlay zone (Development Code Section 2.90.020) that encourages the development of LEED-certified dwellings, which are more energy efficient providing energy conservation and efficiency benefits.

In 2014, Grover Beach adopted its Climate Action Plan, a long-range plan to reduce greenhouse gas emissions. The CAP will also help achieve multiple community goals, including a range of measures to improve energy conservation in the residential sector. PG&E also encourages energy efficiency by offering incentives and rebates for the use of energy-efficient appliances and air conditioners, and the more efficient use of fuel.

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3. Housing Constraints

Government policies and regulations impact a number of factors that influence housing availability and affordability. Governmental constraints include residential development standards, fees and taxes, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. Factors outside of the local government's control can also play a major role in a community's housing situation and should be recognized and addressed where possible.

This chapter identifies governmental and non-governmental constraints and challenges in providing affordable housing.

3.1 Governmental Constraints

The following evaluates City policies and practices that could be barriers to affordable housing. Program 6.2 is included to commit the City to annually reviewing these policies to identify potential standards, procedures, or fees constraining affordable housing development.

Local Land Use Controls

Coastal and Non-Coastal Zones

Grover Beach is partially located within the Coastal Zone and thus development in the Coastal Zone must be consistent with the City's Local Coastal Program (LCP).

Changes to the City's LCP and implementing ordinance (i.e., Development Code sections that regulate development in the Coastal Zone require the approval of the California Coastal Commission (Coastal Commission) in addition to the City Council. Because of the differing process regulating the Coastal Zone and areas outside of the Coastal Zone, development standards for City zones in these two areas are divided and displayed separately in this document.

The Updated Development Code and Coastal Commission Approval

Grover Beach adopted a Development Code update (Article IX of the Grover Beach Municipal Code) on October 15, 2012. The Development Code included a comprehensive update to the previous Zoning Code in order to achieve conformance with the updated General Plan Land Use Element. The update also incorporated the City's subdivision standards, floodplain regulations, and sign ordinance, which were previously not part of the Zoning Code. Because a single document was created that contains all development regulations, the Zoning Code was renamed the Development Code.

The City of Grover Beach Development Code has gone through several revisions since its adoption in October 2012 (Ord. No. 12-55), all of which have been certified by the California Coastal Commission to date. Regulations are consistent with the General Plan and Local Coastal Program (LCP).

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3. Housing Constraints

Development Standards

Minimum parcel size, density, setback requirements, and height limits for residential uses in residential zones are governed by the Grover Beach Municipal Code, Article IX. **Table TR-47** identifies development standards for zones outside of the Coastal Zone (non-coastal). **Table TR-48** presents development standards for zones inside the Coastal Zone.

Table TR-47 Residential Site Development Standards by Zone
(Non-Coastal Zone)

Zone	Allowed Density Range (du/ac)	Minimum Lot Size (s.f.)	Maximum Lot Coverage	Maximum Building Height (feet)	Setbacks (minimum, in feet) ⁵		
					Front	Rear	Side
R1	5	6,000	45%	25 ¹	20	10	5, 10 (street side), 20 (street side garage door facing the street)
R2	9	6,000	50%	25	15	10	5, 10 (street side), 20 (street side garage door facing the street)
R3	20	6,000	60%	32	15	10	5, 10 (street side), 20 (street side garage door facing the street)
CB/CBO	20	5,000	100%	40 ²	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)
OP	20	5,000	75%	40	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)
NC	9	5,000	75%	30	20	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)
RC	9	10,000	50%	40	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)
VS	20	10,000	100%	40 ²	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)
I	FAR 0.5 ³ (for live/work uses)	20,000	50% ³	40 ⁴	15	0 (10 adjacent to a residential zone)	0 (10 adjacent to a residential zone)

Notes:

¹ For properties north of West Grand Avenue in the R1 zones, building heights above 16 feet require approval of Development Permit.

² Maximum building height is 50 feet for properties at the corner of West Grand Avenue and 4th Street, and on West Grand Avenue in the Central Business zone.

³ The Review Authority may increase the lot coverage to 100% and/or the FAR to 1.5 if a finding is made that the project will provide a substantial economic benefit to the City.

⁴ Structures that exceed 18 feet in height and are located within 100 feet of a residential zone require a Use Permit.

⁵ For attached and detached accessory dwelling units, minimum side and rear setbacks shall be four feet consistent with Development Code Section 4.10.015. Existing non-conforming setbacks of permitted structures may be maintained if structure is converted to an ADU.

Source: City of Grover Beach Development Code, referenced February and July 2020

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3. Housing Constraints

Table TR-48 Residential Site Development Standards by Zone (Coastal Zone)

Zone	Allowed Density Range (du/ac)	Minimum Lot Size (s.f.)	Maximum Lot Coverage	Maximum Building Height (feet)	Setbacks (minimum in feet) ⁵		
					Front	Rear	Side
CPR1/CR1	5	6,000	45%	25 ¹	20	10	5, 10 (street side), 20 street side (garage door facing the street)
CR2	9	6,000	50%	25	15	10	5, 10 (street side), 20 (street side garage door facing the street)
CR3	20	6,000	60%	32	15	10	5, 10 (street side), 20 (street side garage door facing the street)
CC	9	10,000	75%	25	10 (15 adjacent to residential zone)	0 (10 adjacent to residential zone)	0 (10 adjacent to residential zone)
CVS	20	10,000	100%	40 ²	0 (10 adjacent to residential zone)	0 (10 adjacent to residential zone)	0 (10 adjacent to residential zone)
CI	0.5 FAR ³	10,000	50% ³	35 ⁴	10 (15 adjacent to residential zone)	0 (10 adjacent to residential zone)	0 (10 adjacent to residential zone)
CIC	0.5 FAR	10,000	50%	25	10	0	0

Notes:

¹ For properties north of West Grand Avenue, building heights above 16 feet require approval of Development Permit.

² Maximum building height is 50 feet for properties at the corner of West Grand Avenue and 4th Street, and on West Grand Avenue in the Central Business zone.

³ The Review Authority may increase the lot coverage to 100% and/or the FAR to 1.5 if a finding is made that the project will provide a substantial economic benefit to the City and coastal resources are protected consistent with the Local Coastal Program.

⁴ Structures that exceed 18 feet in height and are located within 100 feet of a residential zone require a Use Permit.

⁵ For attached and detached accessory dwelling units, minimum side and rear setbacks shall be four feet. Existing non-conforming setbacks of permitted structures may be maintained if structure is converted to an ADU.

Source: City of Grover Beach Development Code, referenced February and July 2020

Minimum parcel size and setback requirements in Grover Beach are not unusually strict and are not considered a constraint to the development of affordable housing. The height limits in lower density zones may be slightly more restrictive if views are significantly obstructed. Surrounding communities have height restrictions that are similar to Grover Beach.

Table TR-49 indicates whether each development type is a permitted use (X) by right or whether it requires a use permit (UP), a discretionary approval, which are enumerated in the Development Code for areas outside the Coastal Zone. **Table TR-50** similarly indicates permitted uses in the Coastal Zone as enumerated in the Development Code. All development in the Coastal Zone requires a Coastal Development Permit except those developments exempted by Public Resources Code Sections 30106 and 30610, and those types specified by the Coastal Commission in Title 14 of the California Code of Regulations, Chapter 6, Sections 13250, 13252, and 13253, and any amendments thereafter adopted.

Table TR-49 Allowable Residential Uses by Zoning Category (Non-Coastal Zone)

Allowed Uses	Residential Zones			Other Zones Allowing Residential Uses								
	R1	R2	R3	CB	CB-O	NC	RC	VS	I	OP	UR	Emergency Shelter Overlay ²
Single Family ²	X	X	X									
Multiple Family ¹		X	X	UP	UP	UP	UP	UP		UP		
Accessory Dwelling Unit	X	X	X									
Mobile Home on Permanent Foundation	X	X	X									
Residential Care (under 7 clients)	X	X	X									
Residential Care (7 or more clients)			UP									
Day Care Home, Large, Family	AUP	AUP	AUP									
Day Care Home, Small Family	X	X	X									
Live/Work Unit					UP	UP			UP	UP		
Emergency Shelter ³												X
Transitional/Supportive Housing ³	X	X	X	X	X	X	X	X	X	X		
Single Room Occupancy Facility		UP	UP		UP							
Employee Housing ⁴												
Farm Labor/Labor Camps (Employee Housing of 12 units or 36 beds)												

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Allowed Uses	Residential Zones			Other Zones Allowing Residential Uses								
	R1	R2	R3	CB	CB-O	NC	RC	VS	I	OP	UR	Emergency Shelter Overlay ²
Senior Housing		UP	UP	UP	UP							
Mixed-use Project ¹				UP	UP	UP	UP	UP		UP		
Residential Care Facility for the Elderly				UP	UP							
Residential Common Area Developments (PUDs)		X	X									
Tiny Homes	X	X	X									

Source: Grover Beach Development Code, accessed January 2020

X=Permitted by right

UP=Allowed with a use permit

Notes:

- ¹ Multifamily is allowed in mixed use projects in commercial zones. Mixed use projects must be a mix of commercial and residential uses. There is no minimum required percentage of commercial use.
- ² Single family includes "factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems" per 09.10.020.
- ³ Program 1.3 is proposed to review the emergency shelter overlay zone for continued compliance with state law and to evaluate the need to expand the zone's area.
- ⁴ Program 1.7 is proposed to amend the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and allow it in the same manner as other single-family structures.

Table TR-50 Allowable Residential Uses by Zoning Category (Coastal Zone)

Allowed Uses	Residential Zones			Other Zones Allowing Residential Uses			
	CPR1/CR1	CR2	CR3	CVS	CC	CI/CIC	Emergency Shelter Overlay ²
Single Family ²	X	X	X				
Multiple Family ¹		X	X	UP	UP		
Accessory Dwelling Unit	X	X	X				
Mobile Home on Permanent Foundation	X	X	X				
Residential Care (under 7 clients)	X	X	X				
Residential Care (7 or more clients)			UP				
Day Care Home, Large Family	AUP	AUP	AUP				
Day Care Home, Small Family	X	X	X				
Live/Work Unit					UP	UP	
Emergency Shelter ³							X
Transitional/Supportive Housing ⁴	X	X	X	X	X	X	
Single Room Occupancy Facility		UP	UP				

3. Housing Constraints

Allowed Uses	Residential Zones			Other Zones Allowing Residential Uses			
	CPR1/ CR1	CR2	CR3	CVS	CC	CI/CIC	Emergency Shelter Overlay ²
Employee Housing							
Farm Labor/Labor Camps (Employee Housing of 12 units or 36 beds)							
Senior Housing		UP	UP				
Mixed-use Project ¹				UP	UP		
Residential Care Facility for the Elderly							
Residential Common Area Developments (PUDs)		X	X				
Tiny Homes	X	X	X				

Source: Grover Beach Development Code, accessed January 2020

X=Permitted by right

UP=Allowed with a use permit

Notes:

- ¹ Multifamily is allowed in mixed use projects in commercial zones. Mixed use projects must be a mix of commercial and residential uses. There is no minimum required percentage of commercial use.
- ² Single family dwelling as defined in Development Code Section 9.10.020 includes “factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems”.
- ³ Program 1.3 is proposed to review the emergency shelter overlay zone for continued compliance with state law and to evaluate the need to expand the zone’s area.
- ⁴ Program 1.7 is proposed to amend the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and allow it in the same manner as other single-family structures.

Typical built densities are the maximum allowable densities for the low-density residential zones. Multi-family development in the R3 and CR3 zones are generally either maximized, close to, or in excess of the 20 units per acre limit, except for Planned Unit Developments (PUDs) that typically achieve lower densities, similar to the maximum 9 units per acre in the R2 and CR2 zones. However, a recent Development Code amendment eliminated minimum lot sizes, increased lot coverage, and reduced open space requirements for PUDs, which eliminated barriers in the R3/CR3 zones. The sites identified in this Housing Element to accommodate the lower-income RHNA are (or will be after completion of the rezoning described in Program 1.6) in the CBO, CVS and R3 zones. The realistic densities are identified as the same as the maximum allowed densities for those zones because this reflects recent development trends. As shown in **Table TR-45** Representative Projects, projects in those zones typically include at least as many units as the maximum allowed, and sometimes, more. For example, as seen in the table, in the CBO zone, projects at 152 N 11th St., 1258 Ramona Ave., 1400 Ramona Ave. and 1176 Ramona Ave. fully maximize the number of units allowed, given the size of the parcel. In the CVS zone, projects at 346 W Grand Ave. and 480 W Grand Ave. include the maximum number of units allowed, given the size of the parcel. The table includes a project in the R3 zone as well, at 461 S 13th St. Given the size of the parcel, 4 units would typically be the maximum, however the project resulted in a new three story 7-unit multifamily development that included 1 deed restricted low income unit. Furthermore, a development proposal for one of the sites identified to accommodate the lower-

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income RHNA has already been submitted by Peoples' Self-Help Housing. It includes a 100% affordable project with units in excess of the maximum allowed.

Planned Development Overlay Zone

The City has adopted a Planned Development (PD) Overlay zone (Development Code Section 2.90.020) to promote flexible and relaxed standards beyond what is permitted in the underlying zone. In addition, innovative site planning and other aspects of project design are encouraged to facilitate the development of small parcels in the area by allowing more effective design responses to site features. The proposed development must demonstrate that the development is of significantly higher quality than would be achieved through the application of the City's standard development standards. The PD Overlay encourages mixed-use projects, which include residential uses and encourage redevelopment of underutilized land.

Rezoning to PD occurs concurrently with the approval of a specific project and requires City Council approval. Any use or combination of uses allowed by Chapter 2 of the Development Code (Zones and Allowable Land Uses) within the applicable zone may be established within the PD Overlay zone, subject to any additional limitations on specific land uses provided by the PD Overlay as adopted. No PD Overlay will allow a land use that is not allowed in the applicable zone.

Projects requesting the rezoning to PD Overlay must include at least one of the following project features:

- A minimum of 25 percent of the residential units within the project are affordable to households of very low, low, or moderate incomes (See Development Code Section 3.20 Affordable Housing Density Bonuses).
- The project will provide a substantial public amenity, for example, a public plaza, a public park, or a similar improved open space feature, including provisions for guaranteed long-term maintenance not at the expense of the City.
- The project will achieve at least a silver rating on the LEED or other equivalent rating system.
- The project will preserve, enhance, and/or create a significant natural feature.

The PD Overlay implements more flexible development standards, including:

- Reduced front, rear, and side yard setbacks.
- Reduced parking requirements.
- Increased building heights.
- Increased residential floor area ratios in mixed-use projects.

Planned Unit Developments

Residential Common Area Developments Planned Unit Developments (PUDs) are allowed in multiple zones subject to the development standards provided in Subsection 4.30.040 of the Development Code. PUDs are considered one of several types of residential common area developments, which also include condominiums. PUDs are small-lot subdivisions that allow detached or attached single-family homes on individual lots. Similar to condominiums, these developments often share a common driveway and may have a homeowners association, if necessary, to maintain any common areas.

PUDs are common in the R-2, C-R-2 and R-3 zones and there are no barriers to maximizing the allowed densities. PUDs are also allowed in the CR3 zone, however, the CR3 zone is a relatively small area and is developed to its maximum potential. Section 4.30 of the Development Code sets forth the following development standards pertaining to PUDs:

- Approval of a tentative tract with five lots or more are required from the City Council. All approvals are processed concurrently.
- Lot coverage shall not exceed 50 percent of the total lot area in the R2/CR2 Zone and 60 percent of the total lot area in the R3/CR3 Zone.
- Private yards are a minimum of 300 square feet per unit; additional square footage is added incrementally for larger units.
- Setbacks and density must meet the underlying zoning designation.
- Developments must meet specific requirements for unit size, interior laundry facilities, and storage.

Mobile Homes and Mobile Home Parks

Mobile homes or manufactured homes on individual lots are permitted by right in any coastal or non-coastal residential zones; except a Development Permit is required if taller than 16 feet and located north of West Grand Avenue in these zones: R1, CPR, or CR1. All new single-family dwellings, including mobile homes must be placed on a permanent foundation and have a minimum square footage of 1,000 square feet. All existing mobile home parks are currently nonconforming uses.

Transitional and Supportive Housing

The City allows transitional and supportive housing by right in all zones that allow residential uses in both the Coastal Zone and the non-Coastal Zone, including in the R1, CPR1, CR1, R2, CR2, R3, CR3, CB, CB-O, NC, OP, RC, VS/CVS (except not allowed west of the Union Pacific Railroad tracks or on APN 060-011-036), CC, CI, CIC and I zones. Transitional housing is defined in Government Code Section 65582(j) as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. Supportive housing is

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defined in Government Code Section 65582(g) and has no limit on the length of stay, is linked to on- or off-site services, and is occupied by a target population as defined in Government Code Section 65582(i).

Emergency Shelters

Emergency shelters are defined in the Development Code (Section 9.10.020) as facilities for the temporary overnight shelter of indigents operated by a public or nonprofit. The City has adopted an Emergency Shelter Overlay to allow emergency shelters to be permitted by right in certain areas of the City. The overlay is located on the southwestern edge of the City and is bounded by 4th Street on the west, including parcels just past Griffin Street to the east, Farroll Road to the north, and Highland Way to the south. The Emergency Shelter Overlay zone has 95 total parcels, 2 of which are vacant and 25 of which are underutilized. The vacant and underutilized area on these parcels is approximately 6.62 acres. The available sites in the overlay provide a sufficient number of options, with a sufficient amount of acreage for shelter beds that could address the needs of the number of homeless persons in the City. The Emergency Shelter Overlay zone is located in areas of the City close to transit and services. Program 1.3 is proposed to review the emergency shelter overlay zone for continued compliance with state law and to evaluate the need to expand the zone's area.

The Development Code (Section 2.90.030) provides standards for emergency shelters within the Emergency Shelter Overlay zone. Emergency shelters must abide by the following standards:

- The shelter must be operated by a responsible agency or organization, with experience in managing or providing social services.
- The shelter must provide at least one qualified on-site supervisor at all times, plus one attendant for each 50 occupants.
- A shelter will not be approved when another homeless shelter exists within 300 feet of the proposed site.
- Nearby residential neighborhoods must be adequately buffered from potential impacts of the proposed shelter.
- Parking is required to be supplied at a ratio of one vehicle space per 10 beds, and one secured bicycle parking area designed to accommodate up to one bicycle per 10 beds.
- Each shelter is limited to a maximum occupancy of 50 persons, including warming shelters and daytime facilities.
- A management plan is required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan establishes a maximum length of time for which clients may be accommodated.

Parking Standards

Table TR-51 lists parking requirements for various types of residential uses. Parking standards are reasonable and are not considered constraints to residential development. Single-family dwelling units must have two spaces per unit. Multi-family projects require one guest parking space for every four units plus one space per each studio and one-bedroom unit; one and a half spaces per each two-bedroom unit in the CVS, VS, CB, CBO, or CC zone or reserved as affordable for lower-income households in any zone and two spaces per each two-bedroom unit in all zones other than CVS, VS, CB, CBO, or CC. Parking requirements are described in Section 3.50, of the Development Code. A land use not specifically listed in **Table TR-51** is still required to provide parking as required by the review authority for the proposed project.

Table TR-51 Parking Standards by Residential Type

Type of Use	Parking (per unit)
Single-family and mobile homes on individual lots	2 spaces per unit
Multi-family	1 guest space per every 4 units plus parking per unit as follows: <ul style="list-style-type: none"> • Studio: 1 space • One-bedroom units: 1 space • Two or more bedroom units: <ul style="list-style-type: none"> ○ Extremely low-, very low-, and low income- affordable housing units in all zones: 1.5 spaces ○ CVS, VS, CB, CBO, and CC zones: 1.5 spaces ○ All other zones: 2 spaces
Accessory dwelling units or tiny homes	None
Senior housing	1 space per unit plus 1 guest space per every 4 units
Live/work units	Based on the area of commercial/industrial use or a minimum of 2 spaces, whichever is greater
Condominiums or planned unit developments	2-car garage plus 1 guest parking space per every two units

Source: Grover Beach Development Code, accessed January and July 2020

The City currently offers parking reductions based on certain criteria delineated in Section 3.50.060 of the Development Code. Parking reductions may be made as described below:

Motorcycle Parking: Motorcycle parking may substitute up to 5 percent of the required number of parking spaces for parking lots with 20 or more spaces.

Transit Accessibility: The number of required parking spaces may be reduced by up to 10 percent if any portion of the lot is located within 1,000 feet of a transit route with regular, scheduled service during the weekday hours of 7:00 AM to 9:00 AM and 5:00 PM to 7:00 PM. This does not apply to Single-family Dwellings and Planned Unit Developments.

Car-sharing Programs: The amount of required parking spaces may be reduced up to 10 percent, where 10 percent of the net required spaces are designated as carshare vehicle parking spaces.

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Required parking for any use may also be reduced up to 10 percent or less of the required parking spaces through approval of an Administrative Development Permit or Administrative Use Permit. This type of reduction is subject to criteria for approval on a case-by-case basis and may require a parking demand study in order to ensure compliance.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home or multi-family development. The State legislature enacted ADU legislation in 2017, 2018, and 2020 to reduce regulatory barriers and costs, streamline approval, and expand the potential capacity for ADUs in response to California's housing shortage. Until July 2020, the City's Development Code used the term Second Residential Dwelling to refer to ADUs and located the regulations pertaining to them in Section 4.10.170. Ordinance 20-06 repealed Section 4.10.170 and added Section 4.10.015, Accessory Dwelling Units to bring the City into compliance with the most recent State law.

Along with ADUs, Junior ADUs are another type of dwelling unit that is required by State law. Junior ADUs allow for the repurposing of an existing space in a single-family residence by incorporating a small kitchen, such as a wet-bar, and an exterior entrance to allow its use as a connected, but private living space within a larger residence. There are a few primary distinctions between a Junior ADU and an ADU as follows:

- Can only be located within an existing or proposed single family residence.
- Must be a minimum of 220 square feet and no greater than 500 square feet in size.
- Must have its own separate entrance.
- Must have either a bathroom or share a bathroom with the primary residence.
- Either the primary home or Junior ADU must be owner occupied.

State law establishes criteria on sizes for both attached and detached ADUs that cities must allow as follows:

- The minimum size for a detached or attached ADU is 220 square feet. However, cities may reduce the minimum size to encourage smaller ADUs. The City's adopted Ordinance 20-06 established a minimum size of 150 square feet to encourage smaller and less expense living areas which could be ideal for seniors.
- The maximum size for a detached or attached ADU is 850 square feet or 1,000 square feet if the unit provides more than one bedroom, which are consistent with the Ordinance 20-06. However, the State law allow cities to increase the maximum size of a detached ADU to 1,200 square feet. Ordinance 20-06 increased the maximum size ADU to 1,200 square feet. This increased size would not create more affordable ADUs but could be more appealing for an extended family living on the same property.
- If there is an existing dwelling, an attached ADU may not exceed 50% of the existing unit which is consistent with Ordinance 20-06. Ordinance 20-06 amended the Development

Code to modify building height restrictions for ADUs to 16-feet in all R1 zones (low density zones) and 25-feet in all medium and high-density zones (R2 and R3). The Development Code requires the approval of a Development Permit by the Planning Commission for all buildings greater than 15-feet in height in all R1 zones north of West Grand Avenue in order to carry out a view analysis to determine if views would be substantially obstructed. State law requires that the City allow ADUs that are 16-feet in height or less to be approved with a building permit. Therefore, to avoid an inconsistency between ADUs and all other structures, the Ordinance amended the Development Code so the building height “by-right” is increased to 16-feet for all structures in R1 zones north of West Grand Avenue. The Ordinance also eliminated parking requirements for ADUs and modified parking requirements to single-family homes to facilitate the development of ADUs.

The City has included Program 6.4 to further encourage the development of ADUs and to implement all recent changes that were made to the Development Code to bring it into compliance with all recent state legislation pertaining to ADUs.

Tiny Homes

Ordinance 20-06 allows for tiny homes as a “temporary” residential unit with an existing single-family residence. Tiny homes are defined by the California Department of Housing and Community Development (HCD) as temporary because they are constructed on a chassis with wheels and do not have a permanent foundation.

The Ordinance 20-06 codifies the following regulations for tiny homes:

- One tiny home allowed on a residentially zoned lot where there is one single family residence.
- If an ADU is constructed, the tiny home would be required to be removed.
- A minimum size of 100 square feet with a maximum size of 400 square feet.
- Tiny home construction types may include a HUD-Code manufactured home, California Residential Code or California Building Code home, factory-built housing, park trailer or camping cabin
- Must be a registered vehicle.
- Must connect to City water and sewer services.
- The use of a recreational vehicle, travel trailer, trailer, truck camper, or camping trailer are prohibited from being used as a tiny home.

Mixed Use

Mixed residential and commercial uses are encouraged in an effort to provide housing in areas closer to jobs, to capitalize on infill housing opportunities, and to promote pedestrian-friendly development. Mixed-use developments with residential dwellings are allowed in all commercial zones with a use permit, both Coastal and non-Coastal, except on APN 060-011-036 or sites

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located west of the Union Pacific Railroad tracks in the VS and CVS zones. A mixed-use project may combine residential uses with any other uses allowed in the applicable zone. In addition, the City allows live/work residential units subject to approval of a Use Permit in all commercial zones except in the CB, RC, VS, and CVS zones.

Mixed-use standards allow up to 20 residential dwelling units per acre in the CB, CBO, OP, VS, and CVS zones and up to 9 residential dwelling units per acre in the NC, RC, and CC zones. Heights of up to 40 feet are allowed in the CB, CBO, OP, RC, VS, and CVS zones; up to 30 feet in the NC zone and up to 25 feet in the CC zone. Flexible parking standards are available.

Affordable Housing Density Bonuses and Concessions/Incentives

The City adopted a density bonus ordinance in July 2007 to help develop housing for very low-, low-, and moderate-income households. Details of the density bonus standards are in Chapter 3, Section 3.20 of the Development Code. The purpose of the ordinance is to ensure that affordable developments are consistent with the surrounding neighborhoods and that the units are kept affordable for an extended period of time. This ordinance is designed to increase affordable housing opportunities by offering incentives for smaller housing projects. In addition, density bonuses may be applicable to mixed-use development projects that include a housing component. To encourage development, the City offers the following incentives and concessions:

- For projects meeting or exceeding the state minimum threshold of 5 units or more, the provisions dealing with California Government Code Section 65915, as amended from time to time, shall apply, pursuant to Government Code Section 65915.
- For projects not meeting the state minimum threshold of 5 units, the applicant may request specific incentives and/or concessions that would contribute significantly to the economic feasibility of providing affordable units as set forth below.
- One (1) or more units for moderate income. One incentive may be requested from the following:
 - o Reduced minimum outdoor and/or private usable open space requirements in total square feet (up to 20 percent reduction).
 - o Reduced minimum outdoor and/or private usable open space requirements in dimension (up to 20 percent reduction).
- One (1) or more units for low income. Two incentives may be requested from the following:
 - o Any incentive listed under the “moderate income” subsection.
 - o Increased maximum lot coverage (up to percentage permitted in underlying zone).
 - o Increase in the allowable first- to second-floor square footage ratio from 80 percent to 100 percent.
 - o Allowance for required guest parking requirement to be located in tandem to the garage or in a required setback.

- One (1) or more units for very low income. Three incentives may be requested from the following:
 - o Any incentive listed under the “moderate income” and “low income” subsections.
 - o Reduced minimum building setbacks from property lines and building separation requirements that exceed minimum building code standards and fire code standards.
 - o Reduced minimum lot sizes and/or dimensions.

The City’s density bonus ordinance requires compliance with California Government Code Section 65915. Program 3.2 is included to ensure that the City updates its density bonus ordinance to maintain compliance with state law.

Local Ordinances That Impact Housing Supply

Inclusionary Housing Ordinance

The City does not have an inclusionary housing ordinance.

Short-Term Rental Ordinance

The City Council adopted a short-term rental (STR) ordinance on June 17, 2019 that established a permitting process for all STRs and regulations for all STRs operating in the City. The Ordinance number 19-04 is codified in the Grover Beach Municipal Code (GBMC) Article IX Development Code Chapter 4 Section 4.10.185. A maximum of 40 non-owner occupied STRs will be allowed on properties within the coastal zone. A maximum of 60 non-owner occupied STRs will be allowed on properties outside of the coastal zone. There is no limit for the number of STR permits issued for owner-occupied units. STRs are not limited to certain zoning districts. Owners who would like to be allowed to host STRs must submit an application for a STR permit to the City, along with an application for a business tax certificate. Permits must be renewed annually. All STR operators must comply with the requirements, procedures, and schedule set forth in Article X, Chapter 6 of the GBMC regarding remittance of the Transient Occupancy Tax and Tourism Marketing District taxes to the City.

The updates to the STR regulations are fairly recent and balance housing needs of long-term residents with the mission of providing accommodations to visitors to the coast. So far, the City has permitted approximately 30 owner-occupied STRs and 62 non-owner occupied STRs. The City will continue to monitor the impacts of STRs on long-term housing options.

Land Use Element Growth Management Policy

The City recently eliminated a 2.5% annual growth cap policy; therefore, the City has no constraints on development that could conflict with the City’s capacity to meet the RHNA.

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Permit Processes and Timelines

Developers are required to obtain building permits prior to construction and in many instances are required to receive discretionary permit approval (e.g., Use Permit, Coastal Development Permit). In accordance with the California Environmental Quality Act (CEQA), projects must go through an environmental review, but most projects in Grover Beach are categorically exempt. City staff achieves timely permit procedures by implementing an approach that streamlines the process. Examples of this include:

- Environmental review occurs concurrently with project processing.
- Project review and comment by other City departments is coordinated by the Community Development Department, which provides a consistent and timely development review process.
- Pre-application meetings are encouraged by City staff. Procedural handouts are available from the Community Development Department.

Because of the service-oriented attitude of the Community Development Department, permit processing times in Grover Beach are among the shortest in the region.

Most discretionary permits require a public hearing before the Planning Commission and typically take 30 to 45 days to hold a public hearing once an application is complete for processing. Administrative Development Permits are approved by the Director and do not require a public hearing and typically take 5 days to approve once an application is complete for processing.

Building permit applications must go through the plan review process and generally take about 45 to 60 days from the time the plans are submitted until the permit is issued, which includes the time the applicant responds to comments. If the building plan review process takes longer than 60 days, it is typically because the plans lack the required information or the applicant takes longer to respond. In 2018, a study of the City's development review process was completed by Zucker Systems to evaluate the City's processes and identify ways to improve and streamline the process. While the report noted that most permits were processed in a reasonable time frame, the report included recommendations to improve the development review process. Staff is implementing the recommendations which should be completed in 2020. Program 6.3 is included to address the need to establish a procedure under Senate Bill 35.

Environmental Review

As required by the California Environmental Quality Act (CEQA), the City's permit processing procedures include an assessment of the potential environmental impacts of a proposed project. The majority of projects in the City meet the requirements for a categorical exemption as an "infill project." If a project requires a negative declaration or an environmental impact report, additional processing and time is required to provide the public an opportunity to comment on project impacts in compliance with CEQA. This process does, however, increase the time and cost of project approval.

Design Review

Design review takes place as part of the Development Permit process (see Development Code Section 6.20.060). The Planning Commission is the approval authority for a Development Permit. The purpose of design review is to ensure that the architectural and general appearance of buildings and grounds are in keeping with the character of the neighborhood. Design standards include the provision of landscaping for all areas not used for parking, walkways, or ramps. In addition, all exterior wall elevations of buildings visible from or facing streets are to have architectural treatment with the intent of avoiding flat, featureless surfaces. The Planning Commission may require the use of specific materials, colors, or design elements. Overall, the design review process does not appear to have a significant effect on housing affordability. However, the current design standards are subjective and as part of Program 1.8 the City intends on preparing objective design standards.

A Development Permit is required for single-family residences only if located north of West Grand Avenue and in the R1, CR1, and CPR1 zones, and is greater than 16 feet in height; and any new multi-family development.

Use Permits/Development Permits

The Planning Commission is responsible for reviewing and approving use permits and development permits. The Planning Commission may approve use permits and development permits when the proposed use complies with the provisions of the General Plan and the Development Code. In reviewing a proposal, the Planning Commission must make the following findings:

- Consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
- The subject site is physically suitable in terms of design operating characteristics, shape, size, and topography.
- The type and intensity of use being proposed will not constitute a hazard to the public health, safety, or welfare.

Use permits and development permits require public hearings. This process necessitates public noticing in accordance with the Brown Act and noticing of property owners within 300 feet of the project.

The City's entitlement process for residential projects has almost a 100 percent approval rate although projects are sometimes modified in order to make the appropriate findings for approval. Through the affordable housing incentives, residential projects have increased flexibility from development standards.

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Codes and Enforcement

The Grover Beach Building Code is based on the California Building Code (CBC), which determines the minimum residential construction requirements in California. The CBC ensures safe housing and is not considered a significant constraint to housing production. The City adopted the 2019 California Building Code (CBC), the 2019 California Fire Code, and the 2018 International Property Maintenance Code by reference, with minor amendments to reflect local conditions. The amendments affect the installation of fire sprinklers and common driveway access based on local climatic, geographical, or topographical conditions.

The City has a full-time Code Compliance Officer who responds to code complaints and interacts with the public to educate and inform citizens on code related issues. The City doesn't have resources to assist financially with addressing code enforcement issues but does provide contact information with a notice of violation. Code enforcement officers help those who are cited to understand the process.

On- and Off-Site Improvement Requirements

The City requires that construction of curb, gutter, sidewalk, and streets conform for new residential units or additions greater than 40 percent of the existing residence. The absence of frontage improvements may contribute to unsafe pedestrian and vehicular travel and localized flooding.

Fees and Exactions

Fees for developing residential housing in Grover Beach include planning, building, and development impact fees. All jurisdictions charge for the processing of applications. If these fees are excessive, they can have a significant impact on a developer's ability to provide affordable housing. Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval. To encourage affordability by design, Program 6.1 is included to commit the City to monitor its development impact fees and revise them if they are found to be a constraint to housing development.

Table TR-52 lists the City's processing fees for planning applications.

Table TR-52 Planning and Building Services Fee Schedule

Description of Service/Permit	Fee or Deposit
Development Permit (single-family)	\$2,000
Development Permit (multi-family)	\$1,500
Administrative Development Permit	\$300
Administrative Use Permit	\$750

Description of Service/Permit	Fee or Deposit
Use Permit	Existing Structure: \$1,000 New Structure: \$2,500
Pre-application Review Meeting	Minor: \$311 Major: \$1,038
Negative Declaration	\$5,000 Or Consultant Contract + 25%
Mitigated Negative Declaration	\$5,000 Or Consultant Contract + 25%
Environmental Impact Report	Consultant Contract + 25%
General Plan/Code/Coastal Program Amendment	\$4,000
Final Map Approval	\$2,500
Lot Line Adjustment, Lot Merger, Certificate of Compliance	\$1,000
Tentative Parcel Map	\$1,500
Tentative Tract Map	\$2,500

Source: City of Grover Beach Master Fee Schedule, Revised September 2019

Government Code Section 66000 et seq. (Mitigation Fee Act) sets forth procedural requirements for adopting and collecting development impact fees and exactions, and requires they be supported by a report establishing the relationship between the amount of the fee and the use for which it is collected. **Table TR-53** shows the development impact fees in Grover Beach.

Table TR-53 Development Impact Fees

Type	Single-family (per unit)	Multi-family (per unit)	Mobile Home
Administrative	\$128	\$106	\$70
Transportation	\$1,586	\$974	\$927
Law Enforcement	\$103	\$128	\$85
Fire Protection	\$230	\$115	\$138
Water (one-inch)	\$2,896	\$2,896	\$2,896
Wastewater (one-inch)	\$2,863	\$2,863	\$2,863
Stormwater (2,500 s.f.)	\$675	\$675	\$675
Park Land Dedication	\$2,751	\$2,751	\$2,751
Recreation Facility	\$585	\$482	\$320
Park Improvement	\$3,273	\$2,698	\$1,790

Source: City of Grover Beach Master Fee Schedule, Revised July 2019

Considering development impact fees and all other building-related fees, a recent example of a single-family home built in Grover Beach required a total of \$25,163 in fees. Total fees for a recent 19-unit multi-family building totaled \$186,524, resulting in a per-unit charge of \$9,817. **Table TR-54** lists the total fees for a single-family residence and a 19-unit multi-family project.

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Table TR-54 Example Fee Payment for Residential Development

Fee Type	Single-family Residence	Multi-family (19 Units)
Plan Check		
Building	\$2,012	\$6,594
Fire	\$89	\$126
Inspection		
Building	\$3,213	\$10,793
Plumbing	\$313	\$2,365
Mechanical	\$207	\$2,322
Electrical	\$253	\$1,682
Development Impact Fees		
So. SLO Sanitation District	\$2,475	\$35,264
City Sewer/Sanitation	\$0	
Wastewater	\$2,683	\$8,583
Stormwater	\$349	\$3,942
Water	System Connection: \$2,896	Infrastructure: \$12,300 System Connection: \$9,267
Park Improvement	\$3,273	\$51,253
Recreation Facility	\$585	\$9,163
Parkland Dedication	\$2,751	\$0
Transportation	\$1,586	\$18,503
Law Enforcement	\$103	\$2,433
Administration	\$128	\$2,010
Fire Protection	\$230	\$2,185
Miscellaneous		
Administration	\$996	\$4,322
S.M.I.P.	\$48	\$276
Water Service	\$503	\$1,275
Address Notification	\$56	\$53
Green Building Fee	\$15	\$85
General Plan Maintenance	\$199	\$864
Technology Fee	\$100	\$432
Records Retention	\$100	\$432
Total	\$25,163	\$186,524
Per Unit	\$25,163	\$9,817

Source: City of Grover Beach 2019

Based on a 4-bedroom/3-bath single-family home and 19-unit apartment building.

Total fees constitute approximately five percent of the average cost to build a single-family unit of \$528,400, based on interviews with local developers, and approximately six percent of a multi-family apartment unit (see **Table TR-55**). Given the prices of housing in the City and fees in other jurisdictions, fees charged for residential development are not a significant factor contributing to high housing costs in Grover Beach.

Table TR-55 Fee Proportion in Development Costs for a Typical Residential Development

Development Cost for Typical Unit	Single-family	Apartment
Total estimated fees per unit	\$25,164 ¹	\$9,817 ¹
Estimated cost of development per unit	\$528,400 ²	\$162,268 ^{2,3}
Estimated proportion of fee cost to cost of development per unit	5%	6%

Source: City of Grover Beach, 2019; Brad Forde, Forde Properties and Thomas De Rosa, Central Coast Hybrid Homes, April 2020.

Notes:

¹ Assumes (the project was exempt from CEQA as an "in-fill development." Also assumes a 2,000 sq. ft. surface area home and a 27,717 sq. ft. surface area for multi-family.

² Cost for vacant lot included in these numbers and assumed as \$154,400 for a single-family home and \$772,000 based on a March 2020 point-in-time survey of lot prices on Zillow.com and assuming a lot size of 0.08 acres for a single-family home and 0.40 acres for a multi-family home.

³ Based on the valuation of an example development application for a 19-unit building, provided by the City of Grover Beach.

Zoning for a Variety of Housing Types

Housing Constraints for Persons with Disabilities

Housing element law and the Government Code (Section 65008) were amended by Senate Bill 520, which requires localities to include the following in the preparation and adoption of a Housing Element:

- As part of a governmental constraints analysis, an element must analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder a locality from meeting the need for housing for persons with disabilities (Section 65583[a])[4]).
- As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (Section 65583[c])[3]).

This legislation was made effective on January 1, 2002. Any jurisdiction adopting a Housing Element after this date must comply with the requirements of this law.

An example of a reasonable accommodation is when a municipal jurisdiction allows a deviation from the strict interpretation of zoning standards for someone with a demonstrated need resulting from a disability.

The City of Grover Beach currently processes any request for a reasonable accommodation that includes a modification or exception to the practices, rules, and standards for the development that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice (see Development Code Section 3.10.060). Program 4.3 is included to commit the City to continuing to provide information to those seeking a reasonable accommodation. A permit that allows such modification or exception requires the approval of the

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Community Development Director. For a reasonable accommodation to be approved, the following must be determined:

- Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Americans with Disability Act (ADA).
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the ADA.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- Whether there are alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public.
- Documentation of the physical attributes of the property and structures.
- Consideration of alternate reasonable accommodations that may provide an equivalent level of benefit.

Zoning

Grover Beach has always endeavored to provide sufficient housing for people of all needs. The Development Code does not have occupancy standards specifically for unrelated adults that are different from families. Aside from parking, the City does not have a separate set of particular conditions or use restrictions for group homes and residential care facilities. Also, neither the General Plan Land Use Element nor the Development Code regulates the location of special needs housing in relationship to one another, and neither specifies minimum distances that must separate two different special needs housing developments.

Building Codes

The Grover Beach Building Code is based on the California Building Code (CBC), which determines the minimum residential construction requirements in California. The City uses the Building Standards Administrative Code, California Residential Code, and California Electrical, Planning, and Mechanical Codes for its building regulations. The City also adopted the California Energy Code and Green Building Code. Additionally, it has strengthened the California Building Code with respect to accommodating persons with disabilities by adopting the California Disabled Accessibility Guidelines (CALDAG). For example, if a wheelchair-accessible ramp were to be installed, the slope required would be whichever is the least steep.

Grover Beach has not adopted any universal design elements into its building code. However, with respect to the enforcement of building codes, the City currently provides reasonable accommodation by enforcing all accessibility regulations.

Fair Housing

The City does act, and will continue to act, as an information station to refer those with complaints of discrimination or violations of fair housing laws to the California Department of Fair Employment and Housing. In previous Housing Element implementation, the City acted effectively in its role to refer people experiencing housing discrimination to the appropriate agencies and in distributing fair housing information to the public.

Programs 8.1 and 8.2 are included to address Fair Housing. As part of its information distribution, the City shall post information for any person who has experienced discrimination or a violation of fair housing laws, referring them to the California Department of Fair Employment and Housing. This information shall be posted in the following locations:

- City of Grover Beach website
- Grover Beach City Hall

In addition, the City will help ensure new residential development in Grover Beach is barrier-free.

3.2 Non-Governmental Constraints

This section examines constraints to producing affordable housing that result from the forces of the housing market. The analysis evaluates the availability of financing, the price of land, and the cost of construction in Grover Beach.

Availability of Financing

Interest-rate fluctuations impact the ability of buyers to afford housing and the ability of builders to construct new housing. Because both buyers and builders must finance the purchase of a project, housing production is extremely sensitive to fluctuations in interest rates. Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

First-time homebuyers are the group most impacted by financing requirements. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis affected the availability of money for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint on affordability. Although interest rates are currently relatively low, they can change significantly and substantially impact the affordability of housing stock. Variable rate mortgages are not ideal for low- and moderate-income

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3. Housing Constraints

households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table TR-56** illustrates interest rates as of March 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table TR-56 Interest Rates

	Interest	APR
Conforming		
30-year fixed	3.436%	3.606%
15-year fixed	2.905%	3.130%
5-year adjustable rate	2.646%	3.295%
Jumbo		
30-year fixed	3.250%	3.343%
5-year adjustable rate	2.563%	3.194%

Source: NerdWallet.com, March 11, 2020

Notes: A conforming loan is for no more than \$690,000 in San Luis Obispo County. A jumbo loan is greater than \$690,000. Current limits from the Federal Housing Finance Agency for 2020, released November 2019.

Another major constraint on housing development, which local government cannot control, is banking industry regulations and institutional reluctance to fund large phases of residential developments. For a hypothetical 100-unit subdivision, banks finance only small (10–15 units) phases. When 80 percent of the first phase is sold, the next phase receives funding. Effectively, this restricts housing supplies and keeps housing prices high.

Currently, local banks provide construction loans in the range of the prime rate plus 2 to 3 percent. The prime rate is the interest rate that large banks charge to their best customers and is currently around the recent 20-year low of 4 percent. Over the previous five-year period, 30-year fixed-rate homeowner loans have averaged an annual interest rate of approximately 4 to 5 percent.

Many programs in California exist to provide cities, communities, and counties financial assistance in the development, preservation, and rehabilitation of residential development, primarily affordable units. The California Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable housing.

Price of Land

Land costs vary substantially and are based on a number of factors. The main determinants to land value are location and zoning. The size of a parcel will also affect price. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable, and thus more expensive, than a remote piece of land zoned for agricultural uses. The price for a vacant lot in Grover Beach ranges from \$668,269 to \$3.2 million per acre. The average price per acre for land zoned for residential or mixed-use is \$2.49 million. These prices are based on a point-in-time survey conducted in July 2020 of online land sales listed on the website Zillow and included four properties. The smallest parcel included in the survey, a 0.14 acre site, is also the least expensive site at \$290,000 and is zoned CPR-1. Two of the sites included in the survey are currently zoned CI; these sites represent the sites with both the lowest and highest per-acre cost. The fourth site, a 0.69 acre site with a list price of \$1,998,000, is zoned CVS and has the highest list price of the four sites.

Cost of Construction

Costs incurred in actually constructing a dwelling unit vary according to the amenities built into the unit, materials used, prevailing labor rate, and the difficulty of building on the site. Residential construction costs can range from \$150 to \$212 per square foot depending on the quality and type of construction. According to local developers, construction costs for single-family and multi-family homes were both within this range and did not vary appreciably between the two building types.

An even greater constraint to residential development is financing the cost of infrastructure. Since the passage of Proposition 13, local jurisdictions can no longer pass on infrastructure costs to the taxpayer through property tax-backed general or special obligations bonds. The incremental cost of these facilities has been partially financed through impact fees; however, these costs are typically passed along by increasing the cost of housing and rents.

While local developers cited residential construction costs as \$150 to \$212 per square foot, an internet source of construction cost data (building-cost.net) provided by the Craftsman Book Company, cited constructions costs in Grover Beach as \$134 per square foot. This was based on a 2,000-square-foot, wood-framed single-story four-cornered house of good quality construction including a two-car garage and forced-air heating. This hypothetical home was estimated to cost approximately \$268,602 excluding the cost of buying land. **Table TR-57** summarizes the projected construction costs.

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Table TR-57 Construction Costs

Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$100,762	\$5,096	\$219,033
Indirect Job Costs (e.g., insurance, plans, and specifications)	\$17,217	\$1,687	n/a	\$18,904
Contractor Markup	\$30,665	n/a	n/a	\$30,665
Total Cost	\$161,057	\$102,449	\$5,096	\$268,602

Source: Building-Cost.net, accessed April 2020

Infrastructure Constraints

Housing costs can be substantially impacted by the availability of infrastructure. Infrastructure constraints such as lack of adequate water, sanitary sewer lines (or inappropriate soils for septic tanks), electricity, and other essential public utilities and services can preclude development and greatly increase cost. The City of Grover Beach currently gets its water supply from a combination of groundwater and local surface water and is currently working to obtain access to additional supplies from new sources. While new sources are needed in the future, Grover Beach has never suffered from a shortage in water supply. The City has a centralized sewer system, and wastewater service is provided through the South San Luis Obispo County Sanitation District. The infrastructure is adequate and funding sources for additional sewer connections sustainable. No infrastructure consideration is a constraint for housing in the City.

Water and Sewer Priority

Effective January 2006, Senate Bill 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to this statute, upon adoption of its Housing Element, the City will immediately deliver the element to local water and sewer providers, along with a summary of its RHNA.

Environmental Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. Slope, natural and man-made hazards, creeks, and other natural features reduce the developable area of a site and often require special site grading, building, or landscape design to mitigate the impacts of development. Due to the limited amount of vacant land available for development, redeveloping underutilized, non-vacant sites is becoming increasingly common in Grover Beach. Redeveloping these sites minimizes the environmental impacts associated with greenfield development and lessens the chance of encroachment onto agricultural land.

Faults

Grover Beach is relatively close to the San Andreas Fault Zone. Consequently, the City is prone to ground shaking. Such ground shaking has the potential to cause severe vulnerability in the built environment and to human life. Seismic hazards are not generally considered a major constraint to housing development, as all building developments must comply with similar earthquake-ready building standards, and earthquake insurance is not mandatory in California.

Flooding

The Federal Emergency Management Agency (FEMA) flood map for Grover Beach indicates that only three residential streets (Nacimiento, Mono, and Owens) in the City are in a high flood hazard zone. Flood vulnerability relating to sea level rise is also likely to increase in severity as a result of climate change in the future.

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1. Review of 2014–2019 Housing Element Programs

Table AP-1 Review of 2014–2019 Housing Element

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 1.1 The City shall prepare an inventory of State, federal, and city-owned land and shall analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. (<i>Policy 1.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Update the database of vacant and underutilized land annually Funding: General Fund Housing Objective: Not applicable</p>	<p>The City maintains an inventory of city-owned sites and updates the inventory as needed.</p>	<p>Amend to address updates to state law and continue.</p>
<p>Program 1.2 The City has a Planned Development Overlay Zone that applies City-wide. The purpose of this overlay zone is to facilitate better designed projects (e.g., innovative site planning, superior design) by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone. (<i>Policy 1.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: As development applications are submitted Funding: General Fund Housing Objective: Not applicable</p>	<p>An application for a Planned Development Overlay was submitted for a horizontal mixed-use project located at 1598 El Camino Real. The PD Overlay would provide flexible development standards to allow up to nine residential units that would not have been possible because the Retail Commercial zone has no residential development standards.</p>	<p>Continue.</p>

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1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 1.3 The City shall continue to work with other agencies and nonprofits that meet the needs of extremely low-income households, including financial assistance and affordable housing projects. Potential local partnership opportunities include, but are not limited to, the Housing Authority of San Luis Obispo (HASLO), the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing. (<i>Policy 1.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Meet with agencies and nonprofits annually and ongoing Funding: General Fund Housing Objective: Assist other agencies and nonprofits in providing financial assistance and affordable housing for the extremely low-income households.</p>	<p>The City has partnered with nonprofit organizations to provide funding for rapid rehousing and eviction prevention programs for eligible households including extremely low-income households.</p>	<p>Combine with Program 4.2 and continue.</p>
<p>Program 1.4 The City shall consider revising the Planned Unit Development standards to encourage development of small, underutilized parcels in the R-3 zone. The process to determine whether revisions to the standards are needed shall include review of development standards including guest parking and lot coverage. (<i>Policy 1.2</i>)</p> <p>Responsible Dept: Community Development Time Frame: Within two years of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>In December 2018, guest parking spaces were reduced from one per unit to 0.5 per unit. In March 2019, the City adopted an ordinance in which minimum lot sizes were eliminated. This eliminated a barrier to developing three small lot residences on a standard city lot. In addition, maximum lot coverages were increased and minimum landscape areas were reduced. This program has been addressed.</p>	<p>Delete.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 1.5 To remove constraints associated with only allowing a density of 20 units per acre, the City shall amend the allowed density on parcel 060-031-005 in the 1700 Block of Atlantic City to allow the range of density allowed in the R-3 zone of 10 to 20 units per acre. <i>(Policy 1.1)</i></p> <p>Responsible Dept: Community Development Time Frame: Within two years of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	This site is no longer being proposed as a housing site in the Housing Element. This program will not be continued.	Delete.
<p>Program 2.1 Multifamily housing developments shall be reviewed during the development review process for consistency with Policy 2.1. <i>(Policy 2.1)</i></p> <p>Responsible Dept: Community Development Time Frame: As multifamily housing applications are submitted Funding: General Fund Housing Objective: Not applicable</p>	All multi-family housing developments are reviewed for consistency with this policy.	Delete.
<p>Program 3.1 The City shall update the Affordable Housing Development Guidebook identifying funds available and the process for applying to use any City funds available for affordable residential projects, as needed. This guidebook shall be made available at City Hall and on the City website. <i>(Policy 3.1)</i></p> <p>Responsible Dept: Community Development Time Frame: Update guidebook when information included needs updating Funding: General Fund Housing Objective: Not applicable</p>	The City's Affordable Housing Guidebook is available on the City's website.	Amend to reflect current City practice and continue.

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1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 3.2 The City shall provide support and assistance when feasible for new affordable housing to be developed by affordable housing developers. If any City funds become available, the City shall prioritize funding for developments that incorporate extremely low-income units. Developers who receive financial assistance from the City for their project shall be required to record a covenant on the project deed(s) that requires the units to be rented or for resale at below-market, affordable rates as established in the County of San Luis Obispo Affordable Housing Standards. (<i>Policy 3.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: When applications are submitted Funding: Project applicant and/or City Housing Objective: 8 extremely low-, very low- or low-income dwelling units</p>	<p>The City continues to be supportive of affordable housing projects but there were no affordable housing developers that elected to move forward with a project since adoption of the previous housing element.</p>	<p>Combine into Program 1.3.</p>
<p>Program 4.1 The City shall encourage residential developers of five or more dwelling units to offer an optional accessible design to homebuyers whose households include one or more disabled persons. (<i>Policy 4.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: As development applications are submitted Funding: Project applicant Housing Objective: 5 accessible units</p>	<p>Since the previous Housing Element, the City had three projects of five or more dwellings and the projects complied with the requirements of the California Building Codes for adaptable and assessable units.</p>	<p>Delete.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 4.2 Underutilized motels or other commercial structures located in appropriate areas that are in need of rehabilitation that have the potential to be converted and/or upgraded for permanent special needs housing that could serve disabled, elderly, extremely low income-, and very low-income persons shall continue to be identified. City staff shall annually provide nonprofit housing developers with a list of potential properties. <i>(Policy 4.1)</i></p> <p>Responsible Dept: Community Development Time Frame: Annually Funding: General Fund Housing Objective: Not applicable</p>	<p>Provided as part of the annual meetings with nonprofit housing developers and upon request.</p>	<p>Combine with Program 1.3 and continue.</p>
<p>Program 4.3 The City shall publish informational handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These informational handouts shall be made available at City Hall and on the City Website. <i>(Policy 4.3)</i></p> <p>Responsible Dept: Community Development Time Frame: Within one year of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>Information regarding seeking a reasonable accommodation is available on the City's website.</p>	<p>Continue.</p>

APPENDICES

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 4.4 The City shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing (including design/architectural review). The City shall also amend the standards for the emergency shelter overlay in the Development Code to comply with State law regarding the minimum distance between emergency shelters. (<i>Policy 4.4</i>)</p> <p>Responsible Dept: Community Development Time Frame: Within one year of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>The City amended the Development Code in March 2019 to allow transitional and supportive housing in all zones allowing residential uses, defined transitional and supportive housing as residential uses, and amended the standards for the emergency shelter overlay to comply with state law.</p>	<p>Delete.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 4.5 The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. The City shall seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City shall promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, County, State, and federal governments. In addition, as appropriate, the City shall apply for or support others' applications for funding under State and federal programs designated specifically for special needs groups. <i>(Policy 4.1)</i></p> <p>Responsible Dept: Community Development, City Council Time Frame: Seek funding opportunities beginning in 2014–2015 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing Funding: Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups Housing Objective: Apply for or support at least two funding opportunities serving special needs groups</p>	<p>Met with local nonprofit housing developers/advocacy groups upon request to discuss opportunities and constraints for all types of affordable housing.</p> <p>Have not yet applied to Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.</p>	Amend and continue.
<p>Program 4.6 The City shall amend the Development Code to allow Farmworker housing without a use permit in the Urban Reserve (UR) zone per Health and Safety Code Section 17021.6. <i>(Policy 4.4)</i></p> <p>Responsible Dept: Community Development Time Frame: Within one year of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	The City amended the Development Code in March 2019 to allow Farmworker housing without a Use Permit in the UR zone.	Delete.

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1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 5.1 The City shall continue seeking funds for loans and grants through the Community Development Block Grant program to assist in financing and rehabilitating affordable residential projects (extremely low-, very low-, and low-income).</p> <p>In addition, the City shall conduct a housing condition survey prior to the beginning of the 6th Housing Element planning period.</p> <p>The City shall continue to distribute information on the rehabilitation program to citizens in the City Seabreeze newsletter and on the City's public access cable channel when funds are available. (<i>Policy 5.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Apply for funding annually; conduct housing condition survey prior to June 30th, 2019 Funding: CDBG, HOME Program Housing Objective: 20 rehabilitated units</p>	<p>Since adoption of the previous housing element the City has received \$645,000 in CDBG funds to assist low-income households with subsistence payments and security deposits, and \$3.2 million in CDBG funds to replace under-sized water system infrastructure. As a result of the funding, the costs were not borne by the water customers. The City also received \$247,000 in HOME funds for one Owner-Occupied Rehabilitation project and one First- Time Homebuyer Loan during the planning period. These programs are currently inactive. The City has applied for 2019/2020 CDBG funds for additional funding.</p> <p>The housing condition survey was completed in 2020.</p> <p>The City continues to distribute information on its active programs.</p>	<p>Amend to create separate programs, update information and continue.</p>
<p>Program 5.2 The City shall identify existing owner-occupied housing that received financial subsidy(ies) through programs such as CDBG for gap financing and track the term remaining on the financing. If funds are received at the end of financing terms, the City shall develop a program to reallocate the funds into new affordable housing units or programs to assist lower and moderate income families.</p> <p>Responsible Dept: Community Development Time Frame: Ongoing as funds become available Funding: CDBG program, Housing Objective: Not applicable</p>	<p>In December 2014, program income of \$44,000 was received and allocated to a waterline project in a low-income Census block. The City will continue to evaluate program income when received.</p>	<p>Amend and continue.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 5.3 Housing that provides living accommodations for low- and moderate-income households shall not be demolished unless any of the following criteria apply: It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and that the cost of remediating the code violations would: 1) result in housing that is not affordable to low- and moderate-income households; or 2) exceed 50 percent of the assessed value of the structure in its present condition; It is necessary to carry out a public project that would improve coastal access or other direct public benefit; The unit to be demolished is owner-occupied housing; The unit to be demolished is a non-conforming use according to the requirements of the General Plan or Development Code; The unit to be demolished shall be replaced with a rental unit available to low- or moderate-income households. (<i>Policy 5.2</i>)</p> <p>Responsible Dept: Community Development Timeframe: Ongoing Funding: General Fund Housing Objective: Not applicable</p>	<p>The City requires applicants for demolition permits to provide information in compliance to this program.</p>	<p>Continue and modify to ensure compliance with Senate Bill 330.</p>
<p>Program 6.1 When updates are needed to respond to regulation and policy amendments, the City shall update housing, planning, and building public handout materials. These handouts shall be made available at City Hall and on the City website. (<i>Policy 6.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: As zoning regulations are amended Funding: General Fund Housing Objective: Not applicable</p>	<p>Ongoing. The City updates documents on an as-needed basis. Specific updates needed are referenced in other programs and this program will not be continued.</p>	<p>Delete.</p>

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1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 6.2 The City shall consider revising parking standards to remove potential constraints and provide incentives for the development of affordable housing, including:</p> <ul style="list-style-type: none"> Reducing parking for one bedroom dwellings. Reducing guest parking standards. Reducing parking standards for affordable dwellings consistent with State standards. (<i>Policy 6.1</i>) <p>Responsible Dept: Community Development Time Frame: Within two years of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>In December 2018, parking requirements for multi-family developments were revised from two per unit plus one per two units regardless of the size/type of unit to: one per four units plus the following, dependent upon unit size/type: one per studio/one bedroom, one and a half per two plus bedrooms if for extremely low-, very low-, or low-income households or if located in commercial zone, or two per two plus bedroom units.</p>	<p>Continue, combine with 6.3.</p>
<p>Program 6.3 The City shall monitor housing development as part of the annual General Plan review and identify if there are potential standards, procedures or fees constraining affordable housing development. (<i>Policy 6.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Annually Funding: General Fund Housing Objective: Not applicable</p>	<p>The City Council has approved several Development Code amendments focused on removing barriers to housing production, including PUD standards and parking requirements.</p> <p>In June 2018, the City Council directed staff to make improvements to the development review and building permit processes as recommended by an outside consultant.</p> <p>In July 2018, the Council waived Development Impact Fees for ADUs to incentivize development/remove barriers.</p> <p>The City has been awarded \$160,000 in SB 2 funds which will go toward further removing barriers to housing production.</p>	<p>Combine with Program 6.5 and continue.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 6.4 To remove potential constraints for the entitlement of multi-family housing projects associated with the findings required for a Development Permit, the City shall remove the terms “density” and “public interest” from the findings in Development Code Section 6.20.060. The City shall also consider adding language to clarify what is meant by the term “location” in the findings. Clarifying language the City shall consider includes safe ingress and egress, whether the site has existing access or is landlocked, and the proposed locations of buildings on the site. Alternatively, if the term “location” cannot be sufficiently clarified, the term “location” shall also be removed from the findings. (<i>Policy 6.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Within two years of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>The City amended the Development Code in March 2019 to amend the findings in the Development Code, removing the terms “density,” “public interest,” and “location.”</p>	<p>Delete.</p>
<p>Program 6.5 The City shall continue to evaluate the City’s development fee structure and consider the reduction of fees for affordable housing units where possible. (<i>Policy 6.2</i>)</p> <p>Responsible Dept: Community Development Time Frame: Within two years of Housing Element adoption Funding: General Fund Housing Objective: Not applicable</p>	<p>In July 2018, the Council waived Development Impact Fees for ADUs to incentivize development/remove barriers. Other fees have not yet been considered.</p>	<p>Combine with Program 6.3 and continue.</p>

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1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 6.6 The City shall continue to encourage the development of second units as affordable housing and report new second units as part of the Annual Housing Element Report. The City encourages and promotes second units by providing information on the City's website about second unit standards and options, and informing people at the public counter of second units as an option and informing property owners with an existing unpermitted second unit of the option to bring the unit up to code as a legal second unit. (<i>Policy 6.3</i>)</p> <p>Responsible Dept: Community Development Time Frame: Annually Funding: General Fund Housing Objective: 5 second units</p>	<p>The City is in the process of updating its ADU ordinance. Following adoption, the City will enhance its website to further promote the development of ADUs. SB 2 funding received by the City will allow the development of ADU prototype plans.</p>	<p>Continue and modify to ensure compliance with all recent ADU-related state legislation.</p>
<p>Program 7.1 The City shall continue to provide information about water conservation programs, energy rebates, and water retrofits, and low-income assistance energy programs available through local utility providers. This information shall be available to the public at City Hall and/or on the City website. (<i>Policy 7.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Ongoing Funding: Not applicable Housing Objective: Not applicable</p>	<p>The City continues to provide this information on website</p>	<p>Amend and continue.</p>

1. Review of 2014–2019 Housing Element Programs

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/Delete in 2020–2028 Housing Element
<p>Program 8.1 The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from HASLO and the Department of Fair Employment and Housing regarding fair housing laws. The City shall post fair housing information on the City website. The City has acted and shall continue to act as an information station for people who experience housing discrimination, referring them to HASLO, the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance. (<i>Policy 8.1</i>)</p> <p>Responsible Dept: Community Development Time Frame: Ongoing Funding: General Fund Housing Objective: Not applicable</p>	<p>City continues to provide this information on website and refers people to the state and California Rural Legal Assistance center.</p>	<p>Amend and continue.</p>

APPENDICES

1. Review of 2014–2019 Housing Element Programs

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2. Vacant Land Inventory and Maps

Table AP-2 Vacant Land Inventory Table

APN	Address	Land Use	Zoning	Coastal Zone	Acres	Maximum Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Services and Utilities ¹	Slope or Flood Constraints
060-073-018	547 NORTH 1ST STREET	Visitor Serving - Mixed-Use	CC	Yes	0.12	9	1.04	1	Above Moderate	Yes	No
060-541-001	510 FARROLL ROAD	Industrial	CI	Yes	0.66	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-541-006	550 FARROLL ROAD	Industrial	CI	Yes	1.00	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-542-013	995 SOUTH 4TH STREET	Industrial	CI	Yes	0.09	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-542-027	250 BARKA STREET	Industrial	CI	Yes	0.51	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-490-001	900 NORTH 5TH ST	Low Density Residential	CPR1	Yes	0.14	5	0.70	1	Above Moderate	Yes	No
060-490-002	906 NORTH 5TH ST	Low Density Residential	CPR1	Yes	0.19	5	0.93	1	Above Moderate	Yes	No
060-490-031	858 NORTH 5TH STREET	Low Density Residential	CPR1	Yes	0.14	5	1.00	1	Above Moderate	Yes	No
060-490-037	835 PACIFICA DRIVE	Low Density Residential	CPR1	Yes	0.17	5	0.85	1	Above Moderate	Yes	No
060-482-034	811 NORTH 1ST STREET	Low Density Residential	CR1	Yes	0.13	5	0.65	1	Above Moderate	Yes	No
060-483-002	836 NORTH 1ST ST	Low Density Residential	CR1	Yes	0.17	5	0.83	1	Above Moderate	Yes	No
060-501-026	883 NORTH 6TH STREET	Low Density Residential	CR1	Yes	0.08	5	1.00	1	Above Moderate	Yes	No
060-501-027	885 NORTH 6TH STREET	Low Density Residential	CR1	Yes	0.18	5	0.88	1	Above Moderate	Yes	No
060-502-015	933 NORTH 6TH STREET	Low Density Residential	CR1	Yes	0.17	5	0.85	1	Above Moderate	Yes	No
060-543-007	990 HUBER ST	Low Density Residential	CR1	Yes	0.57	5	4.00	4	Above Moderate	Yes	No
060-082-013	257 SARATOGA AVENUE	Medium Density Residential	CR2	Yes	0.16	9	1.48	1	Above Moderate	Yes	No
060-142-028	257 NORTH 4TH ST	Medium Density Residential	CR2	Yes	0.16	9	2.00	2	Above Moderate	Yes	No
060-206-008	253 ROCKAWAY AVENUE	Visitor Serving - Mixed-Use	CVS	Yes	0.15	20	3.10	3	Above Moderate	Yes	No
060-215-001	402 WEST GRAND AVENUE	Visitor Serving - Mixed-Use	CVS	Yes	0.30	20	5.96	6	Above Moderate	Yes	No
060-215-002	420 WEST GRAND AVENUE	Visitor Serving - Mixed-Use	CVS	Yes	0.17	20	3.44	3	Above Moderate	Yes	No
060-215-003	430 GRAND AVENUE	Visitor Serving - Mixed-Use	CVS	Yes	0.17	20	3.44	3	Above Moderate	Yes	No
060-215-006	145 SOUTH 4TH ST	Visitor Serving - Mixed-Use	CVS	Yes	0.18	20	3.66	4	Above Moderate	Yes	No
060-215-007	155 SOUTH 4TH STREET	Visitor Serving - Mixed-Use	CVS	Yes	0.18	20	3.65	4	Above Moderate	Yes	No
060-215-008	150 SOUTH 5TH STREET	Visitor Serving - Mixed-Use	CVS	Yes	0.18	20	3.54	4	Above Moderate	Yes	No
060-545-005	965 GRIFFIN ST	Industrial	I	No	0.11	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-545-038	948 HUSTON STREET	Industrial	I	No	0.81	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-546-001	986 HUSTON STREET	Industrial	I	No	0.17	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-546-009	1011 HUSTON STREET	Industrial	I	No	0.87	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-546-020	1020 FARROLL ROAD	Industrial	I	No	0.16	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-546-039	1030 FARROLL RD	Industrial	I	No	0.27	Max FAR 0.5	1.00	1	Above Moderate	Yes	No
060-012-021	1032 MARGARITA AVENUE	Low Density Residential	R1	No	0.28	5	1.41	1	Above Moderate	Yes	No
060-014-058	129 SAND CASTLE COURT	Low Density Residential	R1	No	0.20	5	0.99	1	Above Moderate	Yes	No

APPENDICES

2. Vacant Land Inventory and Maps

APN	Address	Land Use	Zoning	Coastal Zone	Acres	Maximum Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Services and Utilities ¹	Slope or Flood Constraints
060-020-020	850 NORTH 12TH STREET	Low Density Residential	R1	No	0.24	5	1.22	1	Above Moderate	Yes	No
060-153-014	335 NORTH 8TH STREET	Low Density Residential	R1	No	0.18	5	0.90	1	Above Moderate	Yes	No
060-163-021	347 NORTH 11TH STREET	Low Density Residential	R1	No	0.21	5	1.05	1	Above Moderate	Yes	No
060-337-007	828 NICE AVE	Low Density Residential	R1	No	0.14	5	0.71	1	Above Moderate	Yes	No
060-338-010	661 SOUTH 8TH STREET	Low Density Residential	R1	No	0.09	5	1.00	1	Above Moderate	Yes	No
060-369-011	1625 BADEN AVENUE	Low Density Residential	R1	No	0.26	5	1.28	1	Above Moderate	Yes	No
060-503-022	862 CHARLES STREET	Low Density Residential	R1	No	0.15	5	0.73	1	Above Moderate	Yes	No
060-522-005	365 OCEAN VIEW AVENUE	Low Density Residential	R1	No	0.13	5	0.65	1	Above Moderate	Yes	No
060-532-003	645 OCEAN VIEW AVE	Low Density Residential	R1	No	0.15	5	0.76	1	Above Moderate	Yes	No
060-561-073	1358 FARROLL RD	Low Density Residential	R1	No	0.22	5	1.10	1	Above Moderate	Yes	No
060-574-002	1591 FARROLL RD	Low Density Residential	R1	No	1.12	5	5.59	6	Above Moderate	Yes	No
SUBTOTAL					11.73			74			
060-228-003	836 WEST GRAND AVE	Central Business - Mixed-Use	CB	No	0.44	20	8.84	9	Moderate	Yes	No
060-228-011	855 ROCKAWAY AVENUE	Central Business - Mixed-Use	CB	No	0.13	20	2.51	3	Moderate	Yes	No
060-228-017	177 SOUTH 8TH ST	Central Business - Mixed-Use	CB	No	0.13	20	2.54	3	Moderate	Yes	No
060-235-027	1035 ROCKAWAY AVENUE	Central Business - Mixed-Use	CB	No	0.09	20	1.72	2	Moderate	Yes	No
060-144-024	418 BRIGHTON AVE	Neighborhood Serving - Mixed-Use	NC	No	0.13	9	1.15	1	Moderate	Yes	No
060-344-022	1286 TROUVILLE AVENUE	Neighborhood Serving - Mixed-Use	NC	No	0.17	9	1.57	2	Moderate	Yes	No
060-089-002	408 SARATOGA AVE	Medium Density Residential	R2	No	0.16	9	1.41	1	Moderate	Yes	No
060-123-034	1715 SARATOGA AVENUE	Medium Density Residential	R2	No	0.21	9	1.87	2	Moderate	Yes	No
060-123-035	1709 SARATOGA AVENUE	Medium Density Residential	R2	No	0.21	9	1.87	2	Moderate	Yes	No
060-184-007	1662 NEWPORT AVENUE	Medium Density Residential	R2	No	0.32	9	2.92	3	Moderate	Yes	No
060-033-011	1513 CABRILLO COURT	High Density Residential	R3	No	0.14	20	2.86	3	Moderate	Yes	No
060-033-012	1535 CABRILLO COURT	High Density Residential	R3	No	0.13	20	2.61	3	Moderate	Yes	No
060-176-060	1590 BRIGHTON AVENUE	High Density Residential	R3	No	0.42	20	8.43	8	Moderate	Yes	No
060-271-030	566 LONG BRANCH AVE	High Density Residential	R3	No	0.23	20	4.58	5	Moderate	Yes	No
060-277-014	773 MANHATTAN AVE	High Density Residential	R3	No	0.15	20	3.07	3	Moderate	Yes	No
060-352-018	920 SOUTH 10TH ST	High Density Residential	R3	No	0.20	20	3.92	4	Moderate	Yes	No
060-031-022	1598 EL CAMINO REAL	Retail Commercial Services	RC	No	1.00	9	9.00	9	Moderate	Yes	No
060-214-002	146 NORTH 4TH STREET	Visitor Serving - Mixed-Use	VS	No	0.42	20	8.49	8	Moderate	Yes	No
SUBTOTAL					4.68			69			
TOTAL					16.41			143			

Note:

¹ Water, wastewater, internet and electricity are available to all sites in the inventory

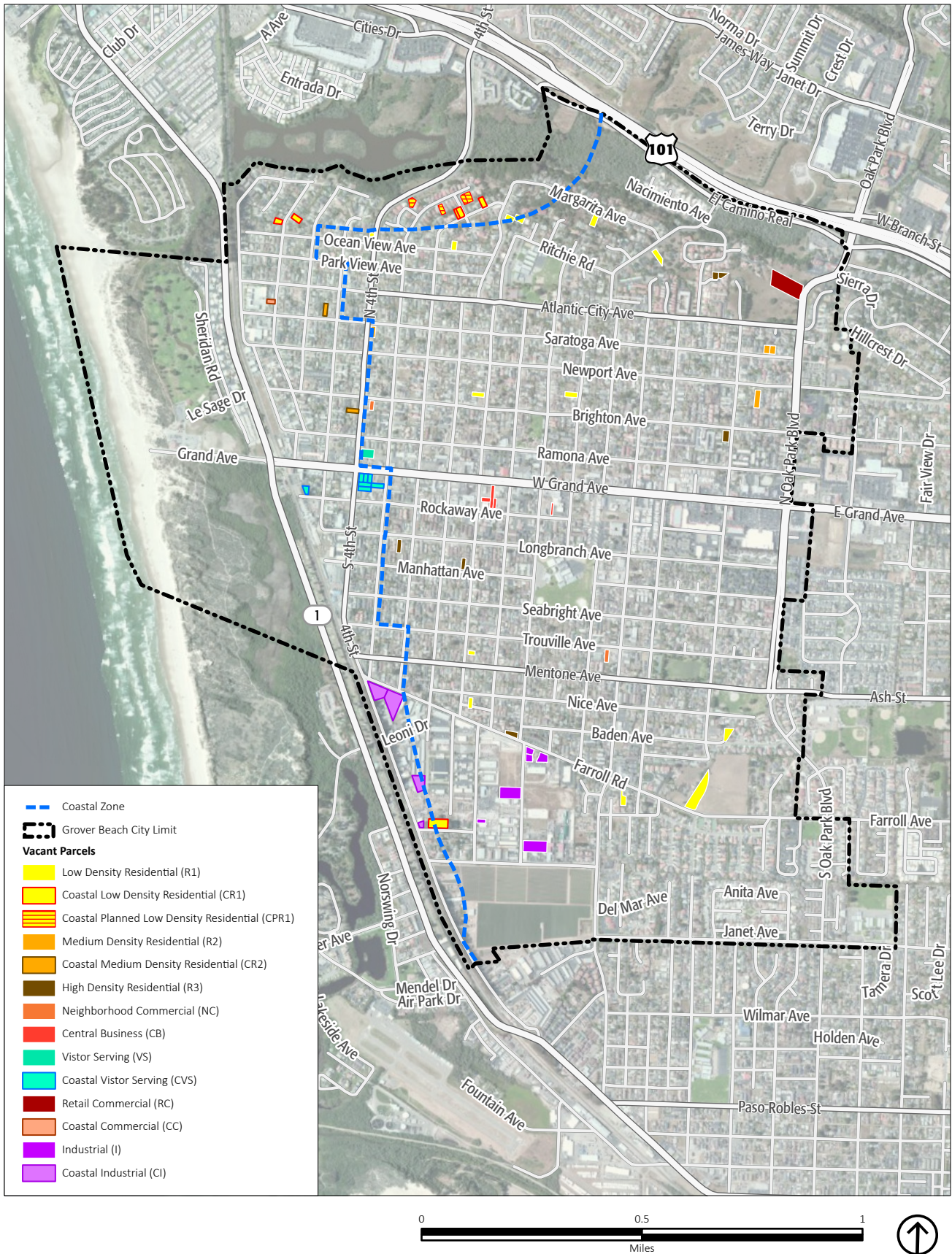


Figure AP-1 City of Grover Beach Vacant Residential Land Inventory



Figure AP-2 City of Grover Beach Opportunity Sites

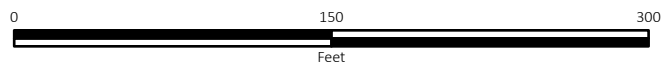




Figure AP-3 City of Grover Beach Opportunity Site 1



Opportunity Sites

-  Site#2- 1206 W GRAND AVE; (APN: 060-242-057); Central Business Open (CBO)
-  Site#6 & 7- 164 S 13TH ST; (APNs: 060-242-044 & 060-242-045); Central Business Open (CBO)

* Parcels with Proposed Zoning

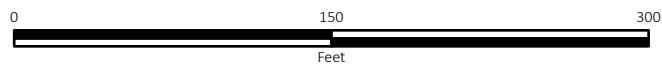
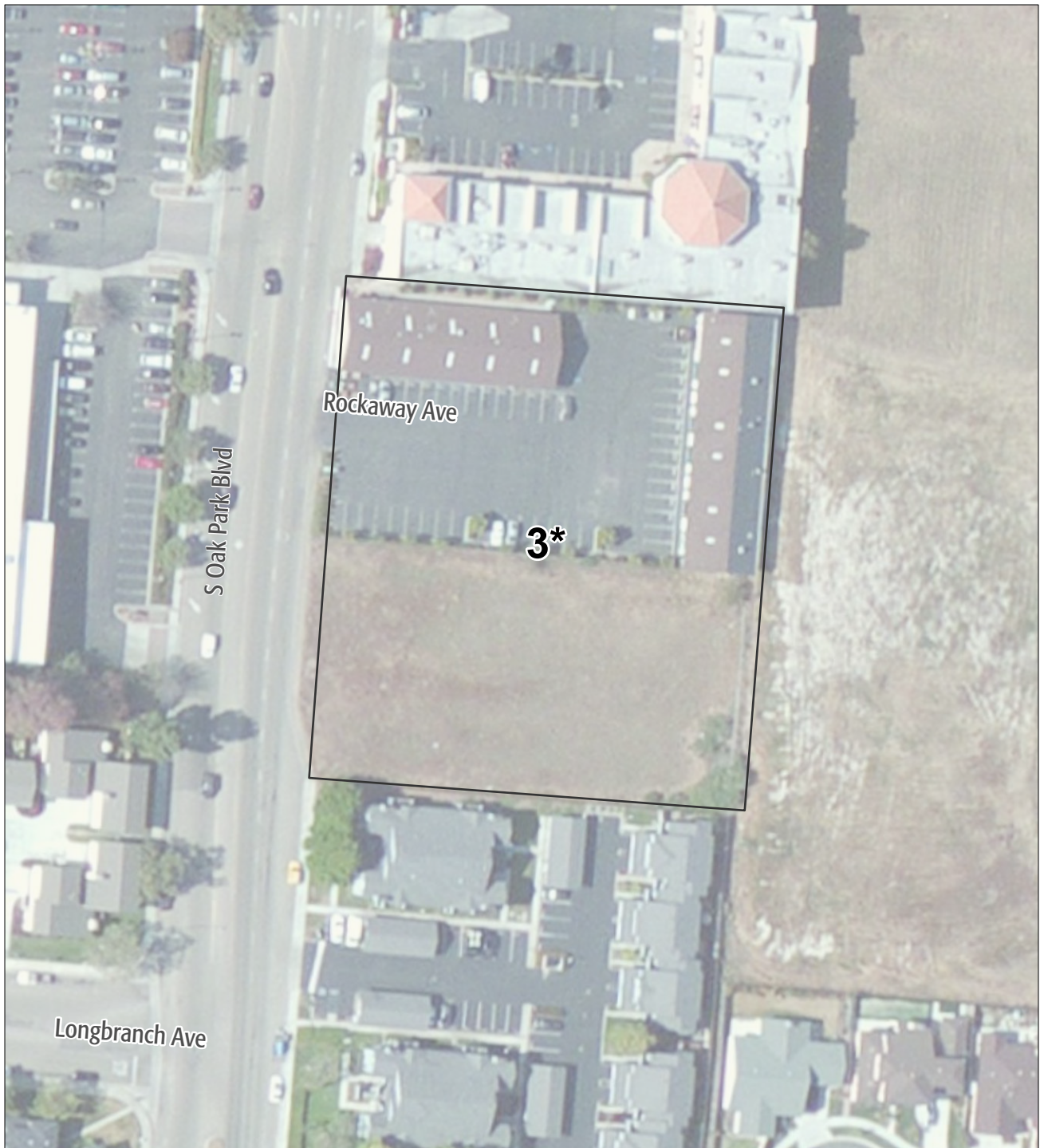



Figure AP-4 City of Grover Beach Opportunity Sites 2, 6 and 7



Opportunity Sites

 Site#3- 191 SOUTH OAK PARK BL; (APN: 060-309-002); Central Business Open (CBO)

* Parcels with Proposed Zoning

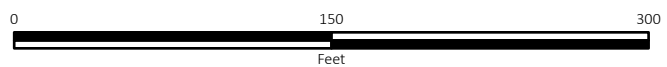




Figure AP-5 City of Grover Beach Opportunity Site 3



Opportunity Sites

-  Site#4- 809 RAMONA AVENUE; (APN: 060-156-031); High Density Residential (R3)
-  Site#5- 247 9TH STREET; (APN: 060-156-011); High Density Residential (R3)

* Parcels with Proposed Zoning

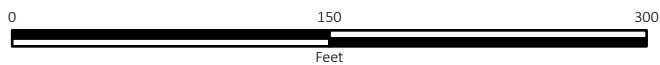


Figure AP-6 City of Grover Beach Opportunity Sites 4 and 5

3. Public Participation Summary

State law requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element . . .” (Government Code Section 65583).

In order to satisfy this requirement, the City conducted a series of community meetings and public hearings to receive community input concerning Grover Beach’s Housing Element and the community housing needs and actions the City could take to address them. (Descriptions of these meetings are listed below.)

Public Workshop, February 12, 2020

A flyer advertising the public workshop on February 12, 2020 was published in the New Times, posted on the City’s website and social media accounts, and emailed or mailed to interested parties.

The City held a public workshop with the general public to solicit input from City residents on February 12, 2020. The format for this meeting was a presentation with an overview of the 6th-cycle Housing Element update process followed by breakout small group discussions. Participants were organized at a table with a facilitator during the small group discussions and prompting questions were asked by the facilitators to spur discussion. Several community organizations and government agencies were invited to attend the workshop. Invited groups included government entities such as the Cities of Pismo Beach and Arroyo Grande, the Northern Chumash Tribal Council, and the Five Cities Fire Authority; non-profits and housing advocacy organizations such as Habitat for Humanity, the San Luis Obispo County Housing Trust and SLO YIMBY; other community organizations such as SLOCOG, the Chamber of Commerce, and the Builders Association of the Central Coast; and representatives of the local housing development community. Spanish translation was available. Childcare and dinner were provided. Eighteen members of the public attended the meeting. The following is a listing of the comments and input received during the question and answer session after the presentation:

- Attendees asked about the difference between a junior accessory dwelling unit (ADU) compared to a conventional ADU. The response given detailed that a junior ADU exists within a structure while an accessory dwelling unit can either be attached or is an accessory detached structure that accompanies the primary dwelling unit. Junior ADUs are smaller than other attached ADUs.
- Attendees asked about whether recent state laws supersede homeowners associations restrictions on types of units.
- An attendee asked a question about the project schedule. Went over the schedule slide and talked about various milestones.

APPENDICES

3. Public Participation Summary

- Attendees asked about the RHNA process and why most of the housing units were allocated to the Above Moderate category. The response given described that RHNA is handled by the SLOCOG and that above moderate-income housing units are simply easier and more realistic to produce than lower-income housing units.
- Attendees asked about how the income limits produced by the Department of Housing and Community Development (HCD) are used. The response given related that the income limits are used to understand the purchasing or renting power of someone in a given income category.
- Attendees asked what types of housing meet the definition of housing units and whether a studio shares the same definition as 5-bedroom housing unit. Yes, in terms of meeting the RHNA any size unit is counted as a unit.
- Attendees asked about the relationship of the Housing Element to other elements in the City's General Plan. The response given described that the entire General Plan needs to be internally consistent so any Housing Element policies and programs cannot contradict those of other elements.
- Attendees asked which data source is used in the Housing Element's housing needs assessment. The response given shared that the American Community Survey (ACS) is the primary data source used.
- Attendees asked whether Grover Beach fulfilled its RHNA from its previous housing cycle. The City has not met its RHNA numbers in all categories.
- Attendees asked if market-rate homes are the same quality as affordable housing units when produced. The response given outlined that this situation varies from case to case.

The prompting questions used during the small group discussions are listed below.

1. Use the Legos at your table to show what heights you think are appropriate for housing in Grover Beach. Should projects have a mix of heights?
 - a. Are different heights appropriate in different areas of the city?
 - b. Are different heights appropriate for certain types of housing—single-family? multi-family? Etc.

Community response: Respondents indicated that more height was acceptable if it was designed appropriately. Some respondents indicated that a maximum of three stories per site is okay as well as specifying that there should be setbacks on each consecutive floor to taper off the building's vertical massing. A preference for rooftop decks was also discussed.

3. Public Participation Summary

2. What are the most significant housing-related needs in Grover Beach?

Community response: Respondents shared that senior housing needs and ADA accessibility were chief concerns as well as reduced off-street parking requirements. Also shared was a perceived departure of families from the Grover Beach area attributed to an increase in the cost of living. Others described that a shortage in single-resident occupancy units was contributing to an increase in homelessness. Another issue shared related to the undersized parcels in the city which was suspected of limiting potential development by affordable housing builders like Peoples' Self-Help Housing. Respondents also indicated a desire for more centralized commercial areas, that were colloquially called "nodes" by the participants. A preference for neighborhood commercial shops amongst a widespread residential area was discussed as an opportunity to bring public gathering to an area and increase vibrancy and foot traffic was discussed. This discussion yielded that a mix of heights and a mix of uses was preferred by respondents.

3. What are the challenges or barriers to making housing more affordable in Grover Beach?

Community response: Respondents described that obtaining permits and paying fees was a major obstacle to housing affordability, describing a challenging permitting process for things like sidewalks or windows. They also shared that the Coastal Zone Overlay contributed to overregulation, and required garages, and mandated a discretionary review process which was perceived as a way for NIMBYist sentiment to block development. Others said that the City's inaction to upzone vacant low-density parcels, such as R1, was preventing more affordable housing from being built. The factor of time for plan review was also discussed as well as the work for developers to communicate with multiple departments at City Hall to navigate the City's review processes. Others discussed the current shortage of construction workers and the associated increases in worker pay as well as the cost of construction materials. Additionally, the cost of land in the city is already high further compounding the other two problems. Developers also said it would be helpful to have parcels zoned for multi-family by-right which would make them less hesitant to propose projects that include multi-family housing.

4. In your community, are there housing types that you feel are in especially short supply (housing for seniors and people with disabilities, entry-level housing, farmworker housing, shelters for the homeless, etc.)?

Community response: Respondents indicated that all housing types were in short supply, except for large single-family homes. Specifically, respondents reported a shortage of mixed-use/commercial zone residential development, modular manufactured homes as ADUs, townhomes, duplexes, entry-level homes (first-time homebuyer), and missing middle housing.

APPENDICES

3. Public Participation Summary

5. What can be done to address these challenges and barriers and who could best address it?

Community response: Respondents indicated that more public hearings and workshops to discuss government regulations, farmworker housing, and affordability issues could be helpful. Others suggested updates to infrastructure and changing user fee rates to help pay for renovations. Developers shared that removing civil engineering requirements from the entitlement process and relocating that part of the design process to the building permit process would be more efficient. They also shared that reducing entitlement requirements to conceptual/preliminary plans could save four months on projects. Others encouraged more private-public partnerships.

6. Do you have any additional comments to share?

Community response: Additional comments collected include the desire for more RVs and tiny homes, a city-wide assessment of existing surface parking supply, more awarded density bonuses, and more projects where the contractor is also the developer to reduce overhead costs.

- A small number of written comment cards were received at the workshop. They included the following comments:
 - How can we collectively plan to increase capacity for new and existing childcare programs and options as housing increases?
 - Would like to see financing and/or tax rebates to help with building ADUs.

Survey

As of June 30, 2020, one response to the online survey was received. The respondent noted the following:

- Empty homes owned by people who live out of town is a barrier to making housing more affordable in Grover Beach.
- More development could address this issue.
- Homeless and families are the groups that lack housing facilities the most.
- Homeless shelters, single-family and multi-family homes, as well as rentals are the housing types most needed in Grover Beach

3. Public Participation Summary

Public Hearings

Joint Planning Commission/City Council Study Session, July 27, 2020

A joint meeting of the Planning Commission and City Council on the Public Draft Housing Element was held on July 27, 2020 at 6:00 PM. The meeting was streamed by AGP Video, Inc. Because of the technology used to make this meeting visible to the public, it is unknown how many people were watching the livestream. Public comment was received over the phone. One member of the public called in with questions. Those who were sent invitations to livestream the July 27 meeting included anyone who had been invited to or had signed in at the February 12th meeting, the survey respondent and a community member who requested information. The following is a listing of the comments and input received from members of the Planning Commission and/or City Council:

- One member asked whether tiny homes on chassis can be counted towards the RHNA. Tiny homes on a chassis are now permitted per the recent ADU ordinance update. They can be counted, but the City needs to meet a list of criteria and one of the big criteria is to allow them in your local ordinance but there are other things so that list can be provided if needed.
- Somebody asked about the ADU numbers that are included in the draft and how they were substantiated. The response given detailed the HCD methodology that was followed.
- A Planning Commissioner and Council Member asked if it would be possible to wait for the Census 2020 data to update the housing element. In the response, it was noted that that data is unlikely to come out before 2021 at the earliest and that the housing element due date is at the end of this year. If the city wanted to wait, then they would be out of compliance or they would need to adopt the Housing Element before the end of 2020 and then prepare another HE once the 2020 Census data becomes available.
- A question was asked about 191 South Oak Park opportunity site, Site number 3, and why the letter from the property owner for this site didn't specifically mention being interested in building affordable housing? It wasn't required in order to include these sites. Even though some of the other letters did mention affordable housing, there's no guarantee with any site that affordable housing would happen on the privately owned opportunity sites. The exception is the Cleaver site which is owned by the City and has a plan for affordable housing that is moving forward.
- A question was asked about Opportunity Site number 1 and why it was included and considered a good opportunity site where housing is likely to develop. The owner of that site is the developer and they have a track record of producing small units that are affordable by design.
- Another Planning Commissioner asked whether later analysis, including more site-specific analysis and information related to the Opportunity Sites, would happen at the time of application for a project. Staff responded yes.

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3. Public Participation Summary

- A Planning Commissioner asked how the housing needs affect density, and whether density needs to be increased in order to meet the RHNA. The Commissioner said he said he would be in favor of meeting the RHNA without rezoning and increasing the density and he has concerns about density increases and additional parking needed and issues related to that parking. Staff responded by saying that all of the sites that are being considered for rezoning have interested property owners. The Commissioner said he is now fine with the proposed rezoning.
- Someone else asked for more information on the regional housing planning process. One part of it is finishing the infrastructure planning process (Regional Infrastructure and Affordable Housing Strategic Action Plan) and looking for ways to address regional infrastructure needs countywide and tie that in with housing. Another way is to move beyond housing planning that's siloed by jurisdiction. This has happened in response to the housing element and RHNA requirements. The region can look for ways to meet housing needs regionally and continue to put more resources towards responding to the housing crisis in addition to just meeting the requirements of the housing element.
- Someone else asked about whether programs that were deleted from the last Housing Element in this draft have been completed? Staff responded yes.

Only one public commenter called in. Below is a summary of her comment:

- She mentioned the fact that the opportunity sites are not required to be affordable housing so in order to in actually get affordable housing on those sites she would like to see more by-right zoning and also density increases.
- She wants to also make sure that this document is addressing housing for everyone, not just lower income categories. In particular, she wants the City to think about the missing middle to accommodate those who are moderate income or somewhere in the middle of the income range.
- She would like to see the city densify.
- She noted that some of the City's growing industries like the marijuana industry and tech have a lot of higher-income employees who might be interested in taller apartments or townhouses on places like Grand Avenue that could have nice views of the ocean.
- She definitely agrees that rezoning is needed to meet state law and also to address the backlog in terms of housing supply in the city. She would like to see the list of opportunity sites expanded beyond those that are listed in the document. She also mentioned a property that was recently for sale on the 900 block of Atlantic City that was zoned for lower density. If it was zoned higher density it could have yielded more housing. She also identified the hotel housing project on El Camino Real and the parking lot behind Mechanics Bank that is very large and underutilized as potential sites.
- She encouraged the city to expand their density bonus to go beyond what is required by state law and she gave the example of City of San Diego.

3. Public Participation Summary

- She said that the city should not mandate garages and carports.

Staff responded to that comment by saying that as of this recent ADU ordinance update garages/carports are no longer required for single family except for with a PUD so that is a recent change that reduced parking requirements.

One of the Planning Commissioners noted that he appreciated the commenter's remarks regarding continuing to focus on a mix of incomes in housing for the city not just for lower income residents.

The Planning Commission and Council then provided direction:

- They said that the goals, policies and programs were acceptable
- They did not want to add any goals policies or programs
- They said that the rezone sites were acceptable
- They did not have any other proposed revisions
- They approved submittal of the draft to HCD for review

Planning Commission, October 28, 2020

The Grover Beach Planning Commission reviewed the final draft 2020-2028 Housing Element at their online meeting on October 28, 2020. One member of the public spoke during public comment. The City and consultant presented the final draft housing element and responded to questions. Members of the Planning Commission had some comments and questions. The Planning Commission voted to approve forwarding the final draft Housing Element and the Initial Study/Negative Declaration to the City Council for their review and approval. They also approved forwarding the ordinance with the proposed zoning changes to the City Council for their review and approval.

Public Comment

- A representative of First 5 San Luis Obispo County's "We Are the Care" Initiative spoke during public comment noting she was following up on their letter submitted to the City. The comments centered around providing child care in housing developments, promoting intergenerational facilities near child care facilities, and ensuring enough outdoor space is provided in housing projects.

Planning Commission Comments

- A member of the Commission asked whether public parks were being rezoned for housing?
- A member of the Commission asked whether there are enough places in the City for applications received for housing?

APPENDICES

3. Public Participation Summary

City Council, November 16, 2020

The Grover Beach City Council reviewed the final draft 2020-2028 Housing Element at their meeting on November 16, 2020. City staff and consultant presented about the final draft housing element and were available to respond to questions. No comments were made by members of the public. Members of the City Council had some comments and questions. The City Council voted to adopt the ordinance amending the zoning on the opportunity sites identified for rezoning in the draft housing element, adopt the Housing Element, and approve the Initial Study/Negative Declaration. The Council authorized City staff to submit the adopted Housing Element to HCD for their certification review.

City Council Comments

- A member of the Council asked about a comment submitted on the public draft by the San Luis Obispo Council of Governments related to showing the numbers for extremely low-income households in the housing element.
- A member of the Council asked how much the fair housing efforts called for in Program 8.2 would cost?
- A member of the Council asked staff to confirm that the first reading of the zoning ordinance amendments tonight would satisfy the goal of having the zoning changes adopted prior to December 31, 2020?
- A majority of the Council recommended including a policy and program to address the recommendations in the letter from First 5 San Luis Obispo County.
- A member of the Council asked whether there have been any 50 unit housing projects that would trigger the requirement for onsite child care facilities called for in the potential program language to address the recommendations from First 5?
- A member of the Council asked that Table TR-7 be clarified to show how the percentages add up.

Other Outreach Efforts

- City staff and consultant participated in an online meeting with stakeholders in June 2020 where they were asked to provide input on the regional section of the housing element.
- City staff presented Economic Strategy Project Building Design & Construction Cluster meeting held online on June 10, 2020. The meeting was organized by the Economic Vitality Corporation and the Home Builders Association of the Central Coast. City staff shared information on the statuses of Grover Beach's Housing Element Update and ADU Ordinance and received input from attendees.
- City staff presented along with the other San Luis Obispo County jurisdictions at the annual Housing Summit held online on September 10, 2020. The summit was organized by the San Luis Obispo Chamber of Commerce. This year's online event was split into multiple days. The September 10th portion was dedicated to the regional housing planning

3. Public Participation Summary

efforts underway by the Regional Housing Action Team including the regional portion of each jurisdiction's housing element. Each city and the county presented about their housing element and housing planning efforts and responded to questions from the moderator and participants.

APPENDICES

3. Public Participation Summary

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APPENDICES

4. List of Qualified Entities

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
CALAVERAS	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development, C	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtret@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodiqy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MONTEREY	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
BUTTE	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LOS ANGELES	PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jtorres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
SAN BENITO	Peoples' Self-Help Housing Corp	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
DEL NORTE	Redwood Community Action Agency	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
FRESNO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
SONOMA	Sonoma County Community Development Commission	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALAMEDA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
MARIN	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
KERN	Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
DEL NORTE	Humboldt Bay Housing Development Corporation	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	bmatsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
CONTRA COSTA	Neighborhood Housing Services of the East Bay	2320 Cutting Blvd.	Richmond	CA	94804	510.237-6459	Javier Hernandez	javier@eastbaynhs.org	510.237-6482	Local, regional, nonprofit		8/14/14	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610	Leah Pears	lpears@calhfa.ca.gov	(310) 342-1226			12/11/15	
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.inouye@inouyeapartments.com			X	8/1/16	2/26/14
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compuall.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
ALL COUNTIES	Lincoln Avenue Capitol, LLC	595 Madison Avnue Suite 1601	New York	NY	10022	(212) 554-2320	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organization	X	5/3/17	5/3/17
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALAMEDA	East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
ALAMEDA	Community and Economic Development Agency	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALAMEDA	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALAMEDA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALAMEDA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	pep@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
LAKE	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
MENDOCINO	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
NAPA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
SONOMA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
KERN	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ORANGE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
RIVERSIDE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
SAN BERNARDINO	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99

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County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcquire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
CONTRA COSTA	Community Housing Development Corp.	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900	Rebecca Ayyad	rayyad@udqi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards✓	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
ALAMEDA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049	(310) 820-4888	Anthony Yannatta	Anthony@tsahousing.com			X	5/24/17	
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
ALAMEDA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
SOLANO	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
CONTRA COSTA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99
IMPERIAL	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
KERN	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
LOS ANGELES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
ORANGE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
RIVERSIDE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN BERNARDINO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN DIEGO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SANTA BARBARA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
VENTURA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3600 CheSte.r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
FRESNO	Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eochnlsn@psnw.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
EL DORADO	El Dorado County Housing Authority	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
IMPERIAL	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
IMPERIAL	Calexico Community Action Council Inc.	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
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County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
LOS ANGELES	Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Loca., regional, national public agency		11/6/17	8/17/17
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organizatio	X	6/7/18	10/11/06
SONOMA	Burbank Housing Development Corp.	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Housing Authority of County of Alameda	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	√	obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste.wart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
ORANGE	Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Fairfield Redevelopment Agency, Planning Department	1000 WebSte.r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
STANISLAUS	Modesto Redevelopment Agency	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
SOLANO	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.cn	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
STANISLAUS	Housing Authority of the County of Stanislaus	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrcd@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
ORANGE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17

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County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
SAN FRANCISCO	MOHCD City and County of San Francisco	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama	lisa.motoyama@sfgobv.org	(415) 701-5501	Local, regional, nationl public agency			
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Commu	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.cor	(310) 551-1666	Profit-motivated individual or organization			6/4/18

APPENDICES

4. List of Qualified Entries

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