Housing Element 2009-2014

County of San Luis Obispo General Plan

Adopted August 25, 2009

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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Dana Lilley, Supervising Planner
Morgan Torell, Planner III, **Project Manager**
Suzan Ehdaie, Planner I
Jennifer Jimenez, Mapping/Graphic System Specialist
Amber Colson, Student Intern

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CHAPTER 1: INTRODUCTION

Providing an adequate supply and range of affordable housing choices is a significant challenge in San Luis Obispo County. The San Luis Obispo region faces constraints such as high construction costs and high demand for developable land. The current recession further constrains the feasibility of constructing affordable housing. The Housing Element is a document containing the overall goal, and objectives, policies, and programs to identify the actions the County intends to implement to facilitate housing production for existing and future residents in the unincorporated county. The County's goal for the Housing Element is to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County. Special attention is made in this Element's policies and programs to encourage development of housing for lower and moderate income persons, including special needs populations such as farmworkers and homeless.

WHAT IS THE HOUSING ELEMENT?

The Housing Element is one of seven required elements of the San Luis Obispo County General Plan. Its primary purpose is to facilitate the provision of needed housing in the context of the Land Use Element of the County General Plan and related ordinances. The secondary purpose is to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development, which in turn will help the County qualify for certain funding programs offered by the

The County's Vision

A place that is safe, healthy, livable, prosperous, and well governed.

A Safe Community

The County will strive to create a community where all people -- adults and children alike -- have a sense of security and well being, crime is controlled, fire and rescue response is timely, and roads are safe.

A Healthy Community

The County will strive to ensure all people in our community enjoy healthy, successful, and productive lives, and have access to the basic necessities.

A Livable Community

The County will strive to keep our community a good place to live by carefully managing growth, protecting our natural resources, promoting life long learning, and creating an environment that encourages respect for all people.

A Prosperous Community

The County will strive to keep our economy strong and viable and assure that all share in this economic prosperity.

A Well Governed Community

The County will provide high quality "results oriented" services that are responsive to community desires.

State. The State requires an update to the Housing Element generally every five years.

WHY IS AFFORDABLE HOUSING IMPORTANT?

Affordable housing benefits the entire community in the following ways:

- It strengthens the local economy by ensuring that employers have access to high quality workers and by allowing people to spend more of their income on goods and services rather than on housing.
- It can reduce traffic congestion be enabling people to live near their workplaces, shopping, and other frequently visited locations.
- It can protect the environment by providing housing opportunities for people within urban areas as an alternative to living in sensitive habitat areas and agricultural lands.
- It facilitates diversity in the local population by allowing persons and households of all income levels to live in the county.
- Indirectly, it can improve the health of families by enabling them to spend more time and money on health care, nutrition, education, and recreation.

WHAT EXACTLY IS "AFFORDABLE HOUSING"?

The term "affordable housing" refers to housing that households can rent or buy while keeping housing costs within certain limits. Housing is generally considered affordable if total housing costs

do not exceed 30 percent of household income. The most commonly used categories of affordable housing include housing which is affordable to very low income, low income, or moderate income households. The County also adopted an extremely low income affordably housing category for households earning less than 30 percent of average median income and a workforce housing income category for workers earning up to 160 percent of average median income. Average wage earners comprise a majority of our workforce and need housing that is affordable to that income group.

The San Luis Obispo County Land Use Ordinance (LUO) and Coastal Zone Land Use Ordinance (CZLUO) establish a procedure to set affordable rent levels and sales prices, adjusted by size of the subject housing (in terms of number of bedrooms). The Planning and Building Department issues a monthly bulletin containing current affordable housing standards.

Table 1.1 illustrates example income limits and Table 1.2 shows affordable housing standards effective for the month of August, 2009. Income limits are updated annually and affordable housing standards are updated monthly. Income definitions used in the tables are described below.

The State of California defines income groups as follows:

“Extremely Low Income” is defined by Health and Safety Code Section 50105 as 30% of county median income.

"Very Low Income" is defined by Health and Safety Code Section 50105 as 50% of county median income.

"Lower Income" is defined by Health and Safety Code Section 50079.5 as 80% of county median income.

"Moderate Income" is defined by Health and Safety Code section 50093 as 120% of county median income.

The County of San Luis Obispo defines “Workforce” as follows:

“Workforce” is defined by Title 22 of the County Code as 160% of county median income.

Myth: “Affordable housing will lower property values in my community.”

Fact: A number of studies have documented that contemporary affordable housing developments have no impact on nearby property values, and in some cases contribute to increased property values.

~Source: http://www.interfaithhousingcenter.org/mainpages/21myths.html

Very Low and Low Income Apartments
Serenity Hills, Templeton

Completed in 2008

The income limits for San Luis Obispo County are updated yearly by the Department of Housing and Urban Development (HUD) and by the State. Effective April 27, 2009, the income limits for San Luis Obispo County are shown below.

Table 1.1: Income Definitions

Persons in Family	Extremely Low Income (30% County Median Income)	Very Low Income (50% County Median Income)	Lower Income (80% County Median Income)	**Median Income**	Moderate Income (120% County Median Income)	Workforce Income (160% County Median Income)
1	$14,900	$24,800	$39,650	**$49,550**	$59,450	$79,280
2	$17,000	$28,300	$45,300	**$56,650**	$67,950	$90,640
3	$19,150	$31,850	$51,000	**$63,700**	$76,450	$101,920
4	$21,250	$35,400	$56,650	**$70,800**	$84,950	$113,280
5	$22,950	$38,250	$61,200	**$76,450**	$91,750	$122,320
6	$24,650	$41,050	$65,700	**$82,150**	$98,550	$131,440
7	$26,350	$43,900	$70,250	**$87,800**	$105,350	$140,480
8	$28,050	$46,750	$74,800	**$93,450**	$112,150	$149,520

Source: County Planning and Building Department

Effective August 3, 2009, rents and sales prices are as shown below. The rents and sales prices are updated monthly.

Table 1.2: Maximum Rents

	Monthly Rents[1]				
Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce Income
Studio	$372	$619	$743	$1,363	$1,858
1	$425	$708	$850	$1,558	$2,124
2	$478	$796	$956	$1,752	$2,389
3	$531	$885	$1,062	$1,947	$2,655
4	$573	$956	$1,147	$2,102	$2,867

Note 1: Maximum rents shown above include costs of utilities based on utility allowances determined by the Housing Authority of the City of San Luis Obispo.

Table 1.3: Maximum Sales Prices

	Initial Sales Prices[2]				
Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce Income
Studio	$30,000	$63,000	$96,000	$193,000	$271,000
1	$37,000	$75,000	$110,000	$224,000	$312,000
2	$44,000	$87,000	$129,000	$254,000	$354,000
3	$5,000	$99,000	$146,000	$285,000	$395,000
4	$57,000	$110,000	$159,000	$309,000	$429,000

Note 2: Homeowners association dues assumption is $150.00 per month, and mortgage financing is assumed at a 5.74% fixed interest rate for 30 years (per HSH Associates). Prices shown are preliminary estimates, as actual price limits will be determined by the County on a case by case basis.

Myth: "Affordable housing will lead to an increase in crime in my community."

Fact: This objection often reflects biased attitudes against certain groups. In most cases people who need affordable housing are senior citizens living on fixed incomes and families working entry-level and low-wage jobs. There is no evidence that affordable housing brings crime to a neighborhood. Whether a development will be an asset or a detriment to a community more often turns on basic management practices: careful screening, prudent security measures, and regular upkeep.

~Source: http://www.interfaithhousingcenter.org/mainpages/21myths.html

HOW THIS HOUSING ELEMENT WAS PREPARED

The Planning and Building Department chose to replace the 2004 Housing Element rather than doing a page by page edit. Although the certified 2004 Housing Element was substantially rewritten from previous elements, additional revisions have now warranted replacement of the document. The State of California Department of Housing and Community Development (HCD) approved each updated Housing Element version previous to 2004.

This Housing Element is organized with information required by State law, and consists of the following chapters:

- Introduction (Chapter 1)
- An evaluation of the previous housing element (Chapter 2)
- An analysis of sites where housing can be built (Chapter 3)
- Descriptions of proposed programs (Chapter 4)
- Analyses of housing needs and constraints (Chapter 5)
- Appendices (Chapter 6)

Myth: "Higher-density housing is only for lower-income households."

Fact: "People of all income groups choose higher-density housing."

Source: "Higher-Density Development, Myth and Fact", Urban Land Institute, 2005

PUBLIC PARTICIPATION

Affordable and workforce housing issues (described in Chapter 5) are a major topic of public discussion. Due to the high cost of construction and housing countywide, the County and other groups initiated public discussions of the issues related to the Housing Element. Here are some examples:

- On March 19, 2008, the County participated in planning and holding a workshop with the Workforce Housing Coalition to discuss development of affordable housing on surplus land.
- On September 30, 2008, County staff attended a presentation from the Area Agency on Aging to discuss senior housing needs in the County.
- The County held Housing Element public education presentations in October, November, and December 2008 with ten community Advisory Councils including Creston (rural area), Oceano, San Miguel, Shandon, Avila Valley, Santa Margarita, North Coast, Templeton, Los Osos, and South County.
- On November 7, 2008, the County held a Housing Element workshop with the San Luis Obispo County Builder's Exchange, Realtor's Association and Boards, Habitat for Humanity, and the San Luis Obispo County Office of Education to discuss housing needs.
- On November 21, 2008, County staff attended the Community Services District Association meeting to discuss infrastructure constraints for housing.
- On December 1, 2008, County staff attended the Agricultural Liaison Advisory Board to discuss the need for farmworker housing, and followed up with a roundtable discussion on December 12, 2008 to further discuss farmworker housing needs.
- On December 8, 2008, the County held a Housing Element workshop with the Homebuilders Association, Housing Trust Fund, manufactured home representatives, and other members of the public to discuss housing needs.
- On December 12, 2008, County staff attended a Chief Business Officials meeting with school districts in the County to discuss housing needs for teachers and other staff.

The County reached out to lower income residents throughout the public participation process in several ways. First, presentations to the Workforce Housing Coalition reached a broad representation of lower income households through participation of the Housing Authority of the City of San Luis Obispo, the non-

18 units per acre
Walnut Street,
San Luis Obispo

profit housing developer People's Self Help Housing Corporation, and other groups such as lenders. Additionally, County staff attended advisory council meetings in Shandon, San Miguel, and Oceano to describe the Housing Element process and encourage participation and input. Census data shows that these three communities have concentrations of low income persons. The County also held publicly televised meetings such as a study session of the draft Housing Element at the Planning Commission. Residents throughout most of the county have access to these televised meetings through a public access channel. These meetings are also accessible on the internet.

Public awareness of the issues surrounding affordable and workforce housing increased as a result of these public discussions, and the County gained useful information regarding housing needs, constraints, public sentiment, and possible public responses. County staff learned that the public generally values development incentives and preserving some multi-family land for attached housing. Additionally, some agencies want revised development standards for certain types of development such as farm support and group quarters, mobilehome parks, and Residential Multi Family projects to reduce barriers to construction of these housing types.

A Public Review Draft Housing Element was issued on March 10, 2009, and a copy was transmitted to HCD for its review. HCD, local agencies, and other members of the public provided comments to the County within the 60-day public comment period. After considering all comments received on the Public Review Draft Housing Element, the County prepared a Public Hearing Draft Housing Element.

On July 6, 2009, the San Luis Obispo Planning Commission recommended adoption of the Public Hearing Draft Housing Element to the Board of Supervisors. On August 11, 2009, the Board of Supervisors tentatively took action to adopt the Public Hearing Draft Housing Element, and took final action to adopt the Housing Element on August 25, 2009. The adopted Housing Element will then be transmitted to HCD for its review. After reviewing any additional comments from HCD, the Board of

Supervisors may adopt a revised Housing Element at a future hearing date if needed.

GENERAL PLAN CONSISTENCY

The Housing Element is most affected by the San Luis Obispo County Land Use Element (LUE) and Land Use Ordinance (LUO), and their Coastal Zone counterparts - the CZLUE and CZLUO. These documents guide location, type, intensity, and distribution of land uses throughout the county. The LUE places an upper limit on the number and type of housing units that can be constructed by designating the total acreage and density of residential development. Also, land set aside for commercial and industrial uses creates employment opportunities, which in turn increases demand for housing in the county.

This Housing Element is internally consistent with the other elements of the San Luis Obispo County General Plan. This is because the sites analysis and existing programs described in this Housing Element reflect provisions of the Land Use Element (LUE), other elements of the San Luis Obispo County General Plan, and ordinances in effect when this element was adopted. For example, the sites identified for housing include only those already designated for housing pursuant to the LUE, including adjustments for known constraints. However, in order to maintain internal consistency of the General Plan, the County may find it necessary or appropriate to amend one or more of those documents as it implements the proposed programs in this Housing Element.

Myth: "Affordable housing will look like "cheap housing."

Fact: Affordable housing must comply with the same building restrictions and design standards as market-rate housing. Because it is often funded in part with public money, sometimes it needs to comply with additional restrictions and higher standards than market-rate housing. Affordable housing is not affordable because it's built with "sub-quality" materials; it is affordable in the sense that it is less costly to live in because it is supported by additional public and private funds.

~Source: http://www.interfaithhousingcenter.org/mainpages/21myths.html

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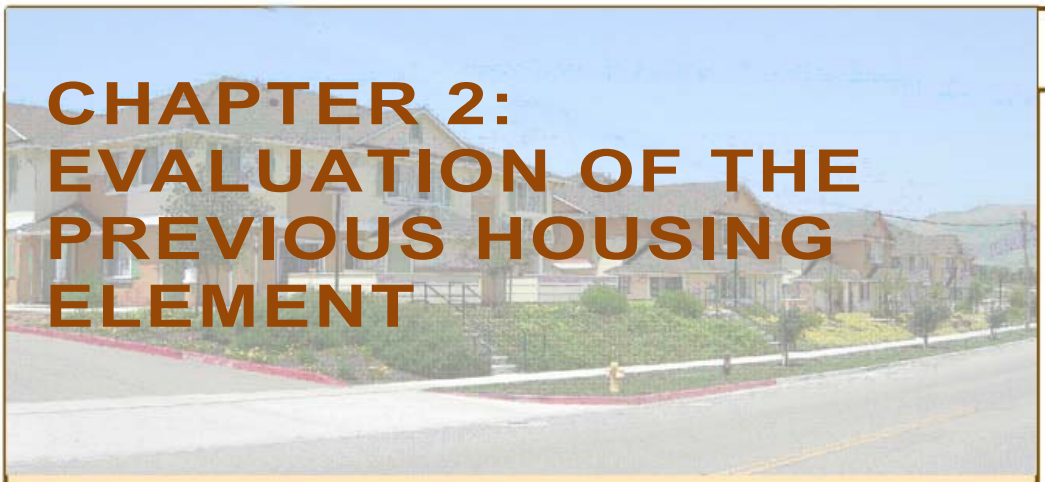

CHAPTER 2: EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Overview

Some effective programs in the previous Housing Element include addressing mobilehome park conversions, requiring development of affordable housing, and providing direct financial assistance for affordable housing. These, as well as other programs and market forces, combined to produce 776 very low and low income units and 422 moderate income units of affordable housing during the 7.5-year period from January 2001 to June 2008 (see Table 2.1). While important, these successes still fell short of meeting the affordable housing needs for very low, low, and moderate-income households. Since most residents earn moderate or below moderate incomes in the county, the affordable housing constructed did not meet the demand over the last Housing Element cycle. A detailed description of housing accomplishments is included in Appendix A. *The following table describes housing units constructed in the previous Housing Element cycle, showing 43% of the goal met for very low and low income housing and 45% of the goal met for moderate income housing.*

Table 2.1: New Housing Units Produced
Unincorporated County 2001-June 30, 2008

Income Group	Needs	Provided	% Achieved	Shortfall
Very Low & Low Income	1,807	776	43	1,031
Moderate Income	929	422	45	507
Above Moderate	4,284	6,112	142	(1,828)
Total	7,020	7,310	104	(290)

Source: SLO County Planning and Building Department

The shortfall in construction of affordable housing was due to several factors. For example, a recession slowed the economy

over the last few years. Loans are harder to obtain and home prices decreased dramatically. Additionally, grants and tax credits for construction of affordable housing are competitive and construction costs are high in California. These factors, as well as others listed later in this Chapter, limited the amount of affordable housing constructed.

AFFORDABLE HOUSING PROJECTS: EXAMPLES

LAS BRISA MARINA, OCEANO

Las Brisa Marina is a permanently affordable apartment complex in Oceano constructed in 2001 for farmworkers by People's Self Help Housing Corporation. Occupancy is restricted to households earning at least 50% of their income from farm labor. Sixteen affordable apartments are available and range in size from two, three, and four bedroom units. Amenities on-site include a basketball court, laundry facilities, play equipment, after school programs, literacy courses, and health screenings. The County provided $615,676 in Home Investment Partnerships Act (HOME) grant funds for this project.

SAN LUIS BAY APARTMENTS, NIPOMO

The San Luis Bay Apartments were completed in 2004, and include 120 units for very low and low income families. Apartments consist of 48 two bedroom apartments, 60 three bedroom, and 12 four-

bedroom units. A common area community room includes an office, TV, meeting area, and weight room for the tenants. The apartment complex is surrounded by single family homes across the street and newly constructed affordable apartments nearby.

TRACT 2136, SAN MIGUEL

People's Self Help Housing completed construction of 46 single family "sweat equity" homes for very low and low income buyers in San Miguel in 2005. The County provided $300,000 in HOME grant funds for this project for construction and homebuyer loans.

LACHEN TARA, AVILA BEACH

Lachen Tara is a newly constructed 29-unit apartment complex in the coastal community of Avila Beach. The project, constructed by People's Self Help Housing Corporation, was completed in 2008. Lachen Tara designated 4 units for farmworkers and 8 units for people with special needs. Apartments range from 450-880 square feet in size, consisting of studios, one-bedroom, and two-bedroom units. The County provided approximately $2.1 million in HOME grant funds and the site for this project.

COASTAL ZONE INFORMATION

State law requires specific information about housing built in the Coastal Zone (Section 65588 of the California Government Code). The Coastal Zone boundary was established by the California Coastal Act of 1976. Additional standards and procedures for planning and development to address issues of statewide concern

are included in the Coastal Act. Several communities are located in the coastal zone such as Cambria, Los Osos, Avila Beach, Cayucos, and parts of Oceano. From 1980-2008, approximately 1,994 housing units were approved for construction in the coastal zone. Between January 1, 2001 and June 30, 2008:

- Approximately 569 housing units received final inspection approval within the coastal zone.
- Approximately 7 housing units were required for persons of low or moderate income in new housing developments within the coastal zone or within three miles of the coastal zone pursuant to Government Code Section 65590.
- Approximately 121 housing units in the coastal zone received final inspection for demolition and 108 replacement units received final inspection.
- No housing units were demolished with low or moderate-income households as occupants within the previous 12 months.
- Non-profit developers built 3 affordable units for low and very low-income households in the coastal zone (in Cambria) and 7 moderate income units (in Avila Beach).
- 8 secondary dwelling units were built within the coastal zone.
- A 68 unit mobilehome park near the City of Morro Bay was approved for a condominium conversion in 2008. Replacement units are being provided by offering sales of spaces to existing homeowners and affordable rental rates for residents not purchasing their space.

REVIEW OF HOUSING ELEMENT GOAL, OBJECTIVES, AND PROGRAMS

The County made significant progress toward implementing the goal and objectives in the 2004 Housing Element. The following is a summary of the achievements addressing the single goal to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County. A complete summary of progress made toward implementing Housing Element Programs is included in Appendix H. Results were based on two objectives: facilitation of development of new housing units for all income categories and maintenance and improvement of existing housing.

- The County rezoned 24.1 acres of land to the Residential Multi-Family land use category and 7.4 acres to the Residential Single Family land use category in San Miguel.

- The County provided incentives for affordable housing development including expedited permit processing for affordable housing developments, density bonuses, modifications of development standards, and exemptions from the Growth Management Ordinance (GMO).

- Approximately 70 very low and low income affordable housing units were constructed in the unincorporated county with grant funding, and 179 affordable units were constructed in cities with grant funds allocated by the County.

- 20 very low and low income households were provided grant funds to repair their homes.

Atascadero Senior Housing

~Property acquired with $300,000 of federal HOME grant funds allocated by the County

Myth: "Higher-density development creates more regional traffic congestion and parking problems than low-density development."

Fact: "Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking."

- An inclusionary housing ordinance was adopted in 2008, requiring development of affordable housing in conjunction with residential and non-residential development.
- A mobilehome park closure ordinance was adopted in 2008 to preserve the County's stock of mobile homes.
- A condominium conversion ordinance was adopted in 2008 to preserve the County's stock of rental housing.

WHAT LIMITED THE PROVISION OF NEEDED HOUSING?

There are three primary reasons why affordable housing construction was limited in San Luis Obispo County over the last Housing Element cycle.

1. High Cost of Constructing Attached Housing

Builders, lenders, and insurance providers favor development of large single-family detached homes over alternatives such as apartments or condominiums. First, land costs are high in the county. Also, some developers found it very expensive or prohibitive to provide liability insurance and homeowner association insurance for attached multifamily housing projects. Builders also found that apartments and condominiums faced more difficulties due to neighborhood opposition. Responding to these influences as well as a market demand for retirement homes, builders found that building single-family detached homes, even on property zoned for more density, would sell more quickly and for prices often significantly higher than multi-family attached homes.

2. Water Supply and Sewer Infrastructure Constraints

Limited water supply and sewage disposal capacities in the unincorporated communities also limited multi-family development

and construction on small lots. Building moratoria and other less severe building limitations in urban areas also limited development of housing.

3. County Land Use Regulations

County requirements also played an important role in limiting the types and amounts of housing built. For example, while the County's Land Use Ordinance allows up to 38 units per acre in many urban areas, it may not be feasible once physical site constraints, height limits, setbacks, parking, drainage, and other development standards are taken into account.

How the County Can Address Limitations

The County can most directly influence the amount of affordable housing built by assuring that there is a sufficient amount of land designated for appropriate densities of residential development, and by assuring that adequate infrastructure is available. Over the longer term, the County can coordinate with local cities to designate additional land for housing within those cities, where centers of employment, schools, and shopping are located.

The County can also assist by finding ways to reduce the amount of time required to obtain development approvals that are consistent with land use policies and ordinances. Costs associated with holding land during the permit process and initial investments in public improvements discourage development and limit the supply of housing. The County can also provide incentives for development of affordable housing as described later in Chapter 4.

The County Planning and Building Department is continually looking for new ways to further streamline its permitting process. However, not all of the time used in processing applications can be attributed to the County. Responses to requests for more information needed to adequately review a development must be submitted in a timely manner by applicants to assure a smooth process. Reducing the time needed for processing residential permits, however, is a desirable goal that will continue to be pursued.

Affordable apartment units integrated with market rate units, Avila Beach

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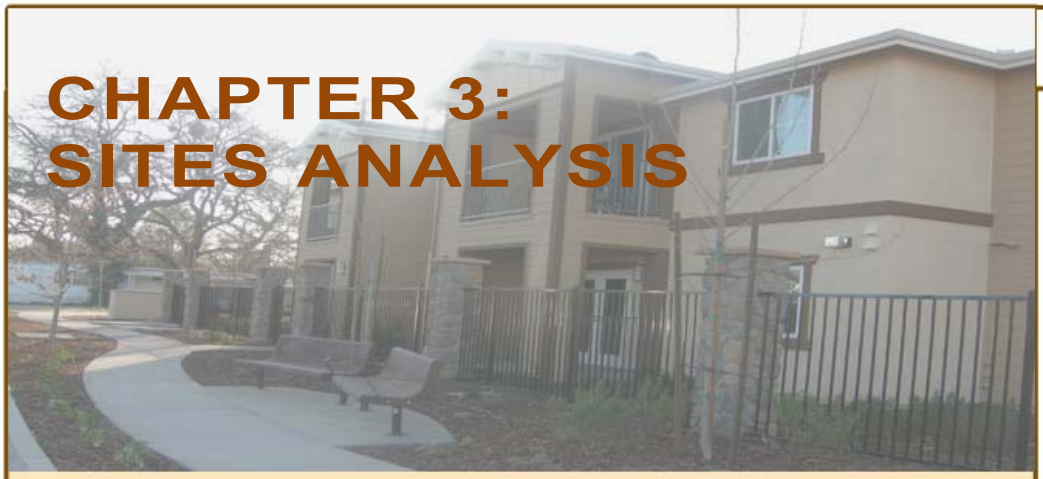

CHAPTER 3: SITES ANALYSIS

The purpose of the sites analysis is to show that the County is planning for future housing needs in the 2009-2014 planning period. The County analyzed vacant and underutilized land located in urban areas that are suitable for residential development to show there is enough land zoned for housing to meet housing needs over the next five years. Specific parcels identified are for informational purposes only to ensure that the County is planning for enough land to meet its needs. The County cannot require development of these parcels. This Chapter also considers zoning provisions and development standards to encourage development of housing that is affordable to all income groups. Additionally, growth patterns, environmental constraints, infrastructure, and zoning for various housing types are analyzed.

REGIONAL HOUSING NEEDS PLAN (RHNP)

Adequate sites have been identified to accommodate the unincorporated County's share of housing need, as shown in Table 3.1. The State Department of Housing and Community Development (HCD) started the Housing Element update process by issuing its determination of each region's share of statewide housing need, broken down by income group. In our case, the region consists of unicorporated areas of San Luis Obispo County and the seven incorporated cities. The San Luis Obispo Council of Governments (SLOCOG) then prepared and adopted a plan to allocate the housing need to the cities and the unincorporated

*The **Regional Housing Needs Plan** "establishes numerical targets for the development of housing units in the state-mandated Housing Element update"*

~SLOCOG~

Regional Housing Needs Plan, August 2008

areas of the county. HCD subsequently approved the Regional Housing Needs Plan (RHNP) as adopted by SLOCOG that designates **4,885** units for the San Luis Obispo County region. The assigned share of the regional housing need for the unincorporated county is **1,295** new housing units for the period of August 31, 2009 to June 30, 2014. *The table below shows the breakdown of the assigned share by income group.*

Table 3.1: Unincorporated County Share of Housing Needs, 2009-2014

Income Category	Number of New Units	Percent
Very Low	303	23
Low	211	16
Moderate	241	19
Above Moderate	540	42
Total	**1,295**	100

Source: Regional Housing Needs Plan adopted by SLOCOG, 2008

Workforce housing needs are not addressed by HCD in the Regional Housing Needs Plan. However, the County adopted separate standards encouraging housing for Workforce households.

The assigned share for the cities totals **3,590** housing units, broken down as follows:

Table 3.2: Cities Share of Housing Needs, 2009-2014

City	Very Low	Low	Moderate	Above Moderate	Number of New Units
Arroyo Grande	84	59	67	152	362
Atascadero	107	75	86	194	462
Grover Beach	44	32	36	81	193
Morro Bay	41	30	33	76	180
Paso Robles	151	105	120	270	646
Pismo Beach	36	25	29	68	158
San Luis Obispo	370	259	295	665	1,589
Total	833	585	666	1,506	**3,590**

Source: Regional Housing Needs Plan adopted by SLOCOG, 2008

RECENTLY COMPLETED HOUSING UNITS

The number of housing units built or approved in 2007 and 2008 can be counted toward achieving the goals of the RHNP. This reduces the amount of vacant land needed to accommodate the County's share of regional housing need under Section 65583 of the California Government Code. All units counted in this analysis (other than secondary dwellings and above moderate units) are deed restricted units (see Appendix A for a full summary of housing units completed and planned). For secondary dwellings, a rent survey of 51 studio and one bedroom apartments in 2008 was completed. The results of the survey are discussed further in the very low and low income section below. *The following table shows the number of housing units completed and approved from 2007-2009, and shows the remaining housing need.*

Serenity Hills Apartments, Templeton
Recently completed in 2008

Table 3.3: Housing Units Built or Planned, 2007-2014

	RHNP Requirement	Units Completed or Under Construction 2007 – 2008	Units Approved or Planned*	Remaining Housing Need
Very Low Income Units	303	132	52	119
Low Income Units	211	68	66	77
Moderate Income Units	241	36	84	121
Above Moderate Income Units	540	1,125	n/a	-585

Note: A list of completed affordable housing units is provided in Appendix A.

*Planned units include the estimated number of secondary dwellings and farm support quarters that will be constructed.

REALISTIC DEVELOPMENT CAPACITY

The San Luis Obispo County Land Use Element (LUE) and Land Use Ordinance (LUO), and the Coastal Zone counterparts (CZLUE and CZLUO), permit Residential Multi-Family densities of 26 or 38 units per acre in many locations. However, such densities are rarely achieved. This is due to many variables. For instance, site terrain, creeks, existing trees, and other features may prevent maximum densities. Development standards for parking, building heights, open area, and floor area also affect actual development capacity. Additionally, builders do not always submit projects that maximize the number of housing units they can build on a given site due to local opposition to high density development, cost of construction, liability insurance, or lack of an adequate market.

Sometimes required off-street parking can limit density. Two parking spaces are required for each new single family dwelling unit and between 1-4 spaces per unit for multi-family dwellings (depending on the size and number of units in the project, see Table 5.17 for more detailed information).

Residential building height limits, ranging from 25 to 45 feet, also affect development capacity. For example, residential developments in some areas are limited to a 2-story height limit, reducing the development potential. The County plans to address this issue with a program that would allow three or four stories in some areas.

Maximum floor area, ranging from 48 to 65 percent can also affect development capacity. Developers have typically proposed larger sized units due to market demand, thus reducing the total number of possible units in a project. The minimum open area, ranging from 40 to 45 percent for medium to high density residential developments, can also impact development capacity. Most communities favor larger open areas for high density apartment buildings. To balance the market demand for larger housing units and the community demand for maximum open area, affordable

housing developments have been typically designed at densities below the maximum allowed by the Land Use Ordinance.

To determine the realistic development capacity of vacant and underutilized parcels, the County analyzed residential projects built or approved in the last five years on parcels with allowable residential densities greater than 20 units per acre. The average density achieved was 18 units per acres for these residential developments (see Table 3.4). The average density is based on previous residential projects completed in San Miguel, Cambria, Templeton, and Avila Beach. As a result, the realistic development capacity assumed for vacant and underutilized parcels is 18 units per acre. *The following table lists the multi-family housing developments examined in these communities from 2004 to 2009 to determine the average density achieved.*

Table 3.4 – Realistic Development Capacity

Community	Parcel Size	Units Built or Approved	Maximum Allowable Density (units/ac)	Density Achieved (# of units built/acre)
Avila Beach	0.1	2	38	20
Avila Beach	0.4	7	26	18
Avila Beach	0.4	7	26	18
Avila Beach	0.48	9	38	19
Avila Beach	0.6	17	38	28
Avila Beach	1.36	17	38	13
Avila Beach	1.5	10	38	7
Avila Beach	1.6	28	38	18
Cambria	0.9	11	26	12
San Miguel	0.17	5	26	29
San Miguel	0.21	4	26	19
San Miguel	0.55	8	26	15
San Miguel	0.8	12	26	15
Templeton	1.7	43	26	25
			Average	18

Based on the preceding factors and the actual densities of projects built over the last five years, the County assumes that parcels identified for very low and low income households would be developed at an average density of 18 units per acre.

SMALL SITES (LESS THAN ONE ACRE)

Small sites are feasible for development and do not prevent multi-family densities equivalent to 20 units per acre from occurring per Table 3.4. In some instances, smaller sites are built at higher densities than larger sites. Since the average density achieved from 2004 to 2009 was 18 units per acre for both small and large sites, 18 units per acre is also assumed for small lots.

SITES FOR VERY LOW AND LOW INCOME HOUSING

VACANT RESIDENTIAL SITES

Due to the high cost of land in the county, most new housing units affordable to very low and low income households will be built in the medium to high density Residential Multi-Family (RMF) land use category (allowing 26 units/acre or higher). Additionally, HCD indicated that land designated for residential development at densities of 20 units per acre or higher may be counted toward meeting the assigned share of housing need for very low and low income households. A total of 11 vacant residential sites with maximum allowable densities of 26 or 38 units per acre were identified within the RMF land use category. The total development potential on the identified sites is estimated to be 297 units. This is based on the average development density of 18 units per acre. Maps of vacant sites are included in Appendix C. *The following table lists the vacant sites that could be developed with housing for very low and low income housing.*

Vacant Residential Multi-Family Parcel, San Miguel

~Refer to Appendix C to view other vacant parcel maps for very low and low income housing

Table 3.5: Vacant Parcels for Very Low and Low Income Households

Assessor Parcel Number	Community	General Plan Designation and Zoning*	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units (18 units/ac)
021-151-043	San Miguel	RMF	0.80	26	21	14
021-302-010	San Miguel	RMF	0.26	26	7	5
021-302-008	San Miguel	RMF	0.30	26	8	5
021-322-013	San Miguel	RMF	0.25	26	7	5
021-322-014	San Miguel	RMF	0.20	26	5	4
021-322-015	San Miguel	RMF	0.20	26	5	4
021-401-001	San Miguel	RMF	2.20	26	57	40
076-201-071	Avila Beach	RMF	0.41	38	15	7
074-229-024	Los Osos	RMF	9.2	26	239	165
074-293-016	Los Osos	RMF	1.2	26	32	22
074-293-010	Los Osos	RMF	1.8	26	47	33
					Total	297

* The General Plan Designation and the zoning are the same for the County.

Notes:

1. Los Osos is subject to a State imposed sewer moratorium, but a community sewer project is expected for completion in 2012.

UNDERUTILIZED RESIDENTIAL SITES

Parcels are not always developed with the maximum number of homes allowed by the zoning on the property. To encourage infill development, the County identified underutilized parcels within the RMF land use category that could provide greater development intensity. Maps of underutilized sites are included in Appendix C. Several landowners of underutilized parcels have been successful in developing additional housing units on such sites. For example, in Nipomo, a 1.19-acre parcel developed with a four-unit apartment having an allowed density of 20 units per acre was

approved for an additional 15 units. Another example, also in Nipomo, is an existing triplex on a 1.3-acre parcel, with an allowed density of 20 units per acre that added 22 attached units. Since the underutilized parcels in San Miguel and Templeton have allowed densities comparable to Nipomo, these past development trends in Nipomo are applied to the San Miguel and Templeton parcels. The County also offers incentives and programs to promote affordable housing projects including density bonuses, exemptions from the Growth Management Ordinance, and expedited permit processing. There are a total of 5 underutilized parcels in the RMF land use category that could accommodate housing for very low and low income households. These parcels could accommodate 93 units. *The following table lists underutilized parcels that could be developed for very low and low income households:*

Table 3.6: Underutilized Parcels for Very Low and Low Income Households

Assessor Parcel Number	Community	Existing Use	General Plan Designation and Zoning*	Acres	Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units (18 units/ac)
021-401-011	San Miguel	Single Family	RMF	1.35	26	35	24
021-302-006	San Miguel	Single Family	RMF	0.33	26	9	3
021-241-028	San Miguel	Single Family	RMF	2.30	26	68	21
090-384-001	Nipomo	Single Family	RMF	0.50	20	10	9
040-289-013	Templeton	Apartment	RMF	2	26	52	36
						Total	93

* The General Plan Designation and the zoning are the same for the County.

Full development potential is assumed for San Miguel parcel 021-401-011 and Templeton parcel 021-302-006. The San Miguel site (021-401-011) has older structures including a single family

residence and accessory structures built on a small portion of the site. The Templeton site (040-289-013) has approximately 2 acres of vacant land and 5 acres of constructed apartments. The existing use would not impede development, as a non-profit housing developer is in the process of dividing the site into two parcels (5 acres and 2 acres in size). Partial development potential is assumed for San Miguel parcels 021-302-006 and 021-241-028 and for Nipomo parcel 090-384-001 because newer single family residences were constructed on these sites. For example, parcel 021-241-028 has a single family residence that was constructed in 1999.

Secondary dwellings: The County anticipates that 200 new secondary dwellings will be constructed from 2009-2014. Of those, 58 (29%) will be affordable to very low and low income households and 40 (20%) will be affordable to moderate income households based on a rent survey conducted in 2008. From January 1, 2007-December 31, 2008, 72 secondary dwellings were constructed, of which 20 (29%) can be counted as affordable to very low and low income households. These planned units are accounted for in Table 3.3 and Appendix A. Secondary dwelling units are often affordable to low or very low income households because they do not require acquisition of added vacant land and County regulations limit their size to 1,200 square feet when located on parcels of 2 acres or more. On parcels of less than one acre and in urban areas, secondary dwelling sizes are limited to 800 square feet.

"The Varietal" free secondary dwelling stock plan available to homeowners

Source: County Planning and Building Department

From 2003-2007, 246 secondary dwellings were constructed at an average of 49 units per year. None of these units were located in building moratorium areas. More recently, in 2005 and 2006, over 50 secondary dwellings were constructed per year. However, the County anticipates a slight decline in the number of secondary dwellings constructed due to the recent downward market trend. Homeowners may still find these smaller units more desirable to build while the market recovers, and the free stock plan program the County offers will encourage continued development of these units. Therefore, the County assumes that 40 secondary dwellings per year will be constructed over the next five years.

Assisted housing units: Because the County is an "entitlement" grantee under the U.S. Department of Housing and Urban Development's Home Investment Partnerships (HOME) Program, we expect to allocate HOME funds to assist in the development of new housing units for very low and low- income households. However, the County has not yet identified specific housing developments in unincorporated areas of the county that would be assisted beyond those already identified and counted as completed during the period from 2007 to 2008.

Total very low and low income housing unit potential: In sum, the County has identified sufficient sites for its assigned share of very low and low income housing need as follows:

Remaining Housing Need (from Table 3.3)	# of Units Identified on Vacant Sites	# of Units Identified on Underutilized Sites	**TOTAL # of Units Identified**
196	297	93	**390**

The 390 units identified are more than the 196 units of remaining need shown in Table 3.3. Maps of vacant and underutilized RMF sites can be found in Appendix C.

SITES FOR MODERATE INCOME HOUSING UNITS

Housing units affordable to moderate income households can be built on sites in the Residential Multi-Family (RMF) land use category where 10 to 15 units per acre is allowable and achievable. The County has sufficient land in the RMF category with densities of 10 to 15 units per acre to accommodate the housing needs of moderate income households. There are 21 parcels located in Cambria, Los Osos, Nipomo, and Oceano that can potentially be developed with 627 moderate income

household units. This amount is more than twice the RHNP allocation number assigned for this income level. *The following table lists vacant parcels that could be developed with housing for moderate income households:*

Table 3.7: Vacant Parcels for Moderate Income Households

Assessor Parcel Number	Community	General Plan Designation and Zoning*	Acres	Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units
092-130-052	Nipomo	RMF/CR	6.5	15	73	73
092-130-079	Nipomo	RMF	1.0	15	11	11
092-142-034	Nipomo	RMF	1.2	15	18	18
092-130-048	Nipomo	RMF	2.1	15	32	32
092-130-049	Nipomo	RMF	3.9	10	39	39
092-141-035	Nipomo	RMF	1.5	10	15	13
092-157-025	Nipomo	RMF	0.8	10	8	8
024-191-060	Cambria	RMF	1.6	15	24	12
013-151-034	Cambria	RMF	6.6	15	99	50
062-081-006	Oceano	RMF	0.20	15	3	3
062-085-004	Oceano	RMF	0.30	15	5	5
062-082-001	Oceano	RMF	0.16	15	2	2
062-082-002	Oceano	RMF	0.20	15	3	3
062-082-003	Oceano	RMF	0.20	15	3	3
062-082-017	Oceano	RMF	0.16	15	2	2
062-089-006	Oceano	RMF	0.24	15	4	4
062-042-033	Oceano	RMF	0.40	15	6	4
074-294-016	Los Osos	RMF	1.3	15	20	20
074-229-004	Los Osos	RMF	8.8	10	88	79
074-229-026	Los Osos	RMF	2.5	10	25	23
074-229-024	Los Osos	RMF	22.5	10	225	223
					Total	627

* The General Plan Designation and the zoning are the same for the County.

Note: 1. Los Osos is subject to a State imposed sewer moratorium, but a community sewer project is expected for completion in 2012.

Total moderate income unit potential: In sum, adequate sites have been designated to accommodate 627 new housing units for moderate-income households, which is more than the 121 units required.

Moderate Income Condos, Woodlands, Nipomo 15 units per acre Completed in 2007

SITES FOR ABOVE MODERATE INCOME HOUSING

The unincorporated areas of the County could accommodate more housing for above moderate income households than required by the RHNP. More above moderate income housing units have been constructed from 2007-2008 than the RHNP requires. *However, the following table lists additional vacant parcels by acreage within the Residential Single Family land use category.* These vacant parcels can potentially be subdivided and developed with 821 detached single family housing units for the above moderate income category.

Table 3.8: Vacant Parcels for Above Moderate Households

APN	Community	General Plan Designation	Acres
021-013-058	San Miguel	RSF	1
021-071-001	San Miguel	RSF	2
021-241-021	San Miguel	RSF	3.9
021-361-003	San Miguel	RSF	37
021-151-045	San Miguel	RSF	3.9
040-289-018	Templeton	RSF	3.8
040-361-018	Templeton	RSF	1.0
040-361-009	Templeton	RSF	1.1
040-361-037	Templeton	RSF	2.6
040-289-028	Templeton	RSF	7.5
040-131-046	Templeton	RSF	0.5
040-075-004	Templeton	RSF	2
041-031-006	Templeton	RSF	2
041-031-013	Templeton	RSF	4.9
040-292-033	Templeton	RSF	3.0
017-292-027	Shandon	RSF	0.5
017-292-026	Shandon	RSF	0.4
017-292-001	Shandon	RSF	0.5
092-123-067	Nipomo	RSF	3.2
092-570-044	Nipomo	RSF	1.3
092-572-013	Nipomo	RSF	3.5
092-572-014	Nipomo	RSF	4.7
092-572-053	Nipomo	RSF	3.2
074-431-001	Los Osos	RSF	7.7
074-026-010	Los Osos	RSF	2.7
074-052-049	Los Osos	RSF	5.1
062-069-009	Oceano	RSF	1.2
062-321-040	Oceano	RSF	2.7
		Total	112.9

ENVIRONMENTAL CONSTRAINTS

San Joaquin Kit Fox

A number of environmental constraints throughout the county affect the character and density of residential developments. For example, constraints include sensitive wildlife habitat, archeological sites, flood hazards, wetlands, and sensitive plant species. Specific constraints are described in more detail below. These constraints can usually be mitigated, and would likely not prevent development from occurring below the realistic development potential identified of 18 units per acre.

- Specific wildlife habitat include the San Joaquin kit fox in San Miguel and the Morro Shoulder Band Snail habitats in Los Osos. The County implements a number of mitigation measures to prevent the loss of sensitive habitat such as the kit fox habitat mitigation fee established by the State Department of Fish and Game. These mitigation fees increase development costs.

- Potential flood hazards exist in many urban areas of the county. In inland areas, the communities of San Miguel and Templeton are located near the Salinas River and creeks, and portions of the coastal communities of Cambria, Los Osos, and Oceano are also in the flood zones.

- Some parts of the county such as San Miguel, Cambria, and Nipomo are located in an area historically occupied by the Salinan, Chumash, and Yukat tribes. The County considers these archaeological sites as cultural resources that are preserved and protected through the County's policies and established programs. Mitigation such as Native American monitoring ensures that cultural resources are preserved.

- A Nipomo parcel (APN 092-142-034) and an Avila Beach parcel (APN 076-201-071) are exposed to noise levels greater than 60 db. Development on these parcels would require noise mitigation.

- The parcels identified within Cambria, Los Osos, Nipomo, Avila Beach, and Oceano are located in liquefaction areas and are subject to landslide risk.

AVAILABILITY OF INFRASTRUCTURE

Some areas of the county lack adequate infrastructure for significant residential development. For example, there is currently no community sewage system in Los Osos and Nipomo is experiencing interchange congestion during peak hours. Increasing the availability of infrastructure will continue to be a priority for the County. Some current efforts addressing infrastructure include construction of a community wastewater treatment system in Los Osos by 2012 by the County Public Works Department and a pilot project to build a new freeway interchange at Willow Road and Highway 101 in Nipomo.

San Miguel

The community of San Miguel has adequate sewer and water capacity to accommodate the total of 125 multifamily residential units identified in Tables 3.5 and 3.6 for very low and low income housing projects. According to the San Miguel Water Master plan, there are three primary groundwater wells that provide water supply to the community. These existing wells are hydraulically capable of meeting the future growth demand. The existing sewage collection system in San Miguel has two drainage areas but will need to expand to accommodate future growth. Meanwhile, there are a number of ongoing capital improvement projects in San Miguel to increase water and wastewater capacity. Assessor Parcel Numbers (APN) 021-302-008, 021-322-014, and

021-322-015 will need water and wastewater service. However, APNs 021-401-011 and 021-302-006 already have existing water and sewer connections. APN 021-241-071 belongs to the San Miguel Community Services District, which holds the municipal water well.

Los Osos

In Los Osos, the County Public Works Department plans to complete a community wastewater treatment system by 2012. The County is also working on addressing water problems in the community. While some parcels in Los Osos parcels have main water lines adjacent to them, others need extended or upgraded water lines.

Cambria

In Cambria, the Community Service District issued intent-to-serve letters for APNs 013-151-034 and 024-191-060. The County anticipates future changes in water meter allocation for Cambria parcels as the Community Services District continues to explore desalination as an option for existing users and new development.

Avila Beach

The parcel located in Avila Beach has water and sewer connections to accommodate the 7 affordable housing units noted in Table 3.5.

Other Communities

All Oceano and Templeton parcels identified have water and sewer connections. Other communities such as Templeton and Nipomo have limitations on infrastructure (such as roads) and/or water resources that make building affordable housing difficult.

PRIORITY WATER AND SEWER SERVICES FOR AFFORDABLE HOUSING

Government Code Section 65589.7 requires a public agency or private entity providing water or sewer services adopt written policies and procedures with objective standards for provision of services in compliance with the law. For example, a public agency or private entity that provides water or sewer services shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed housing development with affordable housing units unless the agency makes specific written findings per Government Code Section 65589.7.

Some Community Services Districts (CSD) such as the Templeton CSD place affordable housing projects in first place on water will-serve lists, and provide water to these projects ahead of market rate development as water becomes available. However, they must first have sufficient supplies to provide this priority service. Other CSDs such as the Nipomo CSD reserve a specific amount of water for lower income housing. Sewer service is typically available for lower income housing in communities where community sewer is available.

ZONING FOR A VARIETY OF HOUSING TYPES

A variety of housing types for lower income households are allowable in existing land use categories. Multi-family rental housing is permitted in the Residential Multi-Family land use category. Housing for agricultural employees is permitted in the Agriculture and Rural Lands land use categories as farm support and group quarters units. Additionally, lower income housing units for farmworkers can be set aside in new multi-family apartment

Daisy Hill Mobilehome Park, Los Osos

units. For example, the non-profit housing developer People's Self Help Housing Corporation recently set aside four lower income housing units for farmworker households in a new 29-unit apartment complex in the coastal community of Avila Beach. Housing for single room occupancy units is permitted in the Residential Multi-Family land use category. Individual manufactured homes are allowed in all residential zones, and mobilehome parks are allowed in Residential Multi-Family, Residential Single Family, Residential Rural, Residential Suburban, and Recreation land use categories (see photo of Daisy Hill Mobilehome Park as an example). Specific land use categories for emergency shelters will be addressed in implementation of Program 3.A discussed in Chapter 4. The County is currently considering the Commercial Service, Public Facilities, and Industrial land use categories as possible land use categories where emergency shelters could be constructed without a discretionary permit. Additionally, the County will amend its ordinances to ensure that transitional and supportive housing are subject only to those restrictions that apply to residential dwellings of the same land use category (e.g. Residential Single Family and Residential Multi-Family) per Government Code Sections 65582, 65583, and 65589.5.

HOUSING FOR NEW EMPLOYEES AND RETIREES

A variety of housing types are needed for new employees from 2009-2020. The Department of Planning and Building estimates that 5,500 new jobs could be created countywide over the 11-year period, creating a demand for approximately 4,000 new housing units. Additionally, the number of retirees (age 65+) countywide is estimated to increase by approximately 18,900 residents from 2009-2020 (Department of Finance), creating a demand of an estimated 7,590 homes. Therefore, 11,590 homes could be needed countywide (including cities) through 2020 for new workers and retirees. The County should plan for its share (3,072

units based on the RHNP percentages) of housing that will accommodate these future employees and retirees based on the types of jobs made available. Such housing should incorporate Strategic Growth principles consisting of more affordable housing near transportation, jobs, medical services, shopping, and recreation. Further discussion about employment trends is discussed in Chapter 5.

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CHAPTER 4: GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

The Planning and Building Department's Vision

We are dedicated as a Department to promoting prosperous and livable communities that flourish in a sustainable and environmentally sensitive manner, providing housing and economic opportunities for everyone.

OVERVIEW

This Chapter sets forth the overall Housing Element goal and objectives, policies, and programs to identify actions the County intends to take over the next five years to facilitate construction and preservation of affordable housing. Only 34.7 percent of homes are affordable to households earning the median income, with the median sales price currently $354,000 (National Association of Homebuilders). The inadequate supply of affordable housing creates difficulty for families seeking to remain in the area and for businesses seeking to retain and attract employees. As a workforce declines, the long term economic vitality of a region can suffer. Therefore, the County's overall goal for the Housing Element is as follows:

OVERALL GOAL

Achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.

Objectives, policies, and programs support the County's goal. Housing Element objectives identify the realistic number of housing units that can be provided, given known constraints and recent market trends over a five-year time period through construction, rehabilitation, or conservation of units. The policies and programs establish the strategies and actions to achieve the objectives.

Programs consist of actions designed to achieve specific results and a proposed schedule for implementation. The programs were designed in collaboration with community groups, builders, and housing consumers. Substantial public involvement was obtained before the programs were developed.

The County anticipates 2,200 new housing will be constructed in the unincorporated areas of the county from 2009-2014 based on past development trends and the market. While in past years over 900 units were constructed per year, the County anticipates fewer units will be constructed over the next Housing Element cycle due to a slow economy and uncertain credit markets. *The table below shows the quantified objectives for the next five years.*

Table 4.1: Quantified Objectives for 2009-2014 (Stated as housing units)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
Construction	253	253	352	418	924	2,200
Rehabilitation		20	20			40
Conservation/ Preservation	220	440	530	530	660	2,380

Note: The total construction and rehabilitation units in the table add up to the total units anticipated in the programs over the next five years.

Implementation

Policies are labeled with the prefix “HE” and a number. This is in recognition that policies come from the Housing Element (“HE”). Additionally, each policy is numbered in relation to one of the objectives. For example, policy “HE 1.3” is the third Housing Element policy relating to Objective 1.0. Each *program* is labeled in relation to the objective number and in alphabetical order. For example, “HE 1.A” refers to the first program implementing Objective 1.0. Table 4.3 at the end of this chapter summarizes the programs as well as the responsible agency, priority, estimated year of program initiation, and possible funding source.

The County will take a proactive leadership role in public outreach and working with community groups, other jurisdictions, and other agencies when implementing the Housing Element programs. In

recognition that there are limited resources available to the County to achieve the Housing Element goal, the County will allocate staffing resources effectively and efficiently to implement the programs of the Housing Element subject to available funding.

OBJECTIVES

Housing Element Objective 1.0:

Facilitate development of 2,200 new housing units during the five-year time period beginning August 31, 2009, and implement Strategic (smart) Growth policies when planning and reviewing new development proposals to the maximum extent practicable.

Facilitation of development includes incentives, reducing regulatory barriers, providing financial assistance for housing, rezoning land for housing, and revising ordinances. New development should be consistent with, and encourage the principles of Strategic Growth.

Housing Element Objective 2.0:

Facilitate the conservation, maintenance, and improvement of 2,420 existing units of affordable housing.

Conservation, maintenance, and improvement programs include protecting existing mobilehomes and apartments, and maintaining existing affordable housing.

Housing Element Objective 3.0:

Reduce the number of homeless persons by 300 by providing opportunities for development and preservation of housing and shelter for homeless and disabled persons, or those at risk of becoming homeless.

Programs addressing opportunities for development and preservation of housing for homeless and disabled persons includes reducing regulatory barriers through

ordinance amendments and foreclosure and/or eviction prevention.

HOUSING POLICIES AND PROGRAMS

Objective 1.0: Facilitate development of 2,200 new housing units during the five-year time period beginning August 31, 2009, and implement Strategic (smart) Growth policies when planning and reviewing new development proposals to the maximum extent practicable.

The County will facilitate development of new housing units broken down by income categories established in the Regional Housing Needs Plan. *The quantified objective for construction of new housing is broken down in the table below.*

Table 4.2: Quantified Objectives for Construction of New Housing, 2009-2014

Extremely Low Income (30% of median income)	253 units (11.5%)
Very Low Income (50% of median income)	253 units (11.5%)
Low Income (50%-80% of median income)	352 units (16%)
Moderate Income (80%-120% of median income)	418 units (19%)
Above Moderate Income (over 120% of median income)	924 units (42%)
Total New Housing Units	2,200 units

Policies 1.1 to 1.3

HE 1.1:

Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.

HE 1.2:

Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element. This is important because the tasks necessary to identify land for housing and provide infrastructure can take several years to accomplish.

HE 1.3:

Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems.

Implementing Program(s)

Program HE 1.A: Designate more land for residential uses.

Description: Amend the Land Use and Circulation Elements to designate additional land in the Residential Multi-Family (RMF) and Residential Single Family (RSF) land use categories to accommodate needed housing to meet population growth during the next five years and beyond to 2020. The need is primarily for Residential Multi-Family land. The County will seek opportunities (1) to designate infill sites before proposing to expand urban reserves and (2) to designate land for housing in all communities.

Purposes: The County can assist in reducing price escalation, reduce vehicle miles traveled, and reduced resource consumption by adding new residential land to the inventory. Additionally, larger parcels (i.e. 5 acres or larger) would

Myth: "Affordable housing will bring more traffic to the community."

Fact: Studies show that affordable housing residents own fewer cars and drive less often than those in the surrounding neighborhood.

~Source: http://www.interfaithhousingcenter.org/

provide sufficient land to plan for site amenities such as open space and parks for multi-family projects. While the County previously designated adequate land to accommodate its share of regional housing needs as described in Chapter 3, additional land will be needed after the planning period for this Housing Element.

Desired Result: Designate additional land for a variety of housing types to ensure that the supply of residential land is sufficient to meet projected needs through the year 2020. The County estimates that additional land in the RSF and RMF land use categories would be needed to accommodate 3,072 total housing units (11,590 housing units countywide including cities) through 2020. Additional land could be identified in the next Housing Element cycle when more resources are available (e.g. water) for constrained communities and when market demand is greater.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Begin amendments in 2009, and complete amendments by 2012.

Policy 1.4

HE 1.4:

Offer incentives to encourage development of housing affordable to extremely low income, very low income, low income, and moderate-income households.

Implementing Program(s)

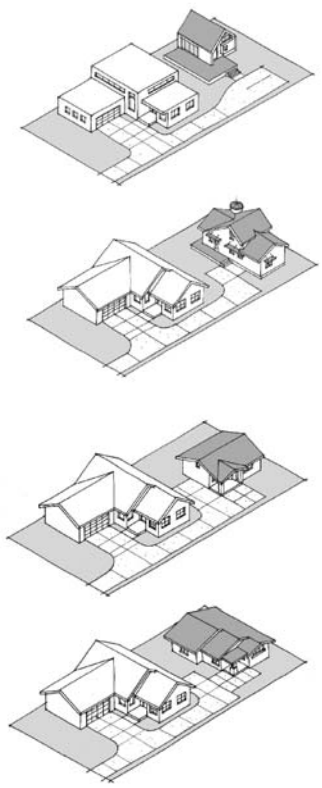
Program HE 1.B: Continue and track existing development incentives.

Description: Continue to provide incentives to encourage development of affordable housing including density bonuses, exemptions from the Growth Management Ordinance, and expedited permit processing. Additionally, the Planning and Building Department will consider exempting in-fill projects located in eligible urban areas from the California Environmental Quality Act per Title 14, Section 15332.

Purposes: Incentives have financial values that improve the financial feasibility for the development of affordable housing. The County currently offers a density bonus of 35 percent for developments that include specified amounts of housing for extremely low, very low, low, or moderate-income senior households. The County exempts all housing units for extremely low, very low income, low income, and moderate-income households from its Growth Management Ordinance, resulting in significant time savings during periods of high demand for building permits. Also, the Planning and Building Department provides expedited permit processing for affordable housing developments, saving weeks or months in processing times. The Planning and Building Department will monitor the impact of its permitting processes (including use permits) and look for opportunities to streamline permits for housing.

Desired Result: Approximately 100 more housing units for extremely low, very low, low, and moderate-income households than without such incentives.

Agency: Planning and Building Department, Public Works Department



Example site layouts using a secondary dwelling stock plan

Source: County Planning and Building Department

Funding: Budgets of affected departments

Schedule: Ongoing

Program HE 1.C: Reduce and defer fees for affordable housing development.

Description: Explore ways to reduce fees for development of affordable housing. Reduced fees could include payment of developer impact fees for affordable housing projects with inclusionary housing funds and deferral of impact fees for affordable housing developments until final inspection.

Purposes: Reduced and temporarily deferred fees have financial values that improve the financial feasibility for the development of affordable housing. The Inclusionary Housing Ordinance already exempts development of housing units smaller than 900 square feet, thereby encouraging development of smaller housing units that are more affordable.

Desired Result: Approximately 125 more housing units for extremely low, very low, low, moderate, and workforce income households than without reduced or deferred fees.

Agency: Planning and Building Department

Funding: Department Budget and Inclusionary Housing Funds

Schedule: Ongoing

The "Barn House" secondary dwelling stock plan available to unincorporated County homeowners free of charge

Source: County Planning and Building Department

Program HE 1.D: Provide incentives for construction of secondary dwellings.

Description: Revise County ordinances and fees to encourage development of secondary dwellings,

and further promote the free secondary dwelling stock plan program. For example, the County will consider revising road requirements and public facility fees for secondary dwellings, and will market the free secondary dwelling stock plans currently available to the public.

Purposes: Secondary dwellings are permitted in addition to the primary residence allowed on a property under certain circumstances. Secondary dwellings provide added housing without the added land cost, and therefore are often affordable to very low, low, and moderate income households.

Desired Result: Revised ordinances could facilitate development of an additional 75 secondary dwelling units for very low, low, and moderate-income households.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Initiate ordinance amendments in 2011 and complete the amendments in 2012.

Program HE 1.E: Review existing ordinances for possible amendments to Farm Support Quarters, with special emphasis on Group Quarters.

Description: Revise existing Farm Support and/or Group Quarters ordinances. For example, the maximum distance to site group quarters from a worksite is currently five miles. This requirement could be modified to increase this distance if growers provide transportation to employees.

Purposes: To encourage development of new housing for farmworkers. Farm support quarters provide on-site housing for farmworkers in Agriculture and

Rural Lands land use categories. Group quarters can provide larger dormitory style housing for farmworkers. Farmworker housing representatives met with County staff in 2008 to discuss possible amendments to the farm support and group quarters ordinances. Growers may rely more heavily on temporary farmworkers through use of the federal H-2A program over the next five years. The H-2A program provides seasonal farmworkers, however growers must provide these workers meals, transportation, and housing. Amendments to farm support and group quarters could provide more flexibility for the provision of farmworker housing in the County, some of which might be provided under the H-2A program. The County will also consider and evaluate potential stock plans for group quarters.

Desired Result: This program could enable development of 93 additional beds for farmworkers in 31 farm support and/or group quarter units.

Agency: Planning and Building Department, in partnership with other groups

Funding: Department Budget

Schedule: Initiate ordinance amendments in 2012, and complete the ordinance amendments by 2013.

38 units per acre, Santa Cruz

Policies 1.5-1.7

HE 1.5:

Identify and eliminate or reduce regulatory barriers to development of housing affordable to households of all income levels.

HE 1.6:

Review proposed housing developments to provide safe and attractive neighborhoods through high quality architecture, site planning, and site amenities. Safe and attractive neighborhoods are not only beneficial to their residents, they also can improve public receptiveness to growth.

HE 1.7:

Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.

Implementing Program(s)

Program HE 1.F: Revise the General Plan and ordinances to amend the density bonus program.

Description: The County will revise its density bonus program to be consistent with State provisions. For example, State density bonus law now provides a sliding scale for the bonus based on the amount of affordable housing provided.

Purposes: While the County implements the State density rules, the County will revise its local standards for consistency with State provisions.

Desired Result: Revised ordinances will provide user-friendly standards consistent with State provisions.

Agency: Planning and Building Department

Funding: Department Budgets

Schedule: Identify ordinance revisions in 2010 and complete the ordinance amendments by 2011.

Program HE 1.G: Revise residential development standards.

Description: Revise development standards for multi-family housing (including multi-family housing built at residential densities of 20-38 units/acre) and single family housing to encourage construction of well-designed communities. This program would include the prohibition of mini-storage in the Residential Multi-Family land use category. This program could also include improvements to useable open space, replacement of floor area ratio with site coverage, 3-4 story height allowances in specified urban areas and locations adjacent to transit stops on major streets, parking reductions, shared parking, and standards for Single Room Occupancy (SRO) housing. For single family housing, revised standards will be considered for small lot development, infill development, and for mobilehome parks.

Purposes: The primary purpose for revising multi-family standards is to reduce constraints to high density housing, with emphasis on locations where residents can use alternatives to private automobiles. While existing development standards for multi-family housing already allow 26 or 38 units per acre in many locations, these densities are often not achieved. The County intends to consult with local developers familiar with the County's requirements to identify potential revisions to the development standards.

Desired Result: Revised ordinances could facilitate development of an additional 200 housing units for extremely low, very low, low, and moderate-income households.

Agency: Planning and Building Department, Public Works

Funding: Department Budgets

Single Room Occupancy
"(SRO) housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both."

Source: U.S. Department of Housing and Urban Development

Victoria Hotel, SRO Housing, Santa Barbara

Source: People's Self Help Housing Corporation

Schedule: Identify possible ordinance revisions in 2010 and complete the ordinance amendments by the end of 2012.

Policies 1.8

HE 1.8:

Use available federal and state financing to assist in the development and/or purchase of housing affordable to extremely low income, very low income, low income, and moderate-income households.

Implementing Program(s)

Program HE 1.H: Provide direct financial assistance for housing.

Description: Continue to provide direct financial assistance for acquisition and development of affordable housing, as well as rental assistance and First Time Homebuyer loans for very low income and low-income households.

Purposes: Direct financial contributions make the provision of affordable housing feasible, and in exchange the County requires that long-term affordability be assured through special agreements. In addition, it allows the County to require priority for local residents and locally employed persons to rent or purchase the resulting housing units. The County has the ability to allocate federal grants each year for affordable housing because it is an "entitlement" grantee under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.

Habitat for Humanity Project, Atascadero

Funded with $300,000 of federal HOME grant funds for acquisition of the property

Completed 2008

Desired Result: Development of 70 extremely low, very low, and low income-housing units in the county and provision of 15 First Time Homebuyer loans.

Agency: Planning and Building Department

Funding: Annual HOME or CDBG Programs

Schedule: Ongoing

*"The **San Luis Obispo County Housing Trust Fund** (the "HTF") is a nonprofit loan fund that was created to increase the supply of affordable housing in San Luis Obispo County for very low, low and moderate income households, including households with special needs.*

The HTFs primary focus is to raise funds and provide short-term and bridge loans to help finance the creation, improvement, and preservation of affordable housing, and secondarily to provide public education and technical assistance directed at increasing the supply of affordable housing and minimizing the impediments to its development."

~Source: http://www.slochtf.org/files/guidelines.pdf

Program HE 1.I: Provide support to the Housing Trust Fund.

Description: Support the efforts of the Housing Trust Fund to establish dedicated funding for the San Luis Obispo County Affordable Housing Trust Fund. In recognition of financial limitations of local governments, advocates of the trust fund have asked the cities and the County to consider dedicating portions of revenues from an increase in the transient occupancy tax, an increase in the real estate transfer tax, an increase in sales tax, and/or fees paid by builders in-lieu of providing required affordable housing. Such commitments may require voter approval.

Purposes: Continued support to the trust fund could stimulate development of more affordable housing than available federal and state grants can facilitate alone. The trust fund can assist housing for moderate-income households, in addition to very low and low-income households. A local trust fund may also qualify for matching federal or state funds. The County provides ongoing technical assistance and has made financial contributions totaling $475,000 in past years. The $475,000 commitment was matched dollar for dollar from other sources, including the cities.

Desired Result: If $2 million in local, state, and federal funds are secured each year, approximately 20 new housing units could be constructed yearly (100 total) for extremely low, very low, low, and moderate-income households over a five-year period.

Agency: San Luis Obispo County Housing Trust Fund

Funding: Transient occupancy taxes, real estate transfer taxes, inclusionary housing fees, and contributions by foundations and other sources. These sources may leverage additional state and federal funds (e.g. local HTF matching grant program from the State HCD, federal Treasury CDFI Fund Program). Some would require approval by voters.

Schedule: Ongoing - Identify and evaluate potential revenue sources, coordinate with cities, and the County may consider providing in lieu fees starting in 2010.

As Needed: Prepare necessary ordinances and hold required elections to dedicate revenue sources.

Policies 1.9-1.12

HE 1.9:

Encourage the use of Strategic (smart) Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.

HE 1.10:

Protect the existing supply of multi-family land to meet the needs of lower income households and the workforce, and avoid

Mixed use, residential above commercial, attached residential, and small detached housing

~Courtesy: LGA Architect

development of multi-family land at low residential densities or with non-residential land uses.

HE 1.11:

Promote development standards that encourage well-designed communities and resource conservation through efficient site design and sustainable materials. This policy is intended to benefit future residents through development of architecturally compatible neighborhoods and reduced negative environmental impacts.

HE 1.12:

Encourage alternative housing types such as co-housing, mixed use, and other similar collaborative housing. Providing a wide variety of alternative housing types improves the ability of residents to find the housing that best fits their needs.

Strategic Growth Planning Incorporates:

- *Building on infill sites or adjacent to existing development*
- *Choosing sites that are appropriate from an environmental standpoint*
- *Provision of schools, stores, parks, entertainment, etc. within walking distance*
- *Provision of a mix of housing types*

Implementing Program(s)

Program HE 1.J: Provide incentives for mixed use development.

Description: Explore ways to provide incentives for development of mixed use projects such as reduced fees and revised ordinance standards for mixed use. The County will consider the relationship between the amount of public benefit (such as reduced traffic and enhanced business viability) and proposed incentives.

Purposes: Mixed use development provides opportunities to live, work, and shop in the same neighborhood. Additionally, mixed use encourages walking and cycling, can increase neighborhood safety, and decrease transportation costs for families.

Desired Result: Approximately 100 more housing units for extremely low, very low, low, and moderate income households within mixed use projects

Avila Beach Mixed Use

and enhanced financial feasibility of mixed use project development.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Identify mixed use development incentives in 2013 and adopt incentives in 2014.

Program HE 1.K: Require attached or zero lot line housing in selected areas designated as Residential Multi-Family.

Description: Create an overlay, or add a new land use category to require attached or zero lot line housing in certain areas designated as Residential Multi-Family (RMF).

Purposes: Requiring attached or zero lot line housing will enable more efficient use of RMF land resulting in more affordable housing in locations near transit, employment, jobs, and retail. Mini-storage development would be prohibited in these areas. The County will consult with community advisory groups and stakeholders to identify possible locations where attached or zero lot line development should occur.

Desired Result: Revised ordinances could facilitate development of an estimated additional 100 housing units for extremely low, very low, low, and moderate-income households.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Identify urban locations for mandatory attached housing in 2012. Complete the ordinance amendments in 2014.

Villas at Higuera,
Mixed use project with attached housing, San Luis Obispo

Page Mill, Palo Alto
A 100% affordable project at 32 units per acre

Program HE 1.L: Establish minimum Residential Multi-Family densities.

Description: Amend ordinances to require minimum densities of at least 20 units per acre for multi-family development.

Purposes: To preserve opportunities for construction of multi-family housing by preventing the loss of valuable land to lower density housing and to encourage more affordable housing in locations near employment, shopping, schools, parks, and transportation systems. Some of the land designated Residential Multi-Family (RMF) has been built at lower densities than allowable. Instead of achieving 26 or 38 units per acre, some developments reach only 10 or 15 units per acre. This density is much lower than anticipated under the General Plan and results in less housing affordable to residents than is desired by the County.

Desired Result: Revised ordinances could facilitate development of an additional 150 housing units for extremely low, very low, low, and moderate-income households.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Consult with local developers and local community advisory groups in 2011 to identify possible locations and appropriate minimum densities, complete the ordinance and general plan amendments in 2012.

Program HE 1.M: Facilitate affordable housing through advocacy, education, and support.

Description: Facilitate development of affordable housing by educating advisory committees on the benefits of affordable housing, making strong recommendations to approve applications for affordable housing developments that meet ordinance standards, and by supporting efforts of advocacy groups.

Purposes: Educating the public and community groups about the benefits of affordable housing may reduce community opposition to affordable housing development. One advocacy group already formed is the "Workforce Housing Coalition" (WHC). The WHC supports housing for households earning less than 160 percent of the county median income.

*The **Workforce Housing Coalition** is "Dedicated to making more housing available to working people of San Luis Obispo County"*

Source and website: http://www.slowhc.org/

Desired Result: Enhanced financial feasibility and greater number of affordable housing proposals from private builders.

Agency: Planning and Building Department and community groups

Funding: Department Budget

Schedule: Ongoing

Program HE 1.N: Revise the Land Use Ordinance and Coastal Zone Land Use Ordinance to promote efficient use of residentially zoned land.

Description: Revise ordinances to include standards that strengthen the importance of efficient site design.

Purposes: Encourage new development, rehabilitation, or renovation of existing housing units to be well-

designed and be compatible with surrounding structures and neighborhood settings in an effort to enhance the community.

Desired Result: The Department of Planning and Building should propose amendments to the Land Use Ordinance and Coastal Zone Land Use Ordinance to contain the following standards:

1. Affordable units shall be architecturally compatible with market rate units in the same development and blend in as effectively as possible to be in harmony with any surrounding residential development. Whenever possible, projects should integrate and disperse affordable units throughout the development.

2. New developments should be compatible with the surrounding area by identifying the best qualities, including design materials and details, of the surrounding neighborhood and blending these characteristics within the project.

3. To the maximum extent feasible, the bulk and scale of new structures shall blend in as effectively as possible to be compatible with adjoining properties with transition between established neighborhoods and newer ones, recognizing that in certain instances bulk and scale of development may be different but should be designed to be as compatible as possible.

4. The County shall take into account the blending of streetscape design and features between existing and new developments when considering new development.

5. The County shall consider preservation and incorporation of unique and/or historical features of the area in the design of projects when considering new development.

Commuting 50 miles roundtrip per day to work costs an estimated $7,150 per year.

Source: County Planning and Building Department (based on a cost of 55 cents/mile)

6. Projects are encouraged to incorporate universal design standards to accommodate persons with disabilities.

7. The County shall enable duplexes and triplexes on land zoned for Single Family dwellings when proposed as part of a new subdivision. Such buildings shall be designed to appear like a larger single family dwelling. Parking areas and garages shall be located to the rear of the property by means of an alleyway or driveway to minimize the appearance of automobiles from the front yard area.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Begin ordinance amendments in 2011 and complete amendments by 2012.

Policy 1.13

HE 1.13:

Reduce infrastructure constraints for development of housing to the extent possible. Infrastructure such as sewage disposal systems, water systems, and roads are necessary to support new housing.

Implementing Program(s)

Program HE 1.O: Construct a community sewer system in Los Osos.

Description: The County Public Works Department will manage construction of a communitywide sewer system in Los Osos.

Purposes: To ensure safe and sanitary infrastructure for existing and future development for community

residents. The community of Los Osos is home to over 14,000 residents, and no public sewer system exists. The County Public Works Department is meeting with community groups and reviewing environmental impacts to enable development of a sewer system by 2012.

Desired Result: A community sewer system to serve existing and planned development.

Agency: Public Works Department

Funding: Los Osos Community Residents

Schedule: Completion of construction by 2012

Policies 1.14-1.15

Myth: "Higher-density development is unattractive and does not fit into a low-density community."

Fact: "Attractive, well-designed, and well-maintained higher-density development attracts good residents and tenants and fits into existing communities."

Source: Source: "Higher-Density Development, Myth and Fact", Urban Land Institute, 2005

HE 1.14:

Provide flexibility in meeting the Inclusionary Housing Ordinance requirements. Homebuilders can best decide which options they should choose to comply with this ordinance.

HE 1.15:

Work with developers to encourage development of housing for local workers to meet the needs of the workforce and their families. Providing housing of the appropriate type, location, and price for local workers can improve the success of local businesses through dependable employees.

Implementing Program(s)

Program HE 1.P: Implement the Inclusionary Housing Ordinance requiring development of affordable housing.

Description: Implement the Inclusionary Housing Ordinance approved in December 2008 by the Board of Supervisors, requiring affordable housing in

conjunction with new market-rate housing development and non-residential projects. Developers can comply through flexible standards including building units on-site or off-site, by paying in lieu fees, or by donating land.

Purposes: Inclusionary housing will ensure that some affordable housing will be provided in the unincorporated areas of the county to meet a portion of the identified housing need.

Desired Result: Facilitate development of an additional 225 housing units for extremely low, very low, low, and moderate-income households over the next five years. The inclusionary ordinance will be phased in over five years, and is projected to produce more housing units in subsequent Housing Element cycles.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Ongoing

Policy 1.16

HE 1.16:

Promote housing opportunities regardless of age, race, religion, sex, marital status, ancestry, or national origin.

Implementing Program(s)

Program HE 1.Q: Respond to inquiries and complaints related to fair housing laws.

Description: Provide information on the County's website about fair housing and respond to inquiries from the public. Additionally, the County will refer

discrimination complaints to appropriate agencies such as California Rural Legal Assistance.

Purposes: To ensure equal housing opportunities that prohibit discrimination in housing based on the basis of age, race, color, religion, sex, national origin, disability, and familial status.

Desired Result: Public education and timely responses to fair housing inquiries.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Ongoing

Program HE 1.R: Remove constraints and/or provide reasonable accommodations for housing designed for persons with disabilities.

Description: Amend ordinances to remove constraints to housing including amending the definition of "family" to comply with federal and State fair housing laws and develop a formal procedure for reasonable accommodation for housing for person with disabilities. Reasonable accommodation could include ministerial permit processes and provision for relief from land use or building regulations that may constrain housing for persons with disabilities.

Purposes: To promote equal access to housing and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

Desired Result: Reduce processing time for reasonable accommodation requests by 50 percent.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Initiate ordinance amendment and reasonable accommodation in 2010.

Program HE 1.S: Amend ordinances to facilitate development of senior-friendly communities.

Description: Amend ordinances and the General Plan to facilitate development of senior-friendly communities and housing suitable for the County's aging population.

Purposes: To provide more housing choices that meet the needs and preferences of seniors.

Desired Result: Revised ordinances can enable provision in housing developments for pedestrian access, access to nearby services, and transit that are needed by seniors.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Initiate ordinance amendments in 2012.

Objective 2.0:
Facilitate the conservation, maintenance, and improvement of 2,420 existing units of affordable housing.

Policy 2.1

HE 2.1:

Encourage long-term maintenance and improvement of existing housing through rehabilitation loan assistance for lower income households.

Implementing Program(s)

Program HE 2.A: Rehabilitate housing units.

Description: Finance the rehabilitation of 40 existing housing units occupied by very low or low-income households through its CDBG and HOME programs over the next five years.

Purposes: Enable existing very low and low income homeowners to retain their homes and enjoy safe and decent housing. Renters may benefit if landlords use County-provided financing to rehabilitate their housing. Improving housing in a neighborhood through these programs encourages other property owners to maintain their homes, thereby preventing the decline of the entire neighborhood. The estimate of 40 housing units is based on historical performance of the County's CDBG and HOME programs, as well as the improved conditions of housing in the updated housing conditions survey.

Desired Result: This program will ensure continued safe and decent affordable housing for 40 very low and low income homeowners.

Agency: Planning and Building Department, local non-profit groups (i.e., Economic Opportunity Commission).

Funding: HOME or CDBG Programs

Schedule: Ongoing

Policies 2.2-2.3

HE 2.2:

Strive to protect mobilehomes, mobilehome parks, and manufactured housing as an important source of affordable housing in San Luis Obispo County.

HE 2.3:

Strive to prevent affordable housing from converting to market rate housing.

Sunny Oaks Mobilehome Park, Los Osos

Implementing Program(s)

Program HE 2.B: Create a new Mobilehome Park land use category.

Description: Create a new land use category for mobilehome parks (Note: The State describes a manufactured housing community where spaces are rented or leased as a "mobilehome park").

Purposes: Mobilehome parks provide affordable housing options to residents, and are a vital component of the affordable housing stock in the county. A land use category specifically addressing mobilehome parks would provide more certainty that the existing parks would not be converted to another use. Additionally, it may be possible to apply the mobilehome park land use category to

vacant sites to promote development of new mobilehome parks.

Desired Result: This program will ensure continued safe and decent affordable housing for at least 2,000 extremely low, very low, low, and moderate income homeowners and renters of mobilehomes and manufactured homes living in parks.

Agency: Planning and Building Department.

Funding: Department Budget

Schedule: Initiate amendments in 2009 and complete amendments in 2010.

Program HE 2.C: Implement the Mobilehome Park Closure Ordinance.

Description: Implement the mobilehome park closure ordinance adopted in 2008 by the Board of Supervisors.

Purposes: Preserve the County's stock of mobilehome parks. Mobilehome parks provide much of the county's supply of affordable housing, consisting of approximately 2,600 mobilehome spaces in 40 mobilehome parks. The closure ordinance provides financial compensation to mobilehome residents in the event of closure, and gives decision makers the necessary information to base approvals for closures.

Desired Result: Implementation of the mobilehome park conversion ordinance could preserve an estimated 2,200 housing units for extremely low, very low, low, and moderate-income households over the next five years.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Ongoing

Program HE 2.D: Implement the Condominium Conversion Ordinance.

Description: Implement the condominium conversion ordinance adopted in 2008 by the Board of Supervisors. This will ensure that the rental stock does not diminish and will provide some affordable housing when apartments are converted.

Purposes: To limit the number of rental units lost to conversions annually by allowing only a portion of the total rental units constructed in the previous year to be converted in the following year. The ordinance requires an owner to set aside a portion of the converted units for affordable housing, and provides assistance to displaced residents.

Desired Result: Implementation of the condominium conversion ordinance could preserve up to 180 housing units for extremely low, very low, low, and moderate-income households over the next five years.

Agency: Planning and Building Department

Funding: Department Budget

Schedule: Ongoing

Objective 3.0:
Reduce the number of homeless persons by 300 by providing opportunities for development and preservation of housing and shelter for homeless and disabled persons, or those at risk of becoming homeless.

Policies 3.1-3.3

Transitional housing facility funded by the Supportive Housing Program grant

Source: Transitions Mental Health Association

HE 3.1:

Remove regulatory barriers for development of housing for homeless and disabled persons.

HE 3.2:

Work with other jurisdictions to support a countywide approach to reducing and preventing homelessness.

HE 3.3:

Work with community groups and developers to provide opportunities for construction and acquisition of housing for special needs groups.

Implementing Program(s)

Program HE 3.A: Revise the General Plan and ordinances to address emergency shelters, transitional housing, and supportive housing.

Description: The General Plan and ordinances will be revised to comply with Government Code Section 65582, 65583, and 65589.5, Chapter 614, Statutes of 2007. Revisions will include: 1) definitions of an emergency shelter, transitional housing, and supportive housing; 2) amending ordinances to permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same land use

category; 3) identifying specific land use categories where emergency shelters are allowed without discretionary approvals; and 4) demonstrating sufficient capacity within those land use categories identified for emergency shelters without discretionary approvals. The County is currently considering the Commercial Service, Public Facilities, and Industrial land use categories as potential land use categories where emergency shelters could be allowed without discretionary approvals. Additional revisions may be necessary to comply with State law.

Community Health Center clinic at the Prado Day Center, San Luis Obispo

Purposes: To provide the opportunity for development of emergency shelters, transitional housing, and supportive housing. Emergency shelters are housing with minimal supportive services limited to occupancy for six months or less (Health and Safety Code 50801(e)). Transitional housing is rental housing for no less than six months but with a predetermined termination of assistance for recirculation of the assisted unit to another eligible recipient (Health and Safety Code 50675.2(h)). Supportive housing has no limit in length of stay and is linked to on- or off-site services (Health and Safety Code 50675.14(b)). Countywide there are approximately 3,829 persons experiencing homelessness on any given night (Source: 2009 Enumeration). Many homeless persons are also disabled. While County ordinances do not prohibit the construction of emergency shelter and housing for homeless, explicit definitions and standards for an emergency shelter, transitional housing, and supportive housing facilities will provide clear standards for development.

Desired Result: Removal of governmental barriers for the development and preservation of housing for

homeless or those at risk of becoming homeless. Additionally, ordinance amendments will ensure compliance with Government Code Sections 65582, 65583, and 65589.5 (SB 2).

Agency: Planning and Building Department.

Funding: Department Budget

Schedule: Initiate ordinance amendments in 2009 and complete the ordinance amendments in 2010.

Program HE 3.B: Revise the General Plan and ordinances to address group homes (Residential Care Facilities).

Description: Review the Group Home (Residential Care Facilities) standards in the General Plan and ordinances, and then make revisions if the County determines that changes are necessary.

Purposes: Remove governmental barriers for the development of group homes. Group homes are residential facilities primarily designed to assist children and adults (including elderly) with chronic disabilities including persons experiencing physical disabilities, mental disorders, and addiction. Group homes can provide a sense of community and continuous supervision or care.

*A **Residential Care Facility** is a facility providing non-medical residential care or day care services for children or adults who are physically handicapped or mentally disabled.*

Source: San Luis Obispo County Code – Title 22 Land Use Ordinance

Desired Result: Removal of governmental barriers for the development of group homes.

Agency: Planning and Building Department.

Funding: Department Budget

Schedule: Initiate ordinance amendments in 2009 and complete the ordinance amendments in 2010.

Program HE 3.C: Establish a foreclosure program and/or an eviction prevention program to reduce homelessness, subject to available funding.

Description: Establish a foreclosure prevention program and/or an eviction prevention assistance program for owner and renter households at risk of becoming homeless if funding sources are made available.

Purposes: A foreclosure prevention program could financially assist renters and homeowners experiencing possible foreclosures. Alternately, an eviction prevention program could also prevent homelessness by providing funding to renter households at risk of losing housing. The number of home foreclosures countywide increased dramatically in 2008 due to the nationwide recession. A total of 309 notices of default (first step in the foreclosure process) were filed in the fourth quarter of 2008, compared to 291 notices in the same quarter in 2007 (6% increase, MDA Dataquick). Additionally, 182 homes were lost to foreclosure in the fourth quarter of 2008, an 82% increase (from 100 foreclosures) in the same quarter in 2007 (MDA Dataquick). When foreclosures increase, renters and homeowners are displaced and can become homeless.

Desired Result: Reduce homelessness through a foreclosure or an eviction prevention program.

Agency: Planning and Building Department.

Funding: Department Budget

Schedule: Identify possible foreclosure and/or eviction prevention programs in 2010 that could benefit homeowners at risk of losing their home or rental, and create a program by 2011 if funding is available.

Table 4.3: Program Implementation Summary Chart

Program	Program Type	Responsible Department or Agency	Priority*	Timeframe to Start	Possible Funding
HE 1.A	Designate more land	PB	High	2009	Dept Budget
HE 1.B	Continue incentives	PB, PW	High	Ongoing	Budgets of affected Depts
HE 1.C	Reduce & defer fees	PB	Med	Ongoing	Dept Budget
HE 1.D	Secondary dwellings	PB	Med	2011	Dept Budget
HE 1.E	Farm support	PB, CG	Med	2012	Dept Budget
HE 1.F	Density Bonus	PB	High	2010	Dept Budget
HE 1.G	Revise development standards	PB, PW	High	2010	Dept Budget or CDBG
HE 1.H	Direct financial assistance	PB	High	Ongoing	HOME or CDBG Grants
HE 1.I	Housing Trust Fund	HTF	Med	Ongoing	TOT, Inclusionary Fees, state/fed. funds
HE 1.J	Mixed use incentives	PB	Low	2013	Dept Budget
HE 1.K	Attached housing	PB	Med	2012	Dept Budget
HE 1.L	Minimum densities	PB	Med	2011	Dept Budget
HE 1.M	Education	PB, CG	High	Ongoing	Dept Budget
HE 1.N	Efficient use of residential land	PB	Med	2011	Dept Budget
HE 1.O	Los Osos Sewer	PW	High	Ongoing (End 2012)	Los Osos Residents
HE 1.P	Inclusionary	PB	High	Ongoing	Dept Budget
HE 1.Q	Fair Housing	PB	High	Ongoing	Dept Budget
HE 1.R	Reasonable Accom.	PB	High	2010	Dept Budget
HE 1.S	Senior Communities	PB	Med	2012	Dept Budget
HE 2.A	Rehabilitate units	PB, NP	Med	Ongoing	HOME and CDBG grants
HE 2.B	MH Land Use Cat.	PB	High	2009	Dept Budget
HE 2.C	MH Closure Implem	PB	High	Ongoing	Dept Budget
HE 2.D	Condo Conv Implem	PB	High	Ongoing	Dept Budget
HE 3.A	Homeless shelter & housing	PB	High	2009	Dept Budget
HE 3.B	Group homes	PB	High	2009	Dept Budget
HE 3.C	Eviction/foreclosure	PB	High	2010	Dept Budget

Note: PB = Planning and Building, PW = Public Works, NP = Non-Profits, CG = Community Groups

* Priority: High- Start 2009-2010; Medium- Start 2011-2012; Low- Start 2013-2014

CHAPTER 5: HOUSING NEEDS ASSESSMENT

OVERVIEW

This comprehensive analysis of housing needs guided preparation of the objectives, policies, and program established in Chapter 4. This Chapter addresses trends and interrelationships between people, economics, and the housing stock. A number of general conclusions can be drawn from this information:

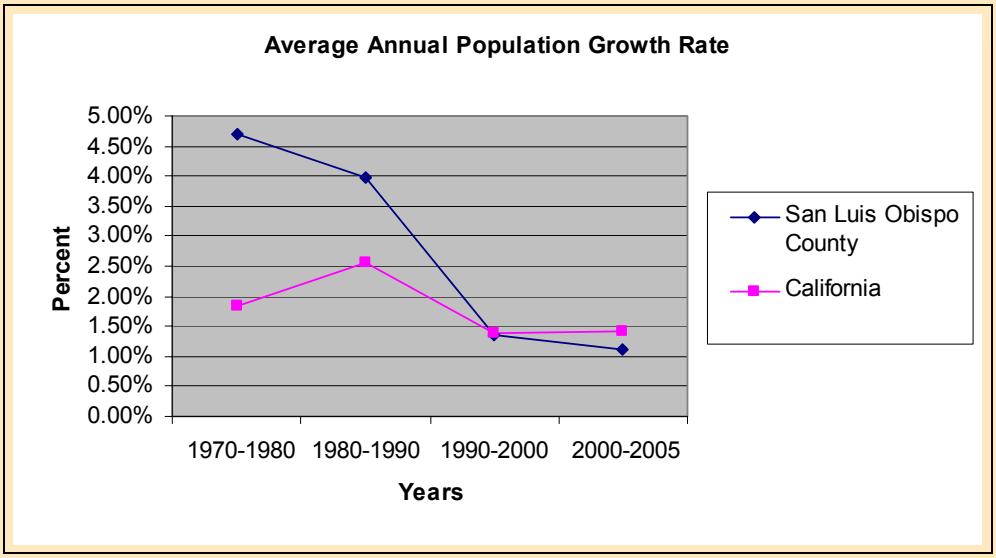
- As the household size declines, the need for relatively smaller homes rises.
- Although home prices declined significantly in some areas of the county during the years 2006-2009, home sales prices are still beyond the financial reach of most existing residents.
- Attached housing is a good choice for many residents, since it can be developed at higher densities and therefore lower land cost per housing unit, while still providing useable open space and other amenities.
- As the county population grows older, more residents will want to live in neighborhoods that meet their changing needs. They will need safe walkways to transit stops, nearby medical services, and shopping. Some neighborhoods may be designated as “senior friendly communities” if they meet certain standards.
- It is becoming more important to find opportunities to provide housing to locally-employed persons. When

people live closer to work, school, shopping, and other destinations, they consume less energy, contribute less to traffic congestion, reduce infrastructure costs to the County, reduce personal travel expenses, and improve overall quality of life by having more free time.

POPULATION, EMPLOYMENT AND HOUSING TRENDS

POPULATION TRENDS

The average annual growth rate countywide from 1990-2005 was just over 1%. The unincorporated county grew by almost 2% per year. The chart below shows state and countywide population growth since 1970.



Source: US Census, 1980, 1990, 2000

Between 1980 and 1990 San Luis Obispo County's population grew by 40%, from 155,435 to 217,162 residents. Between 1990 and 2000 the county's population increased by just 14%, to a total of 246,681 residents in 2000, and grew 6% between 2000 and

2005. The county is expected to grow approximately 0.8-1.1% per year from 2008 through 2013, an increase of approximately 12,000 persons over the five year period (UCSB Economic Forecast Project 2009). *The following table shows population growth countywide from 1950-2005.*

Table 5.1: U.S. Census Population Estimates 1950-2008
San Luis Obispo County

Community	1950	1960	1970	1980	1990	2000	2008**
Arroyo Grande	1,723	3,291	7,454	11,290	14,378	15,851	16,826
Atascadero	3,443	5,983	10,290	16,232	23,138	26,411	26,947
Grover Beach	1,446	1,317	2,564	4,551	11,656	13,067	13,087
Morro Bay	1,659	3,692	7,109	9,163	9,664	10,350	10,350
Paso Robles	4,835	6,677	7,168	9,163	18,583	24,297	29,682
Pismo Beach	2,278	3,582	4,043	5,364	7,669	8,551	8,576
San Luis Obispo	14,180	20,437	28,036	34,252	41,958	44,174	42,835
Total Incorporated (with group quarters)	29,564	44,979	66,664	90,015	127,046	142,701	148,303
Avila Beach	500	550	400	963	873	797	1,012
Cambria	788	1,260	1,716	3,061	5,382	6,232	6,408
Cayucos	924	1,400	1,772	2,301	2,960	2,943	3,132
Baywood/Los Osos	600	1,480	3,487	10,933	14,377	14,351	14,803
Nipomo	2,125	5,210	5,939	5,247	7,109	12,626	14,726
Oceano	*	2,430	3,642	4,478	6,169	7,228	7,941
San Miguel	572	910	808	803	1,123	1,427	1,699
Santa Margarita	535	630	726	887	1,173	*	1,372
Templeton	795	950	743	1,216	2,887	4,687	5,464
Total Unincorporated (with group quarters)	21,853	36,065	39,026	65,420	90,117	103,980	121,033
Total County	51,417	81,044	105,690	155,435	217,162	246,681	269,336

* = not available

** = ERA Report, "Update to Long Range Socio-Economic Projections", Revised May 15, 2009 and San Luis Obispo County Population Projections, June 10, 2009

The county is currently home to 270,429 residents (California Department of Finance, 2009). The county's population growth reflects a strong in-migration of affluent, retired people, a drop in the natural birth rate, and an exodus of young professionals with families. In surrounding counties (Monterey County, Santa Barbara County and Ventura County), approximately 50% to 70% of the rise in population is caused by the natural growth of the existing population, whereas San Luis Obispo County experienced a 30% drop in the natural birth rate between 1990 and 2000. At the same time, 60% to 80% of the county's population growth was due to in-migration of people arriving from outside of the county ("Trouble on the Home Front", San Luis Obispo Tribune, June 16-23, 2002). From 2000 to 2007, natural births began increasing. Natural births totaled 2,435 in 2000, and increased to 2,884 in 2007 (an 18% increase), and births are projected to increase another 4% from 2008-2015 from 2,909 births to 3,033 (Department of Finance).

The Department of Finance projects that, as the countywide population grow by over 41,000 from 2000 to 2020, the population make-up will include the following changes:

- Young professionals and families (30 to 44 years of age) will decrease by 3%, a decrease from 22% of the total population in 2000 (52,508 persons) to only 17% of the total population in 2020 (50,833 persons).

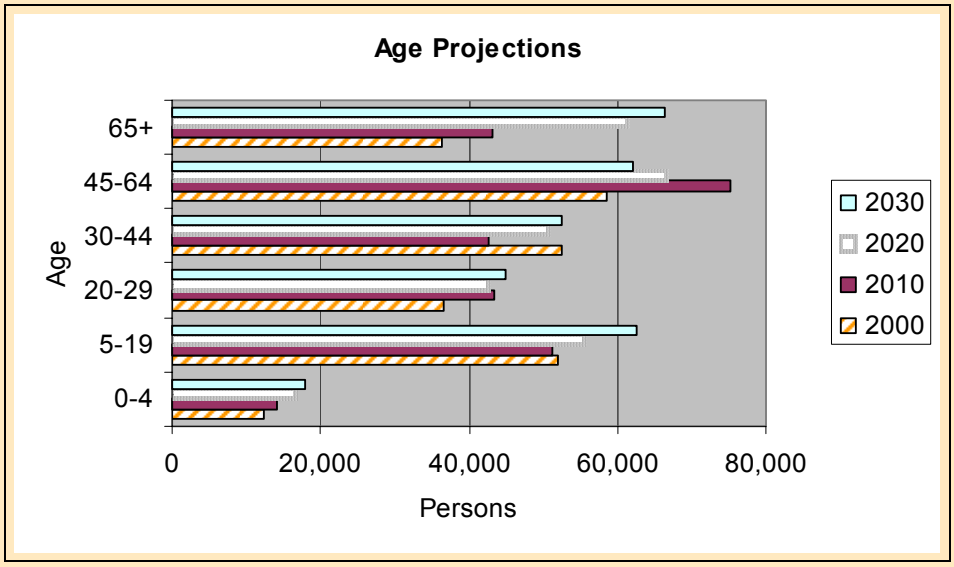
- Older professionals (45-64 years of age) will increase by 14% from 58,544 persons in 2000 (24% of the total population) to 66,570 persons in 2020 (23% of the total population).

- Newly retired individuals (60-64 years of age) will increase by 111%, an increase from 9,700 persons (4% of the total population in 2000) to 20,443 persons (7% of the total population) in 2020.

- Retired individuals (65+ years of age) will increase by 69%, an increase from 36,268 persons in 2000 (15% of the

total population) to 61,260 persons in 2020 (21% of the total population).

The following graph shows age population projections through the year 2030.



Many people, particularly retiring, affluent "baby-boomers" from the San Francisco Bay Area and from Southern California are attracted by the county's natural beauty, its central location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. The County of San Luis Obispo is now the 4th most unaffordable area in the nation (National Association of Homebuilders, 1st quarter 2009), causing young workers and families to leave the county to find quality jobs and more affordable housing. Local school enrollment is declining in some communities. The student population was 34,953 in 2007 (for K-12), and is projected to decrease to 34,537 in 2012 (Department of Finance). Student population is not projected to increase until 2014. Local school districts have cut popular programs, closed schools, and reduced the teacher workforce in response to these changes.

The County of San Luis Obispo is now the 4th most unaffordable area in the nation, with only 34.7% of homes affordable to median income households.

~Source: (National Association of Homebuilders, 1st quarter 2009)

EMPLOYMENT TRENDS

The State Employment Development Department (EDD) releases annual reports that provide unemployment figures and job growth rates. In 2002, the civilian unemployment rate was 3.4%. This unemployment rate was low compared to California's average unemployment rate of 6.7% for 2002. The unemployment rate rose to 5.8% in the county in 2008 and 7.2% in California due to the nationwide recession.

In 2000, most jobs were in retail and services. Together, these two sectors accounted for 60.4% of all wage and salary employment. Many lower-paid workers are part of the retail sector, including cashiers, retail salespersons, and waiters/waitresses. The retail sector comprises over 12% of the total jobs countywide. Two leading local industries are agriculture and tourism, which also do not provide many high paying jobs.

It is difficult to predict current and future employment trends countywide because of uncertainty in the economy. Past trends may not necessarily predict future employment trends. A bailout for failing financial institutions, a severe decline in the stock market, and freezing up of credit markets took place in September 2008. This led to Bill Watkins of the UCSB San Luis Obispo Economic Outlook 2009 to state that "events of September were so extraordinary that they have fundamentally changed our economy and our world." A culmination of these and other recent events are creating uncertainty in future employment growth and future industry growth in the county. *The following table shows the industry types countywide in the year 2000*.

Table 5.2: Employment by Industry Countywide

Industry	Number (2000)	Percent (2000)
Agriculture, forestry, fishing and hunting, and mining	4,134	3.8
Construction	8,642	7.9
Manufacturing	7,772	7.1
Wholesale trade	2,721	2.5
Retail trade	13,561	12.4
Transportation and warehousing, and utilities	4,975	4.5
Information	2,907	2.7
Finance, insurance, real estate, and rental and leasing	5,545	5.1
Professional, scientific, management, administrative, and waste management services	10,336	9.4
Educational, health and social services	23,923	21.8
Arts, entertainment, recreation, accommodation and food services	12,500	11.4
Other services (except public administration)	5,883	5.4
Public administration	6,770	6.2
TOTAL	109,669	100.2

Source: U.S. Census Bureau

Housing costs decreased in 2008 due to the nationwide recession (UCSB Economic Forecast 2009), and little change is expected in the county's low paying job market. San Luis Obispo County's remote location makes it difficult to attract large employers or companies to the area. The mean wage in San Luis Obispo County in the 1st quarter of 2008 was $40,225 (EDD), which is lower than other coastal regions including San Diego, Ventura, Santa Barbara, Santa Cruz, and San Francisco areas. Other coastal regions range from a low of $43,163 in Santa Barbara-Santa Maria MSA to a high of $59,185 in San Francisco-San Mateo-Redwood City Metro Division (EDD). Salaries for some industries such as farming and crop/animal production are much lower, averaging $22,904 in 2007 (EDD). The EDD projects a weak job growth rate of only 1.5 percent annually between 2004-2014.

It is difficult for local employers to attract or retain new workers. Two local business groups, the Economic Vitality Corporation and the San Luis Obispo Chamber of Commerce, have expressed concern over the loss of qualified workers due to high housing costs.

The county's rising median household income is a mixed blessing. This increase did not appear to reflect a rise in local wages, but rather an increase in the personal wealth and income of new households moving into the county. One possible conclusion is that many new county residents can afford housing here, and their buying power could drive home prices higher than the existing locally employed residents can afford. *The following table shows changes in median household incomes over the last seven years.*

Table 5.3: Median Income, San Luis Obispo County

Year	Median Income	Difference From Previous Year	% Increase from Previous Year
2009	$70,800	$3,800	5.7%
2008	$67,000	$2,800	4.3%
2007	$64,200	$400	0.6%
2006	$63,800	$2,100	3.4%
2005	$61,700	$0	0.0%
2004	$61,700	$4,000	6.9%
2003	$57,700	$7,400	n/a

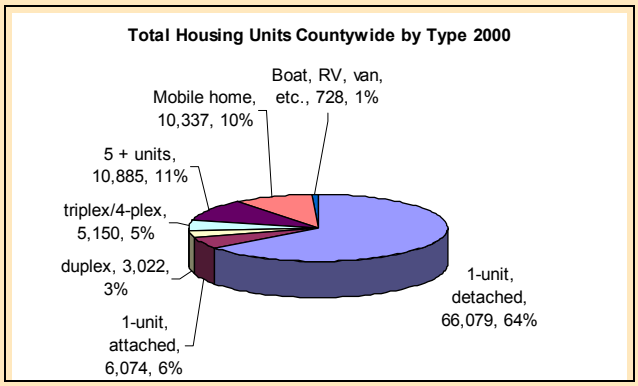
Source: HUD, 2009

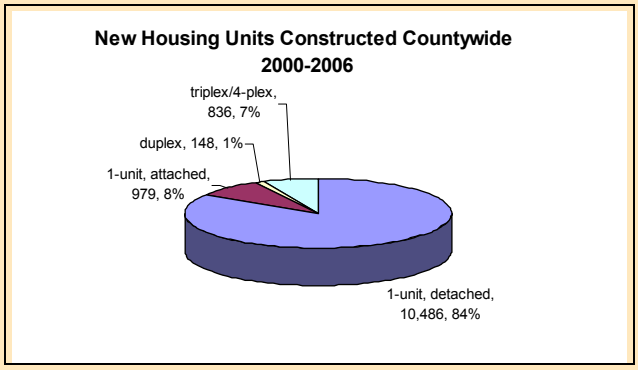
HOUSING CONSTRUCTION TRENDS

Construction of new housing units in the unincorporated county peaked in 2004, when approximately 1,200 units were constructed (Planning and Building Department). In 2008, fewer than 800 housing units were constructed, possibly due to market conditions. Countywide residential growth from 2000-2006 consisted of 85% single family detached homes, 8% single family attached homes (townhomes), and 7% multi-family homes (see charts on the following page). A number of other factors impede the rate of residential construction in the county, including:

- A regional shortage of available water
- Lack of sewer infrastructure
- An abundance of natural habitats, natural resources areas and agricultural production areas that are protected by government policies and regulations
- High land costs
- High construction costs
- Concerns about Homeowner Association rules and viability
- Concerns about growth impacts in some communities
- Impediments to development of affordable multi-family projects such as construction defect/legal liability (and the resulting lack of insurance) and community opposition to high-density housing.

*The following graphs show housing unit types countywide in the year 2000, and new housing unit constructed from 2000-*2006.





Source: 2000 Census Data and 2006 Community Profile Census Data (countywide)

In California, an average of 69% of households could afford to purchase an entry level home in the first quarter of 2009 (with a purchase price of $213,040), up from 46% for the same time period in 2008 (California Association of Realtors, May 14, 2009). In San Luis Obispo County, 49% of households could afford to purchase an entry level home for the first quarter in 2009 (with a purchase price of $306,570), up from 33% for the same time period in 2008. The minimum household income needed to purchase an entry level home in the first quarter of 2009 was based on an adjustable loan rate of 4.96 percent and assumed a 10 percent down payment. In San Luis Obispo County, a household must earn a minimum income of $54,810 to purchase a $306,570 home (California Association of Realtors).

HOUSEHOLD CHARACTERISTICS

Household Growth

In 2000, the unincorporated county was home to 35,296 households, consisting 72% of owner occupied units and 28% renter occupied units (Census 2000). Countywide (including cities), 61% of households were owner occupied and 39% were renter occupied. The unincorporated county was estimated to have 40,134 households in 2008 (PMC, Economics and Housing Analysis, 2008). Community profiles in Appendix B provide detailed information for each urban community. The following table shows household growth in the unincorporated county from 1990 to 2000, and from 2000 to 2008.

Table 5.4: Household Growth, Unincorporated County

Year	Households	Numerical Change	Annual % Change
2008	40,134	4,838	1.7%
2000	35,296	5,894	2.0%
1990	29,402	n/a	n/a

Source: Census 1990 and 2000, Economics and Housing Analysis, PMC 2008

The average household size countywide was 2.49 in the year 2000, and it decreased to 2.36 by 2006 (U.S. Census and Community Survey). The shrinking household size could create a higher demand for housing units, as fewer persons live in each household.

Overcrowding

The percentage of overcrowded housing units is relatively high in the communities of Oceano (18.8%), Shandon (22.8%), and San Miguel (10.8%) (Economics and Housing Study, PMC, 2008). This typically indicates an inadequate supply of housing for the local workforce. The 2000 census reports that in the unincorporated county, there were 2,015 (5.7%) overcrowded housing units with more than one person per room (884 owner occupied units and 1,131 renter occupied units), and 2.9% were extremely overcrowded (greater than 1.5 persons per room). Countywide, 5,221 (5.6%) of the housing units were overcrowded, of which 1,605 (1.7%) were owner occupied and 3,616 (3.9%) renter occupied. Tables 5.5 and 5.6 further show overcrowded and extremely overcrowded units in the county.

Table 5.5: Overcrowded Housing Units, Unincorporated County, 2000

	Owner		Renter		Total Overcrowded	
Persons per Room	Housing Units	Percent	Housing Units	Percent	Households	Percent
1.00 or less	24,526	96.5%	8,700	88.5%	33,226	94.3%
1.01 to 1.50	467	1.8%	530	5.4%	997	2.8%
1.51 or more	417	1.6%	601	6.1%	1,018	2.9%
TOTAL	25,410	99.9%	9,831	100.0%	35,241	100.0%

Table 5.6: Overcrowded Households Countywide (including cities), 2000

	Owner		Renter		Total Overcrowded	
Persons per Room	Housing Units	Percent	Housing Units	Percent	Households	Percent
1.00 or less	55,387	97.2%	32,131	89.9%	87,518	94.4%
1.01 to 1.50	850	1.5%	1,718	4.8%	2,568	2.8%
1.51 or more	755	1.3%	1,898	5.3%	2,653	2.9%
TOTAL	56,992	100%	35,747	100%	92,739	100%

Overpayment

In 2000, 30.5% of owner households countywide (including cities) paid more than 30% of income on housing and 11.4% of households paid more than 50% of income on housing (CHAS). Additionally, 46.2% of renter households paid more than 30% of income on housing and 25.2% of renter households paid more than 50% of income on housing. Therefore, of the total households in the unincorporated county (35,206), 4,519 renter households and 7,754 owner households are paying more than 30% of median family income (MFI) on housing (see table on following page). In the unincorporated county there are 12,206 lower income households. Of the lower income households, approximately 7,756 (~63%) have a cost burden greater than 30% of MFI (see following table). Of the 7,756 households paying greater than 30% of MFI, 4,823 are owner occupied and 2,933 are renter occupied (CHAS). Additionally, 4,394 of lower income households have a cost burden of greater than 50% of MFI.

The cost burden of housing for persons living in the unincorporated county varies by community. The community of Shandon had the highest percentage of lower income households (60%) with a cost burden greater than 50 percent of income in the year 2000. *Table 5.7 is a summary of some communities with high incidence of overpayment for housing, and Table 5.8 describes lower income households overpaying for housing.*

Table 5.7: Overpayment for Housing, Year 2000

Community	Total Households	% of Renters with Cost Burden > 30% of income	% of Owners with Cost Burden > 30% of income	% of Renters with Cost Burden > 50% of income	% Owners with Cost Burden > 50% of income
Cambria	2,859	39.3	32.0	20.4	14.9
Cayucos	1,391	36.4	30.7	22.6	13.5
Nipomo	4,029	34.6	30.8	14.6	10.6
Oceano	2,446	36.4	33.3	20.2	9.3
San Miguel	487	42.1	33.9	38	17.9
Shandon	341	35.6	43.9	18.6	17.0
Templeton	1,611	36.5	36.7	18.1	12.9
Countywide	92,583	46.2	30.5	25.5	11.4
Unincorporated	35,206	4,519*	7,754*	2,494*	2,898*

Source: CHAS, 2000; *Number based on countywide percentages, including 9,782 renter households and 25,424 owner households.

Table 5.8: Overpayment for Housing, Year 2000 (Lower Income Households)

Community	Total Households	Total Households with Income <=80% MFI	% with any housing problems	% cost burden > 30%	% cost burden > 50%
Cambria	2,859	1,059	59%	56%	38%
Cayucos	1,391	510	66%	61%	46%
Nipomo	4,029	1,471	61%	55%	26%
Oceano	2,446	1,307	70%	57%	26%
San Miguel	487	273	66%	55%	32%
Shandon	341	204	67%	57%	60%
Templeton	1,611	487	65%	62%	37%
Countywide	92,583	38,286	67%	63%	36%
Unincorporated County	35,206	12,206	~67%*	~63%*	~36%*

Source: CHAS, 2000

*Note: These percentages are based on the countywide percentages.

The median rent countywide increased from $510 in 1990 to $719 in 2000, increasing 41% (Census). By 2006 the rent increased an additional 45% since 2000 to a median rent of $1,044 (American Community Survey). Another measure of rent increases is Fair Market Rents (FMR). FMRs are updated yearly by the U.S. Department of Housing and Urban Development, and are gross rents used to determine standard payment amounts for grant assisted housing units. The 2009 FMR included American Community Survey data as well as Consumer Price Index rent and utility inflation indexes (HUD User). FMRs include rent plus the cost of all tenant paid utilities (except telephone, cable, and internet). The 2009 FMR for 2-bedroom unit is $1,125 and is $1,639 for a 3-bedroom unit. *Table 5.9 is a chart of Fair Market Rents in San Luis Obispo County from 2000 to 2009.*

Table 5.9: Fair Market Rents, 2000 to 2009

Fair Market Rents by Unit Bedrooms from 2000 to 2009 San Luis Obispo--Atascadero--Paso Robles, CA MSA					
FMR Year	0-Bedroom (Efficiency)	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2000	$514	$580	$736	$1,022	$1,207
FY 2001	$525	$593	$752	$1,045	$1,234
FY 2002	$584	$659	$836	$1,162	$1,372
FY 2003	$619	$699	$886	$1,232	$1,454
FY 2004	$641	$724	$917	$1,276	$1,505
FY 2005	$620	$733	$893	$1,301	$1,339
FY 2006	$641	$758	$923	$1,345	$1,384
FY 2007	$663	$784	$955	$1,391	$1,432
FY 2008	$746	$883	$1,075	$1,566	$1,611
FY 2009	**$781**	**$924**	**$1,125**	**$1,639**	**$1,686**

Source: www.huduser.org

The median home value was $581,000 in 2006 (American Community Survey), an increase of 153% from $230,000 in the year 2000 (Census). However, home prices decreased to approximately $376,000 in December 2008 (National Association of Homebuilders) due to the economic downturn in the economy.

Extremely Low Income Housing Needs

Extremely low income (ELI) households earn 30 percent or less of the county median income. The unincorporated county had 3,110 extremely low income households in 2000 (CHAS), of which 1,440 are homeowners and 1,670 are renters. The projected housing need for extremely low income households over the next five years is 152 households (half of the very-low income need). ELI households may require rent subsidies such as Section 8 and small housing units such as single room occupancy units to afford living expenses. Additionally, supportive housing may be suitable housing because it provides services in addition to housing. Countywide, 78.9% of extremely low income households have a cost burden greater than 30% of median family income, and 66.9% have a cost burden greater than 50% of area median

income. *The following table shows the number of extremely low income households overpaying for housing.*

Table 5.10: Extremely Low Income Households, Year 2000

Community	Total Households	Total Households with Income <=30% MFI	% with any housing problems	% cost burden > 30%	% cost burden > 50%
Cambria	2859	268	75.7%	75.7%	55.6%
Cayucos	1391	153	90.8%	84.3%	81.7%
Nipomo	4029	294	81.3%	81.3%	59.5%
Oceano	2446	368	83.7%	81%	67.4%
San Miguel	487	88	88.6%	88.6%	77.3%
Shandon	341	60	66.7%	60%	53.3%
Templeton	1611	112	83.9%	83.9%	66.1%
Countywide	92583	11555	80.4%	78.9%	66.9%
Unincorporated	35206	3110	n/a	n/a	n/a

Source: CHAS, 2000

Student Population

College students make up approximately one-eighth of the county's population, and they compete with the local workforce population for housing. There are 31,777 students that live in the county and attend Cal Poly State University and Cuesta Community College. Cal Poly's student population is approximately 19,777 (Cal Poly, 2007). Cal Poly had on-campus housing available for 5,079 students in fall 2008 and 1,200 more beds will be available in fall 2009 for a total of 6,279 beds. Approximately 31% of the Cal Poly student population will be housed on campus in 2009. Of Cuesta College's 12,000 students, approximately 98% reside in the county. This number may shrink as housing costs rise. Cuesta College has no on-campus housing.

Cal Poly Housing

EXISTING HOUSING SUPPLY

This following section presents an overview of the unincorporated county housing supply based on housing unit type, condition, vacancy rate, and housing construction activity.

Housing Unit Types

The basic measure of housing supply is the dwelling unit: single-family dwelling, multi-family unit (apartments or condominiums), or manufactured home. While single-family dwellings are the most popular type of housing, manufactured homes and multi-family homes represent a significant portion of the county's housing stock. A majority of housing units produced are detached single-family units over other types of housing units. The Department of Finance reports 48,285 housing units exist in the unincorporated county, approximately 7,063 (14.7%) of which are manufactured (mobile) homes and 3,608 (7.5%) are multi-family homes. *The following table shows the types of housing units in the county in 2009.*

Table 5.11: Housing Units by Type – Unincorporated County, 2009

	Unincorporated County		Countywide	
Type of Unit	Units	Percent	Units	Percent
Single Family Detached	35,931	74.4	77,130	65.7
Single Family Attached	1,683	3.5	6,883	6.0
Multi-Family	3,608	7.5	21,093	18.0
Mobile Homes	7,063	14.7	12,213	10.4
Total Units	48,285	100	117,319	100

Source: CA Department of Finance, January 1, 2009

Vacancy Rates

Most of the county's vacant housing stock is in the category of seasonal, recreational, or occasional use units. These units are not available for regular rental use and do little to solve the county's housing problems. The number of vacant “seasonal use” units increased between 1990 and 2000, while all the other categories of vacant units decreased. *The tables below show the different types of vacant housing units in 1990 and 2000.*

Table 5.12: 1990 – Vacancy Status

Status	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
For Rent	736	2.1%	1972	2.4%
For Sale Only	511	1.47%	1383	1.53%
Rented or sold, not occupied	298	0.86%	700	0.77%
Seasonal, Recreational or occasional use	2693	7.78%	4234	4.69%
For migrant workers	60	0.17%	64	0.07%
Other	901	2.6%	1566	1.73%
Total (vacant units)	5199	15.0%	9919	11.0%
Total (all units)	34,607	100%	90,200	100%

Source: 1990 U.S. Census

Table 5.13: 2000 – Vacancy Status

Status	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
For Rent	442	1.1%	1187	1.16%
For Sale Only	330	0.81%	669	0.65%
Rented or sold, not occupied	310	0.77%	651	0.64%
Seasonal, Recreational or occasional use	3694	9.16%	6512	6.37%
For migrant workers	20	0.05%	20	0.02%
Other	497	1.23%	497	0.49%
Total (vacant units)	5107	12.66%	9536	9.32%
Total (all units)	40,348	100%	102,275	100%

Source: 2000 U.S. Census

Vacancy rates are indicators of housing availability. When vacancy rates are high, there is an adequate supply of housing; consequently prospective owners and renters have a wider variety of choice. With fewer vacancies, the choice of housing is conversely limited; demand for housing exceeds supply and contributes to increases in cost. Extreme vacancy rates can create problems ranging from a critical housing shortage if

vacancy rates are too low, to the income loss and maintenance problems associated with high vacancy rates.

In order to assure adequate choice and availability of housing, while balancing the market for landlords and sellers, the "desirable" rates of vacancy would range between 4-6% for rental units and 1-3% for owner occupied units (according to Federal Housing Administration standards). The unincorporated area's vacancy rate for rental units is quite low, at 1.1%. This has a detrimental effect on housing choice, particularly for the lower income households who must compete with higher income households for few available units.

New Housing Construction

Housing construction is influenced by the cumulative decisions of many local individuals and groups. Builders, developers, bankers, families, individuals, and government agencies make decisions affecting the type, location, supply, and cost of housing. Decisions of local individuals and groups are influenced by events occurring at the state and national levels including: the condition of the economy, new state and federal construction regulations and new government programs focusing on housing. *The following table shows growth in housing units constructed in the unincorporated county from 1990-2008.*

Table 5.14: Housing Unit Growth (1990 – 2008)

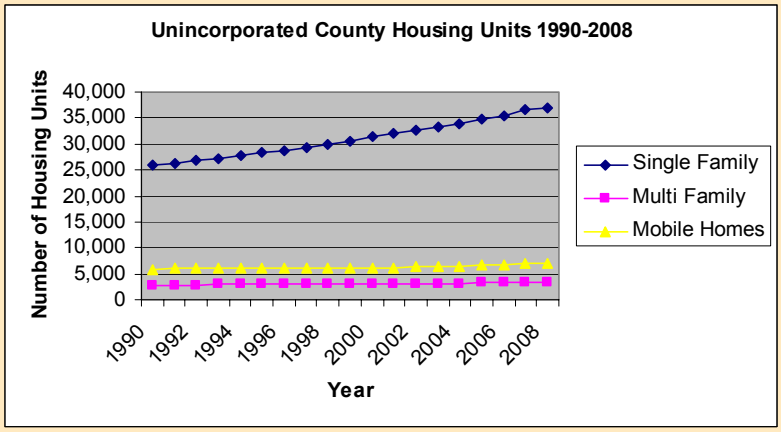
Community	1990 Units	2000 Units	1990-2000 Percent Increase	2008 Units	2000-2008 Percent Increase
Avila Beach	599	265	-55.76	542	104.53
Cambria	3081	3752	21.78	3936	4.90
Cayucos	2133	2284	7.08	2410	5.52
Nipomo	2386	4146	73.76	5279	27.33
Oceano	2433	2762	13.52	2974	7.68
San Miguel	451	503	11.53	812	61.43
Santa Margarita	464	497	7.11	530	6.64
Los Osos	6097	6214	1.92	6259	0.72
Templeton	1100	1588	44.36	2086	31.36
Other Unincorporated	10488	12570	19.85	16651	32.47
Unincorporated County Total	29232	34581	18.30	41479	19.95
Combined Cities Total	55603	62392	12.21	68596	9.94
Countywide	84835	96973	14.31	110075	13.51

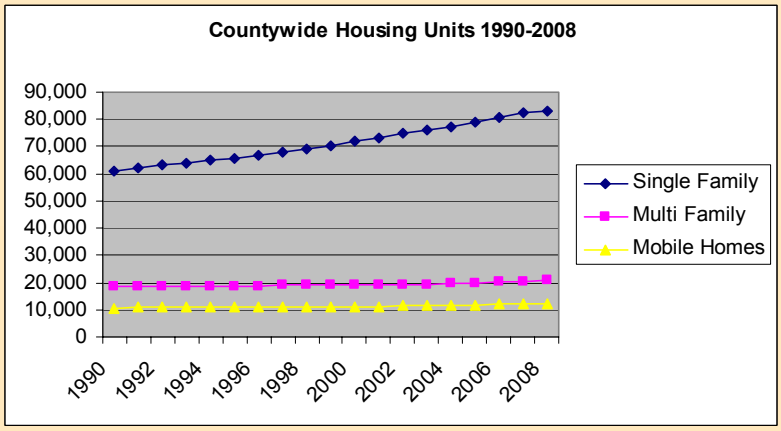
Source: 1990 Census, 2000 Census, County Dept. of Planning & Building/2001 RMS, Annual Resources Summary Report, County Dept. of Planning & Building/Tidemark (2008), California Department of Finance (2008)

Between 1990 and 2000 the rate of growth in the unincorporated county (18.30%) exceeded the growth rate within the incorporated cities (12.21%). Between 2000 and 2008, the unincorporated county grew 19.95% while the cities grew 9.94%. Growth in the town of Avila Beach (-55.76%) between 1990 and 2000 reversed from 2000 to 2008 (104.53%) because the Unocal oil clean up was completed (as of 2001) and new housing units replaced demolished units. The community of San Miguel grew significantly (61.43%) between 2000 and 2008.

The single family housing stock increased by an average of approximately 2% per year from 1990-2008 in both the unincorporated county and countywide (including cities). Multi-family housing currently represents 7% of the housing stock in the unincorporated county, while it represents 18% of the housing stock countywide. However, mobilehomes represent 15% of the unincorporated county housing stock, and only 10% countywide.

The following graphs show trends in housing unit growth from 1990-2008.





Housing Conditions

In December 2002, the Department of Planning and Building conducted a housing condition survey of the County's ten urban communities. Approximately 98 percent of housing units in the unincorporated communities were in sound condition. Table 5.15 shows the results of the survey. The rating system used for the survey was modeled after one provided by the state Department of Housing and Community Development (HCD). The system established three levels of housing condition based upon five exterior components. Levels of condition included: sound, deteriorating and dilapidated. Components surveyed included: foundation, roofing, siding, windows, and doors. Sound units are

those requiring only painting or very minor repairs such as window or door repair and roof patching. Deteriorating units are in need of several non-structural or at least one structural repair. To be classified as dilapidated, a unit would require replacement of the foundation, roof structure, siding, and windows.

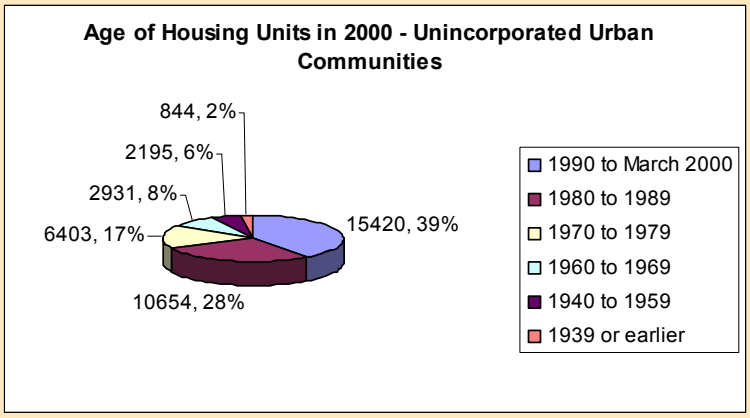
In December 2008, the Department of Planning and Building completed an update to the 2002 housing conditions survey. Deteriorated and dilapidated housing units in Los Osos, Nipomo, Oceano, San Miguel, and Templeton were examined. These five communities had the largest number of deteriorated and dilapidated homes in 2002. The community of Avila Beach has been almost completely rebuilt since 2002, and the communities of Cambria and Cayucos had less than 1% of its housing stock in 2002 noted at deteriorated or dilapidated. For the communities updated in 2008, surveyors examined each of the deteriorated and dilapidated units noted in 2002 using the methodology endorsed by HCD on its website to determine housing conditions. The survey consisted of a point system encompassing conditions of the roof, foundation, windows, exterior paint/siding, and electrical systems. *The following table shows the results of the 2002 and 2008 housing conditions survey.*

Table 5.15: Housing Condition Survey

	2002	2002	2002	2002	2008	2008
Community	Units Surveyed	Sound condition	Deteriorated	Dilapidated	Deteriorated	Dilapidated
Avila Beach	355	344	10	1	--	--
Cambria	3,908	3,876	30	2	--	--
Cayucos	2,368	2,350	17	1	--	--
Los Osos	6,261	6,170	88	3	35	18
Nipomo	4,485	4,400	80	5	27	7
Oceano	2,847	2,749	86	12	37	4
San Miguel	515	433	60	22	44	12
Santa Margarita	516	489	24	3	--	--
Shandon	347	330	9	8	--	--
Templeton	1,829	1,778	49	2	12	4
Totals	23,431	22,919	453	54	155	45

A majority of the housing stock in the urban communities of the unincorporated county was built from 1980-2000, consisting of 67

percent of the housing units. Only 16 percent of the housing units were constructed in 1969 or earlier. This supports the finding in the housing condition survey in 2002 that 98 percent of the units in communities are in sound condition, since newer homes usually have fewer problems. *The graph below shows the age of housing units in the unincorporated county.*



HOUSING UNITS AT RISK OF CONVERSION

Based on a review of information from the state and federal government and consultation with local nonprofit housing providers, one multi-family rental development financed by the government is at risk of being converted to market-rate housing in the unincorporated county within the next ten years. Rolling Hills Apartments in Templeton, located on Las Tablas Road, consists of 53 subsidized low income family units funded with the United States Department of Agriculture's Section 515 Affordable Housing Program. The property owners agreed to sell the project to a local non-profit housing developer, People's Self Help Housing Corporation (PSHHC). PSHHC will use the following funding sources for acquisition and rehabilitation of the property: federal HOME funds from the County, USDA Rural Development funds, State Multi-Family Housing (MHP) funds, Affordable Housing Program (AHP) funds, and low income housing tax credits.

Rolling Hills Apartments, Templeton

Rolling Hills is in need of some rehabilitation work. Total project costs are estimated to be $9.3 million, of which an estimated

$1.75 million is for construction, $6.15 million for acquisition, and the remaining for other costs such as financing. Replacement costs of this project could cost $250,000 per unit, while preservation and rehabilitation will cost approximately $175,000 per unit considering total development costs.

FAIR HOUSING

The County collaborates with the local office of the California Rural Legal Assistance (CRLA) for implementation of fair housing activities. The County assists, but does not duplicate the fair housing activities of CRLA. The local CRLA office includes an attorney and a full time community worker to manage fair housing cases through professional mediation and/or litigation, and administer a "tester" program. The HUD field office in San Francisco funds and monitors CRLA's activities.

In 2003, the County and CRLA co-sponsored a fair housing workshop in San Luis Obispo. More than 125 people attended, including landlords, property managers, non-profit service agencies, governmental agencies, developers, and tenant advocates. This educational workshop provided a balanced presentation of the rights and responsibilities established by fair housing laws. In 2007, the County paid for a smaller local fair housing workshop. CRLA educated both non-profit housing providers and the Housing Authority of the City of San Luis Obispo on fair housing issues at this workshop.

CRLA provides bilingual literature, services, and an educational outreach program to inform the public about fair housing laws. CRLA disseminates information about its services through distribution of printed flyers, a bilingual community worker, conducting extensive field investigations, and by staffing an informational table at community events such as farmers markets and school open houses. CRLA also has a website (www.crla.org) that lists local offices and provides housing information. The County also provides in-kind support to fair housing activities provided by CRLA through staff time, meeting facilities, and copying written materials for events such as the fair housing workshop described above in 2003.

*The **Fair Housing Act** prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, national origin, religion, sex, familial status, and handicap.*

~Source: www.hud.gov

OPPORTUNITIES FOR ENERGY CONSERVATION

The County's proposed Conservation and Open Space Element addresses ways to improve energy efficiency, thus reducing costs of utilities to renters and homeowners. The County issued a draft of the updated Conservation and Open Space Element (COSE) in early 2009, and anticipates public hearings for adoption to begin in the summer 2009. The draft COSE incorporates policies and strategies to improve energy conservation and promote greater energy efficiency for housing units. Examples of policies and strategies include:

- Encourage maximum solar access and energy conservation in all new discretionary development.

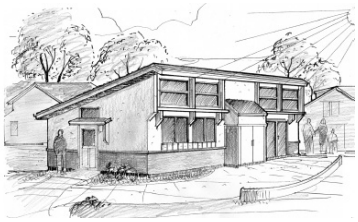
- Encourage use of energy efficient equipment including energy star appliances (as part of a green building program, develop an energy efficiency program for new development, retrofits, and renovations).

- Offer incentives to conserve energy (seek grants and partnerships to sponsor energy education programs, amend ordinances, design plans, and procedures to create incentives to conserve energy).

- Integrate green building practices into design, construction, management, renovation, operations, and demolition of buildings, including publicly funded affordable housing projects (educate staff about green building, develop a mandatory green building program, require some projects such as residential projects 3,000 square feet or more than four dwellings to include a green building checklist).

- Offer incentives to encourage green building practices in all development projects.

- Encourage new buildings to be oriented to maximize solar resources, shading, ventilation, and lighting (amend design plans and guidelines to promote maximization of solar



The "*Living Green" secondary dwelling stock plan available to homeowners in the unincorporated County maximizes solar access and integrates other green building features*

~Source: San Luis Obispo County Planning and Building Department

resources and encourage projects in urban areas to avoid heat island effect).

- Encourage healthy indoor environments including in publicly funded affordable housing projects through use of healthy building materials, finishes, paints, and products.

- Encourage biomass, green waste, and food waste composting facilities.

The proposed COSE incorporates green building and energy saving features, potentially reducing housing costs for both homeowners and renters. Energy conservation in residential development can also be encouraged by locating residential development closer to employment.

CONSTRAINTS TO HOUSING

A discussion of the constraints to providing more housing units in San Luis Obispo County is provided below. Governmental constraints may be in the form of development restrictions, excessive permit conditions and fees, or improvement requirements. Non-government constraints may involve the cost of raw land, construction, financing, neighborhood opposition, and the physical constraints of the land itself.

NON-GOVERNMENTAL CONSTRAINTS

The Costs of Land, Financing, and Construction

The costs of construction, land, overhead/profit, and financing are the major components of housing production costs. Increases in production costs are often passed on to purchasers in a normal market. Due to market conditions, fewer developers are constructing housing units and profits were lower (or absent) in 2008. For-profit developers can expect profits of 10-12% in a normal market for single family housing development, however

many builders and lenders are losing money on residential construction projects currently. Financing costs consume more of the developers' budgets in the current market while profits are less. *The following table illustrates the changing ratio of the housing cost components for new home construction between 1977 and 2008.*

Table 5.16: Components of Housing Costs – Selected Years

Year	1977	1985	1993	2002	2008 (non-profit)	2008 (for profit)
Construction	46.7%	48%	49.9%	37%	67%**	48%
Land Development	25%	31%	36.9%	45%	15%	35%
Overhead & Profit	17.5%	15%	6.7%*	9%	7%	5%*
Financing	10.8%	6%	6.5%	9%	11%	12%

NOTES:

- Construction = labor, materials, fees
- Land Development = land costs, utilities, roads, grading

*6.7% profit shown in 1993 was for a local project targeted towards lower income households. 5% profit shown in 2008 is a result of a recession. Lenders typically require higher profit margins than 5%.

**Construction costs are typically higher than market rate development due to prevailing wage.

Sources: 1977 figures from the California Housing Task Force, February 1979. 1985 figures from the California Statewide Housing Plan Update, 1990. 1993 figures from the 1993 San Luis Obispo County Housing Element. 2002 figures from The Tribune newspaper article series, "Trouble on the Home Front," printed June 16-23, 2002. 2008 figures from local non-profit and for profit developers.

Price of Land

The cost of land is a significant component of housing costs. Developers assert that they cannot recoup the high land costs simply by constructing small (i.e., 1,100 square foot) houses. The average size of new single-family homes over the last five years (fiscal years 2005-2005 through 2008-2009) is 2,494 square feet (County Planning and Building Department). However, due to foreseeable market conditions, the average size of homes may decrease. The average size of homes built in the western region of the United States in 2007 was 2,564 square feet (National Association of Homebuilders). The price of land for multi-family

development can be high. One non-profit developer paid land costs of around $28,000/unit and $43,000/unit for two different multi-family projects before the peak of the market in 2006 (People's Self Help Housing).

Land values and real estate prices vary widely around the county. In Nipomo, the median home price in the second half of 2008 was $402,000 while Oceano was $365,000 (Century 21 online). In Cayucos, the median home price was $750,000 while in the City of Morro Bay the price was $499,000. In January 2009, a lower income family of four in San Luis Obispo County earned up to $53,600 annually and could afford to pay up to $135,000 for a house (with a 5.95% mortgage interest rate, 20% down, and a $150 Homeowners Association fee per County affordable housing standards). A moderate-income family of four earned up to $80,400 and could afford a house costing up to $264,000 (Department of Planning and Building).

Availability of Financing

The affordability of housing is closely tied to the availability of financing and the mortgage interest rates. Due to the economic downturn, some mortgages are harder to obtain due to stricter requirements for loan qualification. However, 30- year interest rates in 2008 remained low, ranging from 5.48%-6.63% (Freddie Mac). Home prices also decreased, creating more first time homebuyer opportunities in the county. The County administers a First Time Homebuyer Program (FTHB) for very low and low income households. Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage is financed as a 3 percent interest rate 50-year loan, with a 20-year deferral of payment. The County provided 14 FTHB loans in the 2008 calendar year.

The County provided 14 ***First Time Homebuyer loans*** *in the 2008 calendar year.*

~Source: Planning and Building Department

The private market provides financing for construction of moderate and above moderate income housing units. Private financing for market rate development can be difficult to obtain in the current market due to the tightening of the market. Local developers may need to show 15% profit for a project in order to get financing to protect lenders from further market price retractions.

Financing for housing targeting low or very-low income households is typically provided by a combination of private financing and grants or loans from federal and state government programs. Examples of typical government programs include Low Income Housing Tax Credits, HOME and CDBG programs, State Multi-Family Housing Program (MHP), Affordable Housing Program (AHP) grants, and subsidized loans. Such government programs have complex requirements (i.e., Davis-Bacon prevailing wage requirements) that must be met prior to funding. Private lenders often cannot afford to keep portfolios of loans and must sell them on the secondary market. To be saleable on the secondary market, the loans must meet stringent requirements that eliminate many projects involving low-income housing. The federal Community Reinvestment Act (CRA) was established to require private sector lenders to participate in underserved markets, including affordable housing. This approach has been successful for obtaining construction financing for affordable housing projects, but long term financing remains a problem.

Cost of Construction

Typically, construction costs are associated with constructing the unit itself, although site improvement costs can be included as part of overall construction costs. Construction costs are similar throughout the county, however, circumstances such as steep terrain, soil type, the need for large amounts of grading and type of project can have a significant effect on cost levels. Affordable lower income multi-family projects can cost $250,000/unit when considering total development costs. Habitat for Humanity homes cost approximately $96,000 to build a home (excluding land) in the county while the average cost is $47,000 nationwide for Habitat homes (Habitat for Humanity).

Rendering for four affordable housing units in Grover Beach by Habitat for Humanity (currently under construction)

Source: Habitat for Humanity

The San Luis Obispo County Inclusionary Zoning Ordinance Financial Analysis (Vernazza Wolfe, 2007) found local development costs for non-subsidized rental projects to be $255/square foot in 2007 and for sale development costs were $220/square foot. These figures are based on three single family detached projects and three attached projects. The National Association of Homebuilders (NAHB) estimates the cost of construction in the western region of the United States compared

to other regions in the nation. In 2007, NAHB estimated the cost of constructing attached single family homes (e.g. townhomes) was $161.66/square foot on average and the cost of constructing detached single family homes was an estimated $117.30/square foot (excluding the value of the improved lot) in the west. Therefore, development costs in San Luis Obispo County tend to be higher than the average for the western region of the United States.

In urban areas, the County typically requires new developments to provide community water and sewer connection, underground utilities, curbs, gutters, sidewalks and paved streets. Each of these adds to the cost of construction, but is necessary for higher density developments.

Physical Constraints and Resource Shortages

Resource shortages and physical constraints limit opportunities to develop new housing. A substantial portion of the county is not readily available for new residential development. For example, approximately 26% of the total county area is public lands (i.e., it is owned by public parks agencies, natural resource agencies, colleges and the military). Approximately 66% of the total county area is zoned Agriculture, with approximately 37% of the total county area under Williamson Act contracts (County Planning and Building Department). San Luis Obispo County also has an abundance of natural habitat areas (coastal and inland), and threatened or endangered plant and animal species. These natural resource areas and agricultural production areas are protected by federal, state and local government policies and regulations. Finally, the remaining developable lands within the county may have on-site constraints related to topography, geologic stability, fire hazards, or flooding.

Some communities may also have a shortage of water, schools, or other resources. The San Luis Obispo County Annual Resource Summary Report tracks the availability of five community resources that are necessary to support development. These resources are: water, sewage, roads, schools, and air quality. Three Levels of Severity are used:

Level I No shortage of a particular resource exists in a given community

Level II The resource's capacity may be exceeded in seven years

Level III Existing community demands exceed the capacity of that resource

If the resource shortage is the result of insufficient delivery systems or facilities, it is usually considered "correctable". Problems that involve the limited capacity of a resource are more difficult to correct. In either case, resource deficiencies usually require substantial funding to correct, in amounts that can exceed the ability or willingness of local residents to pay. Most resources extend beyond political boundaries, so cities, special districts and the County must work together to identify their resource capacities and how those resources relate to future growth and development.

The primary resource elements that affect a community's ability to develop housing are water supply, roads, and sewer. A description of existing resources by community is included below. Please refer to the annual Resource Summary Report for more information about resources shortages.

Avila Beach

Water: Adequate for buildout.

Roads: Traffic volumes measured in May and September show that the main road, Avila Beach Drive, operates at LOS A and is in no need of widening.

Sewer: No operational issues and no planned increases in capacity. However, the two wastewater providers should investigate connecting existing and proposed land uses within the Urban Reserve Line to a single wastewater service provider.

Avila Beach

Cambria

Water: Very limited water supply, with a LOS III. The Community Services District is focusing on seawater desalination for long-term drought protection and as a supply for new development and existing users.

Roads: No concerns identified.

Sewer: No concerns identified.

Cambria

Cayucos

Water: Adequate – the mutual water companies do not plan to add to their supply.

Roads: No concerns identified.

Sewer: No concerns identified.

Cayucos

Los Osos

Water: Very limited water supply, with a LOS III for the groundwater basin. However, the County is working on improving the water supply. Water conservation ordinances were adopted by the County for new development and upon sale of existing buildings.

Roads: A LOS III is in place for South Bay Boulevard. A portion of South Bay Boulevard may be widened when funds are available, improving operation to a LOS C or better.

Sewer: A LOS III is in place, however the communitywide wastewater project is in the design, permitting, and environmental review phase. The projected completion date for construction of the sewer is 2012.

Los Osos

Nipomo

Water: In a LOS III, but the Nipomo Community Services District (NCSD) has taken the lead to bring new water

Nipomo

resources to the Nipomo Mesa Water Conservation Area to address the existing shortage.

Roads: The interchange of Tefft Street at US 101 presently operates below acceptable peak hour levels of service. This condition is expected to improve with the proposed Willow Road extension and interchange improvements.

Sewer: A plant upgrade Master Plan is in preparation with upgrade construction expected to begin in 2010.

Oceano

Oceano

Water: No concerns identified.

Roads: No concerns identified.

Sewer: No concerns identified.

Santa Margarita

Santa Margarita

Water: No current concerns identified, however a second source of water is needed for future development. A Resource Capacity Study to help identify future water supply needs and water source options will be completed in 2009.

Roads: No local roads are part of the RMS reporting program.

Sewer: The community relies on septic systems. Future development may require a communitywide wastewater system.

San Miguel

San Miguel

Water: No concerns identified.

Roads: No local roads are part of the RMS reporting program.

Sewer: No concerns identified.

Shandon

Water: No concerns identified.

Roads: No local roads are part of the RMS reporting program.

Sewer: The community relies on septic systems. The proposed community plan would require a communitywide wastewater treatment plant.

Shandon

Templeton

Water: No concerns identified.

Roads: No concerns identified. The Vineyard Drive widened the Highway 101 interchange in 2008. The corridor will operate at or above LOS C after the project is completed.

Sewer: No concerns identified.

Templeton

Homebuyer Trends

(Source: "Our County's Next 100,000", San Luis Obispo Tribune, April 13-15, 2003)

Population increases, producer and consumer concepts of need, changes in household size and housing discrimination are some of the issues that impact housing. Since 1980, a large percentage of the population growth in the county has been the result of migration. Many new residents have migrated from areas with higher housing costs and can frequently pay substantially more for housing than longtime residents. This is because many of the new residents sold homes in more expensive areas and can therefore make large down payments on homes here.

These new residents often chose to build or buy large homes. Between 1980 and 2000, the average size of new residential units

in the unincorporated areas of the county increased from 1600 sq. ft. to about 3000 square feet.

Household size decreased slightly since 1980. The average household size in 1992 was 2.64, and in 2000 it was 2.49 (Census). This could be the result of people delaying marriage and families, increases in divorce, greater numbers of retired people locating in the county, or people choosing to live alone. Smaller household sizes coupled with population increases create increased demand for units.

Public Concerns over Growth-Related Impacts

Members of the home construction industry have expressed concern that local citizen opposition to new construction projects often have a significant, unpredictable effect on the length of the permit process and the outcome of project designs. Community advocates defend the ability of a community to voice its opinion on the compatibility and desirability of proposed development projects, and note that planning laws require that all project impacts and community resource shortages shall be fully considered.

There have been some recent, positive trends that the public is finding common ground on how to respond to the county's housing shortage. For example, some advisory councils and other agencies such as the Area Agency on Aging and the Chamber of Commerce are publicly saying that the county needs more affordable housing. Some advisory councils and community groups such as the Workforce Housing Coalition are also in support of the recently approved inclusionary housing ordinance.

GOVERNMENTAL CONSTRAINTS

Uncertainty about the Permit Process and Public Opinion

Uncertainty about whether a proposed housing project will be approved by all participating government agencies and how long the process will take can act as a deterrent to building new housing. The cost to a developer of holding property, beginning with site acquisition and ending with occupancy of dwelling units, is an expense generally passed on to the buyers. The longer it takes to develop and sell housing, the more it costs. The "holding period" is often devoted to securing permits from various levels of government, a process that normally involves evaluation of project effects on the circulation system, public facilities and services, and the environment.

Public opinion may also bring uncertainty to housing development. The county has an abundance of natural resources, but there is also a shortage of community resources in some areas (i.e. water, roads, schools). “Slow growth” sentiments exist because a large segment of the public wishes to preserve the county’s natural beauty and its “quality of life.” Local government agencies have responded by adopting “slow growth” policies, reducing the available number of new housing units and indirectly increase housing costs.

In response to these issues, the County has proposed programs (see Chapter 4) to facilitate “Strategic Growth” development, directing new housing generally away from rural areas and into the communities that have adequate resources. New housing should be located in areas that have adequate water supply, roads, transit systems, a job base, infrastructure, retail stores, services, schools, and parks. In response to high land costs, more housing should incorporate attractive and functional multi-family units. Public opinion can be influenced to support attractive housing projects of 15 to 26 dwelling units/acre within the County’s communities. Once the construction industry is certain of the public support and government approval for specific types

of housing development, then sufficient risk is removed and more of the desired type of housing can be produced at lower costs.

Land Use Controls

The California Legislature delegated to local government specific responsibilities and a certain amount of discretionary authority over the development and use of land. Cities and counties influence the location, density, type, number, quality, and appearance of housing units in their jurisdiction through land use controls, building codes, development review procedures, requirements, and fees. Government constraints generally may be divided into land use and development controls (such as zoning and subdivision regulations), building codes, fees and other exactions required of developers, site improvement and infrastructure requirements, and development processing and permit approval procedures.

Land use and development controls determine the amount, type, and location of housing. The primary control is the General Plan and local ordinances. The General Plan sets an overall framework for development and resource conservation in the unincorporated areas of the county, principally through the Land Use Element and its implementing ordinance. Most of the County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources.

The General Plan includes 17 unincorporated urban communities and 14 villages that allow more concentrated development of housing. Development standards are similar to those typically found in other jurisdictions and do not place an unnecessary burden on affordable housing projects. The County must also consider the need to avoid conflicts between existing airports and new residential development. Proposals to amend the County General Plan to designate land for residential development must first be reviewed for consistency with the adopted Airport Land Use Plan. *Table 5.17 shows typical development standards (including density, open space, setbacks, parking and height) for single family and multi-family land use categories.*

Parking requirements for multi-family projects are similar to requirements for single family dwellings. For example, a

subdivision of 10 single family homes would require 20 parking spaces. A 10 unit multi-family project (with two and three bedroom units) would require 18 resident parking spaces plus 4 guest parking spaces (22 total). These parking requirements do not prevent developers from constructing multi-family projects at a density of at least 20 units per acre. For example, in the last five years, an Avila Beach project achieved 28 units per acre and a San Miguel project achieved 29 units per acre in a small apartment complex.

Table 5.17: Typical Development Standards

Land Use Category	Density	Open Space	Setbacks	Parking	Height	Minimum Site Area
Residential Single Family	Approx. 6 units per acre	No require-ment	Front- 25ft Side- 5 ft Rear- 10ft Corner (street side) 10 ft if lot is more than 50 ft wide	2 spaces per dwelling	35 feet	6,000 square feet (1,750 in some areas)
Residential Multi-Family	Low- 15/ac Medium- 26/ac High- 38/ac	55% 45% 40%	Front- 25ft Side- 5 ft Rear- 10 ft Corner (street side) 10 ft if lot is more than 50 ft wide	1 per one bedroom unit, 1.5 per two bedroom unit, 2 per three or more bedrooms, plus Guest Parking (1 space (per development, not per unit), plus 1 for each 4 units or fraction thereof beyond the first four)	35 feet (45 feet if high density)	6,000 square feet for two units

Note: Landscaping is required for multi-family projects.

The County also allows for reduced parking in affordable housing projects as an incentive. This incentive allows non-profit developers to construct more units than would usually be allowed.

Growth Management

On October 23, 1990, the Board of Supervisors adopted the Growth Management Ordinance (GMO) for the unincorporated areas of the county in response to substantial community concern about growth and a proposed voter initiative. The GMO limits the number of new dwelling units that may be built annually, but it exempts units that are affordable to low and moderate income households, secondary dwellings, and farm support quarters. Under the ordinance, new dwelling units are limited to an amount sufficient to accommodate an annual increase of 2.3% in the

number of existing dwelling units that are in the unincorporated areas of the county. However, the County adopted lower growth rates in some communities. For example, Cambria has a 0% growth rate due to limited water availability, and Nipomo has a 1.8% growth rate, also due to limited water supply. Currently the GMO limits growth to approximately 990 dwellings units per year. If the County continued to limit the number of non-exempt dwellings for which permits can be issued each year to 990, 4,950 new above moderate units could potentially be built over the next five years. The GMO will not prevent the County from meeting its housing needs as set forth in the adopted Regional Housing Needs Plan.

Subdivision Regulations

Regulations for the design and improvement of subdivisions are contained in the county Real Property Division Ordinance and governed by the State Subdivision Map Act. The purposes of the regulations are to promote public health and safety and "to facilitate the ultimate development of the land in a manner that will be compatible with physical constraints and preservation of natural and scenic attributes." One of the effects of the regulations is to transfer the financial burden of subdivision development from county government to the developer and, ultimately, to future residents of the subdivision.

Building Codes and Their Enforcement

San Luis Obispo County building codes are encompassed in the locally adopted Building and Construction Ordinance (Title 19) and the 2007 California Building Code. These regulations insure that projects are constructed to minimum safety standards and that adequate water supply and sewage disposal standards are met.

Enforcement of building codes for new structures or alterations to existing structures is the responsibility of the building inspectors. Enforcement of codes in other situations is carried out with the immediate emphasis on any health and safety concerns by Code Enforcement staff. Voluntary compliance is sought first, with court action against a landlord or owner as a last resort. Displacement of residents is avoided if at all possible. If a code enforcement

case is filed, additional fees are required at the time of permit application.

Site Improvements

Some level of site improvement is required for virtually all residential development in the county. This can vary from minor leveling of a building pad and installation of a well and private sewage system to major grading of the site and the installation of an extensive infrastructure system. Site improvements may include curb, gutter and sidewalk installation, underground utility installation, public water, and sewage system connections and the paving of access roads.

County requirements are typical of those found in other jurisdictions throughout the state. Their purpose is to address health and safety issues, access issues, separation of vehicle and pedestrian traffic in higher density areas and to promote orderly development.

Within the county regulations, there may be opportunities to modify some of the site improvement requirements and thus reduce the cost of development. This could have a beneficial impact to affordable housing projects. Some of these opportunities include re-examining the regulations on street widths to see if narrower streets would be appropriate and re-evaluating the requirements on sidewalk widths to determine if reductions could be made without jeopardizing public safety. Changes such as these could result in additional units for a project, thus reducing overall cost per unit.

Fees

New residential development frequently imposes a financial burden on government agencies because the cost of providing community services (such as new police and fire protection) to them is typically higher than the tax revenues they will generate for the County. This is especially true of lower cost housing because services are the same while taxes are lower due to lower sales prices and assessed value.

Development fees in San Luis Obispo County are not excessive when compared to other neighboring counties (see Appendix E –

Typical Permit Fee Chart). In addition, the County makes special provisions for projects with affordable housing (i.e. expedited permit processing). The County has a program addressing reducing and deferring fees for affordable housing in Chapter 4.

The total fees for a building permit for a 1,500 square foot dwelling with a 450 square foot garage would be approximately $9,425, including all inspection and plan check fees, as well as basic permit fees (i.e. addressing) and impact fees (a single family unit is exempt from inclusionary). Approximately half of the total cost is comprised of impact fees. A typical 2,500 square foot home with a 550 square foot garage would cost $10,874. Inclusionary in-lieu fees collected for projects may be used to pay impact fees for affordable housing projects. Also, affordable projects are exempt from paying the inclusionary fees. *Below are typical processing and impact fees for market rate residential development.*

Table 5.18: Typical Impact Fees, FY 2008-2009

Typical Impact Fees Per Unit 08-09 Fiscal Year (ending June 30, 2009)		
Impact Fee	**Single Family**	**Multi Family**
Government	$514	$391
Administration	$108	$70
Sherriff	$270	$205
Park	$2,221	$1,690
Library	$438	$333
Fire	$1,923	$870
Roads*	$5,000	$3,050
School Fees**	$3,945	$2,630
Inclusionary Fees***	$14,250	$9,500
Total Estimated Impact Fees Per Unit	**$28,669**	**$18,739**

* The $5,000 road fee is an average. For example, road fees in Cambria range from $282 -$1,267 per single family unit while road fees in Templeton range from $10,802-$14,116 per unit. Multi-family development road fees are 61% of single family fees.

**$2.63 is an approximate figure based on a 1,500 square foot single family unit and a 1,000 square foot multi-family residence. School district fees may vary.

***Includes inclusionary fees for a market rate project, assuming payment of in-lieu fees for a 1,500 S.F. house for single family units and 1,000 S.F. for multi-family

Table 5.19: Typical Processing Fees, FY 2008-2009

Planning and Application Fees	
Variance (Categorical Exemption)	$2,651
Variance (Initial Study)	$7,615
Conditional Use Permit (Categorical Exemption)	$5,042
Conditional Use Permit (Initial Study)	$8,311
Minor Use Permit, Major (Categorical Exemption)	$3,147
Minor Use Permit (Initial Study)	$5,385
General Plan Amendment	$10,600 deposit + cost to process
Site Plan (Categorical Exemption)	$1,529
Site Plan (Initial Study)	$3,051
Specific Plan (Initial Study)	$10,900 deposit + cost to process
Pre-Application Meeting	$500
Environmental Fees	
Categorical Exemption	$868
Initial Study/Negative Declaration	$3,139
Use of Another Agency EIR	$3,923
Environmental Impact Report/ Mitigation Monitoring	25% of Consultant Costs
Subdivision Fees	
Certificate of Compliance (Conditional with Initial Study)	$3,945 for 1st + cost to record
Certificate of Compliance (Unconditional)	$628 for 1st + cost to record
Lot Line Adjustment App. (Categorical Exemption)	$2,687
Lot Line Adjustment App. (Initial Study)	$5,150
Tract Map (Initial Study)	$9,022
Parcel Map (Initial Study)	$6,471
Coastal Zone Major Project (Tract Maps, Parcel Maps, Development Plan, Variance, and MUP)	$908
Coastal Zone Minor Project (Plot Plan, Site Plan, Lot Line Adjustment, Certificate of Compliance)	$455

For a typical 20 unit market rate multi-family rental project (exempt from inclusionary fees), the required land use permit fees include a Minor Use Permit with an Initial Study, Public Works review, and Cal Fire review. Building permits include inspection fees, impact fees, and other costs associated with processing the permit. The

total fees associated with the planning and building permits (FY 08/09 costs) would total an estimated $157,041 ($132,267 of which are impact fees), excluding school fees which are paid to school districts. Therefore, the cost per unit for permit fees is $7,852 (excluding school fees). Assuming the total development cost for multi-family housing is $250,000 per unit, impact fees charged by the County are 2.6 percent of the total cost in this example. School fees are 1.1 percent of the total cost and permit processing fees are 0.5 percent of the total development cost. Therefore, impact and processing fees are not a large portion of total development costs and are not unreasonable. All building permit fees must be paid at permit issuance. An initial deposit is required upon building permit application, and the balance is due upon permit issuance.

Permit processing

State planning laws require that certain steps must be included in the local permit process. Among these are:

1. Proposed developments must be found consistent with the adopted General Plan and its elements (i.e., Housing Element, Agriculture and Open Space Element, and the Land Use Element).

2. Building codes must be adopted and enforced.

3. The County must assess the environmental effect of a project in compliance with the California Environmental Quality Act (CEQA), and then determine whether an environmental impact report, a negative declaration with mitigation measures, or a negative declaration is required.

4. The County must meet CEQA specified time requirements for public review and posting of environmental documentation.

5. Projects in the coastal zone must be found consistent with the local coastal plan and in some instances are reviewed by the Coastal Commission.

Ella Street,
San Luis Obispo
22 units per acre

The Permit Streamlining Act (PSA), Government Code, sections 65920 et seq., requires that local jurisdictions reach a final

decision on any discretionary permit request within 180 days from the date of certification for projects requiring a CEQA Environmental Impact Report or 60 days from the date of a negative declaration determination or adoption or for projects that are exempt from CEQA. The PSA also requires local government to meet various interim deadlines, from initial application review to approval or disapproval of a project.

State law requires that a jurisdiction's legislative body make project decisions. In San Luis Obispo County this body is the Board of Supervisors. The Board can adopt ordinances to delegate authority to other review bodies such as the Planning Commission and Subdivision Review Board. Approval of minor land use permits was delegated to the Planning Director (e.g., minor use permits).

The permit requirements for residential uses depend on the type of project and the land use category. In the Multi Family land use category, projects with 4 or fewer dwellings requires a Zoning Clearance, projects 5-15 units in size requires a Site Plan Review, project 16-24 units in size requires a Minor Use Permit (MUP), and projects with 25 or more units require a Conditional Use Permits (CUP) which requires a Planning Commission hearing. The purpose of discretionary review (either MUP or CUP) is to enable design review in accordance to community design plans and guidelines. *Table 5.20 describes permit requirements for residential projects.*

Table 5.20: Housing Types Permitted by Land Use Category (non-coastal)

Residential Land Use	AG	RL	RR	RS	RSF	RMF	OP	CR	REC	PF
Single Family Dwellings	P	A1	A1	A1	A1	A1	A2	A2	A2	
Multi-Family Dwellings						A1				
Residential Care – 6 or fewer boarders	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)				P(6)
Residential Care – 7 or more boarders	CUP	CUP	CUP	CUP	CUP	CUP	CUP			A1
Mobile Homes	P	P	P	P	P	P				P
Mobile Home Parks			CUP(7)	CUP (7)	CUP(7)	CUP (7)			CUP (7)	
Farm Support Quarters	A2	A2								
Secondary Dwellings			P	P	P					
LAND USE CATEGORIES: AG- Agriculture, RL – Rural Land, RR – Residential Rural, RS – Residential Suburban, RSF – Residential Single Family, RMF – Residential Multi Family, OP – Office Professional, CR – Commercial Retail, REC – Recreation, PF – Public Facility										

A1: Allowable use, subject to the land use permit required by 22.06.030, Table 2-3.
A2: Allowable use, subject to the land use permit required by the specific use standards.
P: Permitted use, Zoning Clearance required.
P(6): Permitted use, no land use permit required.
CUP: Conditional Use Permit required.
CUP(7): Conditional Use Permit required, also requires authorization by California Department of Housing and Community Development.

While larger multi-family projects could be constrained by the requirement of a CUP, recent affordable housing project approvals show that the CUP requirement is not overly burdensome. In the 08/09 fiscal year, the Planning and Building Department base fee for a CUP was $8,311 and the fee for a MUP was $5,385 (a $2,926 difference). Four recent affordable housing projects located in Templeton and Nipomo were approved by the Planning Commission within 2 to 3 months from the date the application was deemed complete. These projects include a 29 unit project in Templeton (Tract 2458), a 40 unit project in Nipomo (Cider Village), a 52 unit project in Nipomo (Roosevelt Family Apartments), and a 43 unit project in Templeton (Serenity Hills). A typical MUP project incorporating between 16-24 units would take approximately the same amount of time to process that a CUP project would take. However, the entire permitting process for a MUP would take between 1.5 to 2.5 months (as opposed to 2 to 3 months for a CUP) because scheduling a Planning Department

hearing can occur more quickly. All affordable housing projects are priority processed.

Typical conditions of approval for a CUP project are identical to those for a MUP project. For example, a 40 unit project approved in Nipomo in 2006 had 23 conditions of approval consisting mostly of code requirements such as fire safety, air quality, landscaping, fencing, and road improvements.

The County will also hold a pre-application meeting at the request of the applicant and frequently provides concessions for affordable housing projects. For example, People's Self Help Housing received a building height waiver for the Lachen Tara project and reduced parking requirements have been granted for some affordable housing projects.

The above discussion of cost and time necessary to process and approve County discretionary permits shows that the CUP process is reasonable. However, Program HE 1.B will track the time and cost associated with processing use permits for housing projects to monitor the impact of these processes, and look for ways to streamline permits for housing.

Permit processing times vary depending on whether the project is ministerial (staff approval without a public hearing) or discretionary (public hearing required). The typical processing time for housing development in 2008 was three months for ministerial projects and six to nine months for Conditional Use Permits All ministerial and discretionary residential projects are reviewed by several county departments prior to staff approval or a public hearing. The Planning Department reviews projects for compliance with the County General Plan and the State Subdivision Map Act and the California Environmental Quality Act (CEQA). The Public Works Department reviews the project for its effect on roads, drainage, and county water and sewer districts. The Environmental Health Department reviews for compliance with water supply and sewage disposal requirements and the Fire Department insures that fire safety standards are met. Projects may also be reviewed by regional or state agencies as required (e.g., State Dept. of Fish & Game, Regional Water Quality Control Board). Projects located near an incorporated city are referred to that city for comments.

County staff will hold a pre-application conference upon request by an applicant. *The following table describes typical permit processing timelines for projects.*

Table 5.21: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	3 months
Conditional Use Permit	6-9 months
General Plan Amendment/Zone Change	1-2 years
Site Plan Review	1 month
Tract Maps	6-9 months
Parcel Maps	6-9 months

Sources: San Luis Obispo County Planning and Building Department, 2008

The Coastal Commission certified the County's Local Coastal Plan in 1984, giving the County permitting authority for new development within the coastal zone. The coastal zone boundary encompasses portions of four of the Land Use Element Planning Areas, including North Coast, Estero, San Luis Bay, and South County. A portion of the coastal zone areas are appealable to the Coastal Commission. The vacant parcels identified in the sites inventory for lower and moderate income households (Chapter 3) that are located in the coastal zone include the Avila Beach and Los Osos parcels in Table 3.5 and the Cambria and Los Osos parcels in Table 3.7. However, only the Avila Beach parcel (076-201-071) is located in the Coastal Appealable Zone, which is appealable to the Coastal Commission.

Inclusionary Housing Ordinance

The Board of Supervisors adopted an Inclusionary Housing Ordinance on December 9, 2008. The California Chapter of the American Planning Association awarded the County Department of Planning and Building a "Planning Achievement Award" in 2009 for their advocacy in crafting and gaining broad support for the ordinance. The inclusionary ordinance is flexible, and provides several options for developers to meet the affordable housing requirement. Compliance options for developers include: building units on-site, building units off-site, paying in-lieu fees, or donating

land to meet the inclusionary requirement. One bonus unit is granted for each inclusionary housing unit provided for residential projects. A five year phase in period is underway. In lieu fees will cost approximately $20,900 per unit (for a 2,200 square foot house) after the ordinance is fully implemented, and the in lieu fees are placed into an affordable housing fund for future affordable housing projects (see the San Luis Obispo County Inclusionary Zoning Ordinance Financial Analysis by Vernazza Wolfe Associates, Inc., December 21, 2007 for fee calculation)..

In-lieu fees are a sliding scale based on the size of residential units provided. For example, a development consisting of 2,200 square foot units would cost $20,900 per unit in lieu fees (in five years upon full implementation). A development consisting of 1,500 square foot units would cost a developer $14,250 per unit in in-lieu fees. Exempt projects include: units smaller than 900 square feet in size, a single family dwelling, secondary dwellings, employee and farm support quarters, and rental housing secured for 10 years or longer.

Ultimately, 20% of all new residential units will be designated as affordable, inclusionary housing units. For example, a 5 unit project would require 1 inclusionary unit and a 25 unit project would require 5 inclusionary units. The sequence of inclusionary units provided is as follows: first unit is workforce income, second unit is moderate income, third unit is low income, and a fourth unit is for very low income. If units are built on-site, the affordability requirement is reduced by 25%.

Housing for Persons with Disabilities

The County prepared an Analysis of Impediments to Fair Housing as required under federal grant programs, including a review of its zoning laws, policies and practices. This analysis concluded that the County has implemented actions to remove constraints on housing for persons with disabilities. For example, the County provides tenant-based rental assistance for persons with special needs, many with disabilities. The County also provides funding for ADA retrofitting efforts. While the County has not yet prepared a procedure that applies solely to making requests for reasonable accommodation, such requests can be submitted through the

normal Conditional Use Permit (CUP) or variance process, including making parking accommodations and other matters. For example, in one case the County permitted construction of a secondary dwelling larger than normally permitted because the larger size was needed to accommodate the needs of the handicapped person who would live there. The County is aware of its responsibility to remove constraints to provision of housing for persons with disabilities, partly as a result to its Analysis of Impediments and certifications regarding Fair Housing pursuant to the federal HOME and CDBG Programs. The County is committed to authorizing reasonable accommodations where appropriate, and will create a reasonable accommodation procedure (per Program 1.R).

The County does not regulate the minimum distance between group homes. The County permits group home with six or fewer persons in the Single Family land use category without a Conditional Use Permit or any special community noticing, even where some on-site services for persons with limits on their ability for self-care are provided. Larger group homes with on-site services are subject to a CUP, with minimal prescribed standards (20,000 square feet site area, safety fencing for play areas, parking). However, Housing Element Program 3.B addresses review of existing group home ordinances to determine if revisions are necessary.

Large group homes are rarely proposed in the unincorporated areas of the county. They are usually located closer to medical or other needed services, which occur primarily within the incorporated cities, especially San Luis Obispo. The County has provided financial assistance to local nonprofit organizations acquiring residential properties for operation as group homes in San Luis Obispo, Grover Beach, and other cities. One group home (Templeton Place) was permitted by the County in the unincorporated community of Templeton, close to Twin Cities Community Hospital. This senior assisted care facility has 29 units. This example represents a service-enriched group home, which the County defines as a “residential care facility.” This example demonstrates that the County’s CUP requirements are

reasonable and do not represent a constraint preventing group homes from being established.

SPECIAL HOUSING NEEDS

Persons with Disabilities

The U.S. Census for 2000 lists 15,764 persons in the unincorporated county (15% of the population above age 5) as having one or more disability. While this figure may appear high, it includes many types of disabilities: sensory, physical, mental, self-care and employment. The Census lists 7,197 persons (7% of the population) as having a physical disability, 4,338 persons (4% of the population) as having a mental disability, and 3,324 persons (3% of population) as having a sensory disability. Of the total population countywide between 21 to 64 years old, 56% of persons with disabilities are employed.

It is uncertain how many disabled individuals live independently. Often a property owner or landlord is willing to accommodate handicapped individuals, but the residential unit is not accessible to wheelchairs or physically impaired persons. This forces the handicapped individuals to compete for housing in a very limited sector of the county's housing market.

Locally the Housing Authority of San Luis Obispo administers the federally funded After Care Housing Program. This program provides Section 8 rental assistance to mentally and physically handicapped outpatients who are otherwise unable to afford adequate housing. Presently, the demand for program assistance exceeds its financial resources. The Housing Authority of San Luis Obispo implements the program in both the cities and unincorporated areas of the county. Residential care facilities in the county provide care for disabled persons and elderly.

Transitions Mental Health Association provides services and transitional housing for mentally ill disabled adults. The 2-1-1 SLO Hotline in the county provides resources for persons with

Oak Park Senior Housing, Paso Robles

~$1,325,000 of HOME grant funds provided by the County for acquisition and construction

disabilities by referring those in need to adult day care, meals on wheels, respite care, home health care, transportation, and independent living services programs.

The Elderly

The unincorporated county was home to 14,718 elderly (age 65+) persons in 2000, comprising 14% of all persons in the jurisdiction (2000 Census). Approximately 88% (8,070) of housing units occupied by elderly were owner occupied and 12% (1,070) were renter occupied. Countywide, 99.3% of occupied elderly housing units have less than 1.01 occupants per room (Census).

Of the elderly population countywide, 93.8% are living above poverty level, and 6.2% are living at or below poverty level. While the majority of the elderly are financially stable, there are still many who live on low or fixed incomes. Thus, many elderly need affordable housing.

The Department of Finance predicts that the countywide senior population (age 65+) will increase by 42% from 2010-2020. The elderly will comprise 21% of the total county population in 2020. This reflects a growing number of retiring baby boomers as well as affluent, retired individuals who are attracted to the county and are moving in and paying top dollar for available housing units. This trend will adversely affect the existing elderly population who are on fixed income, especially renters.

Many elderly citizens live in mobilehome parks. Mobilehome parks are a significant part of the county's existing affordable housing stock, yet in the past out-of-area companies aggressively campaigned the purchase and conversion of some of the local parks into high cost projects. The County Board of Supervisors recently approved a mobilehome park closure ordinance in 2008, protecting both displaced owners and renters of mobile homes in the event of conversion to another use. The County's Mobile Home Park Rent Stabilization Ordinance protects renters from drastic space-rent increases. Senior apartment developments and co-housing are also desirable options for some seniors. These housing types provide a strong sense of community and support for residents.

The Area Agency on Aging provides services such as home delivered meals, senior citizen centers, senior employment services, legal assistance, transportation services, and respite for caregivers. Senior centers in urban communities provide regular gatherings and meetings for seniors. Ride On transportation provides door to door shuttle service for seniors throughout the county for a small fee.

Large Households

Large households of five or more members made up approximately 11% (3,841) of unincorporated county households in 2000, 33% (1,275) of which rent their own homes and 67% (2,566 households) own their homes. Of the total housing units in the unincorporated county, approximately 2.1% (739) of the units are 5 bedrooms or larger and 13.6% (4,776) are 4 bedrooms or larger.

The County has helped to fund the development of projects with large residential units. These are units that are 4 or 5 bedrooms in size. The County provides direct financial assistance to projects for low and very-low income households with federal funds from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. The local non-profit Peoples' Self-Help Housing Corporation have used HOME funds and Section 502 funding from the United Stated Department of Agriculture to build several subdivisions that are affordable to low and very low-income households. These subdivisions use the "sweat equity" method of construction that helps qualified households to build their own units. Large families with low incomes may also be eligible for the Section 8 rental assistance program that is administered by the Housing Authority of San Luis Obispo.

Female and Male Headed Households

According to the 2005 Community Survey (Census Bureau), there are approximately 26,703 families countywide (including cities) with children under 18 years of age. Of these, married couple families represented approximately 75% (20,143). Single female headed families with children under 18 years represented 20%

(5,445) of families and male headed households represented 4% (1,115).

In the year 2000, female headed households with no husband present represent 6.4% (2,950 households) of the total households in the unincorporated county. Also, 19.2% of all female headed families countywide were under the poverty line. Table 5.22 further describes female headed households in the unincorporated county in the year 2000.

Table 5.22: Female Headed Households, 2000

Householder Type (unincorporated county)	Number	Percent of total HH
Total Households	46,239	100.0%
Total Female Headed Households, No Husband Present	2,950	6.4%
Female Headed Households with Children under 18	1,719	3.7%
Female Headed Households without Children under 18	1,231	2.7%
Total Families Under the Poverty Line (Countywide, including cities)	n/a	6.8%
Female Headed Families Under the Poverty Line (Countywide, including cities)	n/a	19.2%

Married couple families have the highest incomes and families headed by single females have the lowest. In 2005, the median income for married couple families was $69,463 (2005 Community Survey). For male headed families the median income was $47,504, and for female headed families it was $29,529 (2005 Community Survey, Census). In 2000, approximately 15% of married couple families, 28% of male headed families and 49% (2,346 households) of female headed families with children were below the poverty level.

For single parent families, lack of adequate income is one of the biggest factors in obtaining housing, especially families headed by females. Using a figure of 30 percent of gross income for housing, the median income of female headed families would allow only $580 per month for housing. This amount is inadequate as the rental rate throughout the county for studio and one-bedroom units start around $750 and go much higher.

A minimum of 80 percent of the County's annual allocation of federal Home Investment Partnership (HOME) funds and Emergency Shelter Grant (ESG) funds are typically allocated to local non-profit groups that provide housing (including emergency shelter and transitional housing) to very low income and homeless families. The Economic Opportunity Commission operates the homeless shelter and homeless day care facilities in San Luis Obispo. The Women's Shelter of San Luis Obispo and the North County Women's Shelter operate facilities in their communities. The Housing Authority of San Luis Obispo administers the Tenant Based Rental Assistance and Section 8 programs, and manages several affordable apartment projects. Peoples' Self-Help Housing Corporation builds affordable ownership and rental units throughout the county. All of these programs face the impacts of government budget shortfalls and the rapidly rising cost of the local housing market.

Farm Workers

Although agriculture is one of the county's primary industries, it is difficult to determine the exact number of farmworkers that live here. Some are permanent residents and others are seasonal migratory workers. The state Employment Development Department (EDD) compiles farm employment information, but has no statistics on highly mobile or undocumented workers. EDD reports 5,200 workers in the farm industry as of 2002, nearly doubling since 1990, when EDD reported 2,700 workers. However, the U. S. Department of Agriculture (USDA) reported 7,596 farm labor workers in 2002 (USDA 2002 Census of Farmworkers). Of the 7,596 workers reported, 3,826 were permanent (more than 150 days), and 3,770 were seasonal (less than 150 days). This appears to show a trend for a growing number of farm workers in San Luis Obispo County.

A 1990 study prepared for the County asserted that the EDD undercounts the farmworkers who work here. This study is entitled "Farm Labor Hiring Patterns in San Luis Obispo County" and was prepared by Peoples' Self-Help Housing Corporation in response to concerns about the needs of local farmworkers by the County and local nonprofit organizations. In 1989 the EDD estimated that 2,080 farmworkers were in the county. The study

provided an estimate based on the number of man hours needed to produce an acre of a given crop and determined that perhaps 5,000 farmworkers were here. The study also indicated that crop care is becoming a yearlong activity (i.e., vineyards) and that the farmworkers and their families are becoming permanent residents rather than migratory households. Farmworker families need housing that is near schools, shopping and community services. It is difficult to provide such housing for the families of the workers who are still seasonal migratory workers. Local farmers find that workers with families need family dwelling units, while single workers may use bunkhouses or dormitory style quarters that are located on the farms.

According to the 1990 study, housing problems exist for many local farmworkers. Some of the most severe problems involved large numbers of workers (15-36) living in one room non-residential structures with very limited facilities. Less severe, but still a problem, is the overcrowding that exists among the farmworkers who are permanent residents. In many instances, two or more families will live together in small houses.

For many farmworkers, their relatively low incomes are the biggest factor preventing them from obtaining adequate housing. In 2008, farmworkers and laborers for crop and nursery in San Luis Obispo County made an average of $19,218, the equivalent to $9.23/hour full time (EDD). Other farming wages in the county range from $19,615-$32,409/year.

To date, some progress has been made by the County in addressing the housing needs of farmworkers. Pursuant to the recommendations in the 1990 study, the county modified its requirements to allow for expedited processing of permits for group quarters for farmworkers on agricultural parcels. Most housing for farm workers and their families should be provided within communities where shopping and other needed services are available. Housing is also needed on the farm or ranch, so the County's Land Use Ordinance and Coastal Zone Land Use Ordinance enable growers and ranchers to provide housing for their employees on site in the form of single family dwellings (including mobilehomes) or dormitory-style group quarters. The

*"The **H-2A temporary agricultural program** establishes a means for agricultural employers who anticipate a shortage of domestic workers to bring nonimmigrant foreign workers to the U.S. to perform agricultural labor or services of a temporary or seasonal nature."*

~Source: U.S. Department of Labor, http://www.foreignlaborcert.doleta.gov/h-2a.cfm

amount of allowable on-site farm worker housing is determined by the intensity of agricultural activities.

The County met with the Agricultural Liaison Advisory Board and with a smaller roundtable group in 2008 to discuss farmworker needs over the next five years. Growers anticipate use of the H-2A program, which provides seasonal or guest farmworkers. The H-2A program is authorized by the Immigration and Nationality Act, and is managed by the Department of Labor, U.S. Citizenship and Immigration Services, and the Department of State. H-2A requires that growers provide housing, meals, and transportation for employees. Farmworker housing proposed in the form of group quarters is currently limited to the needs of agricultural activities within five miles of a site in the Agriculture land use category. Growers now would like to expand the five mile radius to a larger area. Additionally, growers would like to see additional amendments to County ordinances such as amending the 20 acre minimum site area.

The County's Growth Management Ordinance exempts farm support quarters from the permit allocation process, whether in the form of group quarters or single-family dwellings. Farm support quarters are permitted in Agriculture and Rural Land land use categories. Additionally, farmworker housing is sometimes provided in developments in single family and multi-family zones. The County has provided federal HOME and CDBG funds to the non-profit Peoples' Self-Help Housing Corporation (PSHHC) to build housing projects for farmworker families. PSHHC also uses federal USDA Section 502 funds and state HCD funds (Joe Serna, Jr. Farmworker Housing Grant Program) for its projects. These projects include a subdivision in Nipomo completed in 1999, a 16-unit apartment project in Oceano completed in 2001, a 46-lot subdivision in San Miguel completed in 2005, a 8-unit single family development in Nipomo completed in 2007, and a 29-unit apartment project in Avila Beach completed in 2008 (4 units are set aside for farmworker households). Additionally, 33 farm support quarter units were constructed between the years 2001-2008 in the County.

Maxine Lewis Memorial Homeless Shelter site, San Luis Obispo

Families and Persons in Need of Emergency Shelter

Homeless persons in San Luis Obispo County include families, seniors, single men and women, and youth. In 2009, a point in time enumeration counted 3,829 homeless persons living in San Luis Obispo County. The significant findings include:

- Approximately 36% of the all homeless counted were children under the age of 18.
- 5% of homeless counted were seniors.
- More than half (67%) of homeless counted were males, and 33% were females.
- Of the homeless visually counted (excluding school children), 36% were in the north county, 19% in the south county, 36% were in the City of San Luis Obispo, and 9% were counted in the north coast.
- Approximately 24% of homeless interviewed countywide slept outside the previous night of the count, 11% were in transitional housing, 12% in shelters, and 21% slept in a vehicle.
- The mean age of the persons interviewed countywide was 44 years old.
- 33% of the persons surveyed were families with kids.
- The number of homeless persons visually counted totaled 501 in the unincorporated county, and the number of children in schools in the unincorporated areas was approximately 174 (675 total).

The County is a major financial contributor to homeless services and shelters countywide. However, to ensure that the county has adequate capacity to meet the needs of homeless persons, the County assumes the entire amount of homeless counted in the unincorporated area (totaling 675 persons) is the unmet need.

Many homeless individuals and families use shelter and services in the incorporated cities. The Community Action Partnership of San Luis Obispo County (Community Action) uses general fund and CDBG and ESG grant money from the County and local cities to operate a homeless shelter and a homeless day center, both located in the City of San Luis Obispo. The homeless shelter provides 49 beds year-round. Community Action also works in partnership with the Interfaith Coalition for the Homeless to provide "overflow" sheltering during winter months. A different church hosts the "overflow" program each month, providing 15-35 beds nightly. Approximately 750 homeless persons receive one or more nights of emergency shelter and assistance during the year in San Luis Obispo. The homeless day center provides showers, clothing, meals, mail and phone services, counseling services, health screening, and access to transitional housing. These services help the homeless to stabilize their lives and move toward greater self-sufficiency.

In the north county, Community Action and Transitions Mental Health Association operate permanent supportive housing programs for homeless persons with disabilities. These programs provide housing and case management services for homeless clients. Various churches and non-profit groups in the north county area provide other services such as day meals, food, clothing, and a motel voucher program. These groups include Transitional Food and Shelter, Loaves and Fishes, the Salvation Army, Harvest Bag and the El Camino Housing Organization (ECHO). In the south county, Community Action operates a case management program and there is a soup kitchen that operates and serves food to homeless.

Homeless shelters are currently allowable in all residential land use categories, as well as in the Office and Professional, Agriculture, and Rural Lands land use categories. However, homeless shelters are not explicitly addressed in land use ordinances. A proposal to develop a homeless shelter would currently be reviewed through a Conditional Use Permit. Program 3.A in Chapter 4 addresses amendments to County ordinances to define an emergency shelter and identify land use categories where emergency shelters could be permitted without a

Conditional Use Permit. The County is currently considering the Commercial Service, Public Facilities, and Industrial land use categories as potential zones where emergency could be allowed without discretionary approvals. There are approximately 52 acres of vacant land in the Commercial Service and Industrial land use categories. Assuming 150 persons could sleep in a homeless shelter on a 1-acre site, the County would need approximately 4.5 acres of land to accommodate the assumed unmet need. Through implementation of Program 3.A, the County will determine whether these and/or other land use categories have appropriate sites for ministerial approvals for emergency shelters.

Through ordinance amendments addressed in Program 3.A, transitional and supportive housing proposed in forms other than standard single family dwellings will be similarly treated to other housing types allowed in the same land use category. Also, definitions of transitional and supportive housing facilities will be explicitly defined in the land use ordinances. A program addressing the removal of governmental constraints for development of supportive housing and transitional housing is included in the Programs section of the Housing Element. *Table 5.23 shows emergency shelters and transitional housing facilities countywide.*

Prado Day Center, San Luis Obispo

Table 5.23: Emergency Shelter & Transitional Housing in San Luis Obispo County, October 2008

EMERGENCY SHELTERS			
Name	**Location**	**Number of Beds**	**Population Served**
Maxine Lewis Memorial Shelter -EOC	City of San Luis Obispo	75 (49 plus overflow)	Single Homeless Adults and Families with Children
ECHO Homeless Shelter	Atascadero	32	Single Homeless Adults
Transitional Food and Shelter - TFS (medically fragile homeless)	San Miguel, Atascadero, Paso Robles, Arroyo Grande, San Luis Obispo	12	Single Medically Fragile Adults
North County Women's Shelter and San Luis Obispo Women's Shelter	Atascadero, Paso Robles, and San Luis Obispo	42	Single women and women with children
TRANSITIONAL HOUSING			
Adult Transitional Housing -TMHA	San Luis Obispo	12	Single adults
Transitional Housing for Homeless - TMHA	San Luis Obispo	17	Single adults
TH for Homeless Women/Children in San Luis Obispo (Women's Shelter)	Atascadero, Paso Robles, and San Luis Obispo	18	Single women & women with children
Family Care Network TH	Grover Beach	12	Youth Males and Females
Pasos de Vida -Lifesteps	Arroyo Grande	15	Single females and households with children
Congregate Housing - TMHA	San Luis Obispo and Atascadero	13	Single adults
PERMANENT SUPPORTIVE HOUSING			
Community Housing Program	San Luis Obispo	40	Single adults
Villas at Higuera	San Luis Obispo	6	Single adults
MHSA Program	San Luis Obispo and Atascadero	26	Single adults
TOTAL BEDS = 320			

The County, in conjunction with the cities and a large stakeholder group, convened in 2008 to create a 10 Year Plan to End Homelessness (10-Year Plan). The 10-Year Plan provides a clear vision of steps necessary to help homeless or at-risk persons

arrive to stable housing as productive members of the community. A central goal of the 10-Year Plan is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing systemwide efficiency in provision of services and utilization of resources. Four priorities and several implementing strategies based on each priority are incorporated in the 10 Year Plan. Priorities include:

*"A central goal of the **10-Year Plan** is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing systemwide efficiency in provision of services and utilization of resources"*

~Source: Path to a Home, San Luis Obispo Countywide 10-Year Plan to End Homelessness

- ***Priority 1. Facilitating Access to Affordable Housing to Put an End to Homelessness.***
- ***Priority 2. Stopping Homelessness Before it Starts through Prevention and Effective Intervention.***
- ***Priority 3. Ending and Preventing Homelessness through Integrated, Comprehensive, Responsive Supportive Services.***
- ***Priority 4. Coordinating a Solid Administrative & Financial Structure to Support Effective Plan Implementation.***

All seven cities as well as the County agreed in 2009 to endorse the 10-Year Plan to End Homelessness, to use the plan as a guide for future efforts, and agreed to designate a city council or Board member to serve as a representative in ongoing collaboration to address homelessness.

CHAPTER 6: APPENDICES

The appendices include required information per Government Code Sections 65580-65589.8 as well as information that may be useful to the public, non-profits, and developers. While some appendices are required, others are provided for the benefit of the reader.

A. Affordable Housing Units Built 2001-2009

B. Community Profiles

C. Maps of Vacant and Underutilized High Density Sites

D. Community Environmental Constraints Maps

E. Typical Permit Fee Chart

F. 2005-2007 Average Community Survey Census Profile Table of San Luis Obispo County

G. Population Projections

H. Evaluation of the Previous Housing Element

I. Goal, Policy, and Program Digest

APPENDIX A: AFFORDABLE UNITS BUILT 2001-2008

AFFORDABLE UNITS BUILT 2001-JUNE 30, 2008

Date	Number of units	Targeted Income Group	Name & Location	Builder
2001	108 apt	Low and very low	Villa Paseo, near Paso Robles	Villa Paseo
2001	16 apt	Low and very low	Las Brisa Marina, Oceano	Peoples' Self Help Housing
2003-2004	120 apt	Low and very low	San Luis Bay Apts, Nipomo	Bay Development Corp
2003	2 apt	Moderate	Avila Beach	Kleinsmith
2004-2005	2 sfr	Very low	Cambria	Borges
2004	3 condo's	Moderate	Avila Beach	Sansone
2004-2005	46 sfr	Low and very low	Tract 2136, San Miguel	People's Self Help Housing
2005	16	Moderate	Nipomo Village, Nipomo	King Ventures
2006	1	Low and very low	Cambria	Habitat for Humanity
2007	20	Moderate	Woodlands, Nipomo	Trilogy
2007	2	Moderate	Avila Beach	Oceans 17
2007	8 sfr	Low and very low	Montecito Verde, Nipomo	People's Self Help Housing
2008	40 apt	Low and very low	Cider Village, Nipomo	Global Premier
2001-2005	396	Moderate	Countywide	Units in affordable communities
2001-2008	33	Low and very low	Countywide	Farm Support Quarters
2001 – June 2008	327	Low and very low	Countywide	Secondary Dwellings
2001-June 2008	53	Low and very low	Countywide	Mixed Use
2001-June 2008	5	Low and very low	Countywide	Public Facility Fee Waivers
Total	1,198 units			

Note: Affordability set by County Land Use Ordinance.

AFFORDABLE UNITS BUILT OR UNDER CONSTRUCTION 2007-2009

VERY LOW INCOME UNITS BUILT OR UNDER CONSTRUCTION

Project Name	Location	Number of Units	Status	Reason for Affordability Level
Cider Village Apts	Nipomo	28	Completed	Deed Restriction
Serenity Hills Apts	Templeton	31	Completed	Deed Restriction
Roosevelt Family Apts	Nipomo	36	Under Construction	Deed Restriction
Lachen Tara Apts	Avila Beach	24	Completed	Deed Restriction
Farm Support Qtrs	Countywide	3	Completed	Deed Restriction
Secondary Dwellings	Countywide	10	Completed	Rent Survey
Public Facility Fee Waivers	Countywide	1	Completed	Deed Restriction
TOTAL		132		

NOTE: The 9 secondary dwellings are 29% of 72 secondary dwellings built (divided by 2 for VL/L)

LOW INCOME UNITS BUILT OR UNDER CONSTRUCTION

Project Name	Location	Number of Units	Status	Reason for Affordability Level
Cider Village Apts	Nipomo	12	Completed	Deed Restriction
Montecido Verde	Nipomo	8	Completed	Deed Restriction
Serenity Hills Apts	Templeton	13	Completed	Deed Restriction
Roosevelt Family Apts	Nipomo	16	Under Construction	Deed Restriction
Lachen Tara Apts	Avila Beach	4	Completed	Deed Restriction
Farm Support Qtrs	Countywide	3	Completed	Deed Restriction
Secondary Dwellings	Countywide	10	Completed	Rent Survey
Public Facility Fee Waivers	Countywide	1	Completed	Deed Restriction
TOTAL		68		

NOTE: The 9 secondary dwellings are 29% of 72 secondary dwellings built (divided by 2 for VL/L)

MODERATE INCOME UNITS BUILT

Project Name	Location	Number of Units	Status	Reason for Affordability Level
Woodlands Townhomes	Nipomo	20	Completed	Deed Restriction
Oceans 17	Avila	2	Completed	Deed Restriction
Secondary Dwellings	Countywide	14	Completed	Rent Survey
TOTAL		36		

ABOVE MODERATE INCOME UNITS BUILT

Project Name	Location	Number of Units	Status
Various	Countywide	1125	Completed
TOTAL		1125	

AFFORDABLE UNITS APPROVED OR PLANNED 2009-2014

VERY LOW INCOME UNITS APPROVED OR PLANNED

Project Name	Location	Number of Units	Status	Reason for Affordability Level
Terebinth Homes by People's Self Help Housing	Templeton	13	Approved Use Permit	Deed Restriction
Farm Support Qtrs	Countywide	10	Estimated/Planned	Deed Restriction
Secondary Dwellings	Countywide	29	Estimated/Planned	Rent Survey
TOTAL		52		

LOW INCOME UNITS APPROVED OR PLANNED

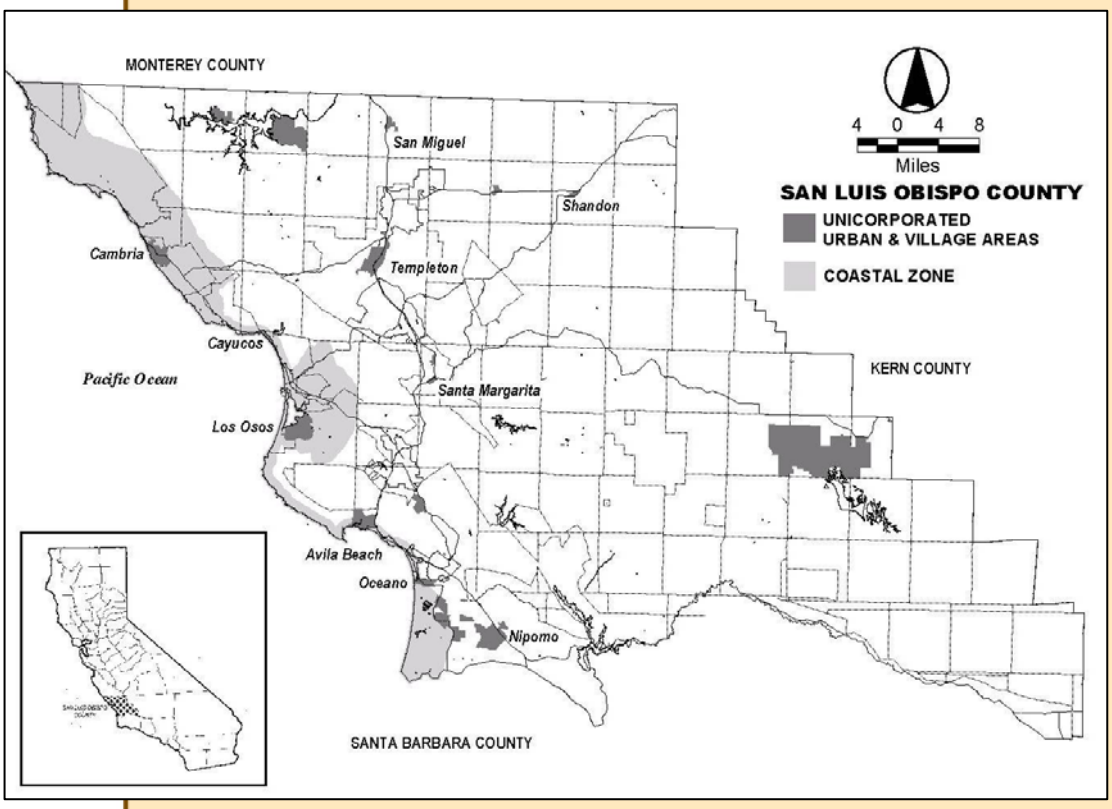
Project Name	Location	Number of Units	Status	Reason for Affordability Level
Oceano Apts by People's Self Help Housing	Oceano	6	Approved Use Permit	Deed Restriction
Terebinth Homes by People's Self Help Housing	Templeton	20	Approved Use Permit	Deed Restriction
Farm Support Qtrs	Countywide	11	Estimated/Planned	Deed Restriction
Secondary Dwellings	Countywide	29	Estimated/Planned	Rent Survey
TOTAL		66		

MODERATE INCOME UNITS APPROVED OR PLANNED

Project Name	Location	Number of Units	Status	Reason for Affordability Level
Woodlands Townhomes	Nipomo	20	Approved Use Permit	Deed Restriction
Nipomo Center	Nipomo	21	Approved Use Permit	Deed Restriction
Heron Crest	Oceano	3	Approved Use Permit	Deed Restriction
Secondary Dwellings	Countywide	40	Estimated/Planned	Rent Survey
TOTAL		84		

APPENDIX B: COMMUNITY PROFILES

Between 2000 and 2005 a number of communities absorbed a majority of the increase in population. Nipomo's population increased from 12,626 to 14,540, reflecting an annual growth rate of 3.0%, compared to the county's rate of 1.34%. Templeton also grew by 10.9% annually, from 4,687 to 7,230 residents. Other growing communities include San Miguel, Cambria, Shandon, and Lake Nacimiento. Meanwhile, Los Osos decreased in population from 2000-2005 by less than 1%. Of the incorporated cities, Paso Robles increased the most by 3,283 residents, a 2.7% annual change. Below is a map of the unincorporated communities in the county.



Avila Beach

Avila Beach is a valued recreation and tourist community serving both county residents and non-residents. Housing in Avila Beach is confined to three largely separate areas, each served by its own water company. These include the town of Avila, San Luis Bay Estates, and Avila Valley. Properties in San Luis Bay Estates and Avila Valley are typically owned and occupied by above-moderate income households. In 2002 the Unocal oil clean-up operation in the town was completed and new construction has resumed. From 2001-June 30, 2008, 284 residential units were constructed in the community, 73 of which were multi-family dwellings. In 2008, Avila Beach and Avila Valley had approximately 999 residents (County Projections).

Recommendations/Conclusions: The tourist industry in Avila Beach needs affordable workforce housing. According to a sites analysis completed by county staff, most of the residential parcels were built on over the last several years. However, at least one RMF site is still available for development. Development standards were revised to accommodate workforce housing, and should be encouraged in the community.

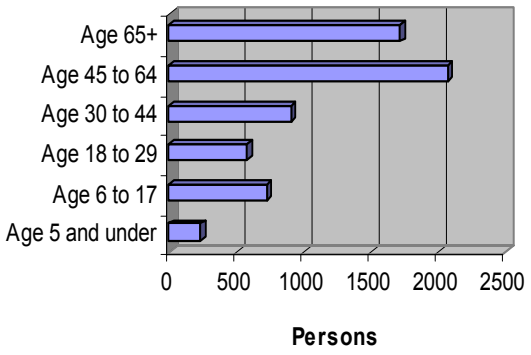
Cambria

Cambria is a remote tourist-oriented seaside community with many wooded hillside vacant lots. The community service district has enacted a water moratorium and will not release any new residential water meters until a reliable water source is found. At this time a desalinization plant is being considered. Even when the moratorium is lifted, new residential units are likely to be too costly to low, moderate, and even many above moderate income households. New residential development has consisted primarily of costly detached single-family houses. From 2001-June 30, 2008, Cambria produced 197 single family units and only 4 multi-family units. Census data from 2000 shows Cambria has an older population, with a median age of 45, and was estimated to have 6,330 residents in 2008 (County Projections).

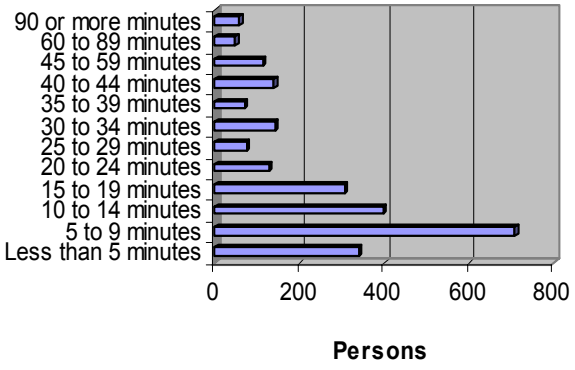
Recommendations/Conclusions: The County should encourage more multi-family projects in Cambria (when water is available) that serve the community's lower-wage workers, especially those from the tourism industry and nearby agricultural operations.

Median Household Income (1999)	Percent of Low-Income Households
$45,000	32.8%

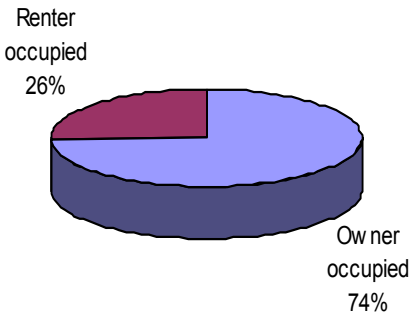
Age Distribution



Travel Time to Work



Tenure



Units in Structure

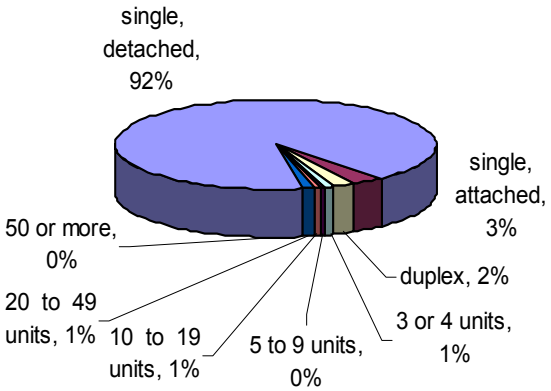


Table B:3 Cambria -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	6,232	100
SEX AND AGE		
Male	2,976	47.8
Female	3,256	52.2
Under 5 years	239	3.8
5 to 9 years	287	4.6
10 to 14 years	308	4.9
15 to 19 years	308	4.9
20 to 24 years	218	3.5
25 to 34 years	415	6.7
35 to 44 years	709	11.4
45 to 54 years	1,135	18.2
55 to 59 years	488	7.8
60 to 64 years	465	7.5
65 to 74 years	920	14.8
75 to 84 years	606	9.7
85 years and over	134	2.2
Median age (years)	50.9 (X)	
18 years and over	5,210	83.6
Male	2,460	39.5
Female	2,750	44.1
21 years and over	5,040	80.9
62 years and over	1,939	31.1
65 years and over	1,660	26.6
Male	774	12.4
Female	886	14.2
RACE		
One race	6,091	97.7
White	5,676	91.1
Black or African American	22	0.4
American Indian and Alaska Native	62	1
Asian	72	1.2
Asian Indian	3	0
Chinese	10	0.2
Filipino	24	0.4
Japanese	16	0.3
Korean	5	0.1
Vietnamese	10	0.2
Other Asian 1	4	0.1
Pacific Islander	8	0.1
Native Hawaiian	1	0
Guamanian or Chamorro	2	0
Samoan	3	0
Other Pacific Islander 2	2	0
Some other race	251	4
Two or more races	141	2.3
one or more other races 3		
White	5,802	93.1
Black or African American	34	0.5
American Indian and Alaska Native	114	1.8
Asian	104	1.7
Pacific Islander	24	0.4

SUBJECT	NUMBER	%
Some other race	305	4.9
HISPANIC OR LATINO AND RACE		
Total population	6,232	100
Hispanic or Latino (of any race)	874	14
Mexican	752	12.1
Cuban	2	0
Other Hispanic or Latino	109	1.7
Not Hispanic or Latino	5,358	86
White alone	5,153	82.7
RELATIONSHIP		
Total population	6,232	100
In households	6,230	100
Householder	2,816	45.2
Spouse	1,622	26
Child	1,176	18.9
Own child under 18 years	899	14.4
Other relatives	272	4.4
Under 18 years	84	1.3
Nonrelatives	344	5.5
Unmarried partner	112	1.8
In group quarters	2	0
Institutionalized population	0	0
Noninstitutionalized population	2	0
HOUSEHOLDS BY TYPE		
Total households	2,816	100
Family households (families)	1,882	66.8
With own children under 18 years	524	18.6
Married-couple family	1,622	57.6
With own children under 18 years	390	13.8
husband present	200	7.1
With own children under 18 years	106	3.8
Nonfamily households	934	33.2
Householder living alone	755	26.8
Householder 65 years and over	371	13.2
under 18 years	572	20.3
65 years and over	1,159	41.2
Average household size	2.21 (X)	
Average family size	2.63 (X)	
HOUSING OCCUPANCY		
Total housing units	3,752	100
Occupied housing units	2,816	75.1
Vacant housing units	936	24.9
occasional use	738	19.7
Homeowner vacancy rate (percent)	1.8 (X)	
Rental vacancy rate (percent)	9.1 (X)	
HOUSING TENURE		
Occupied housing units	2,816	100
Owner-occupied housing units	2,080	73.9
Renter-occupied housing units	736	26.1
Average household size of owner-occupied	2.13 (X)	
Average household size of renter-occupied	2.44 (X)	
(X) Not applicable		

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2 . Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 . In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

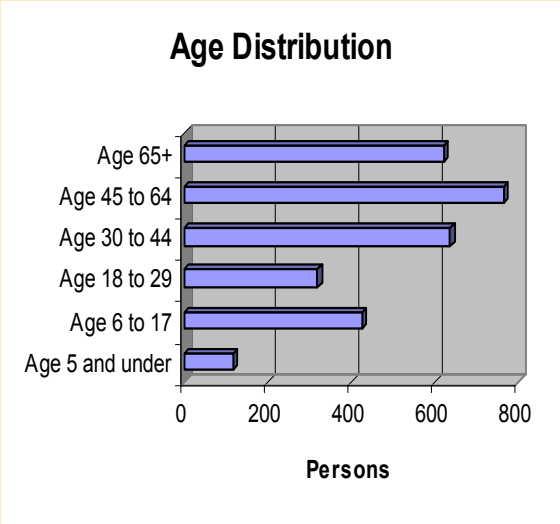
Source: U.S. Census Bureau, Census 2000 Summary File 1

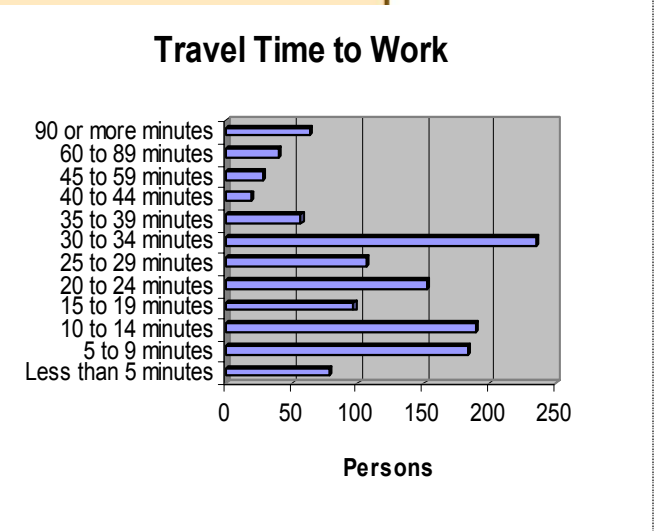
Cayucos

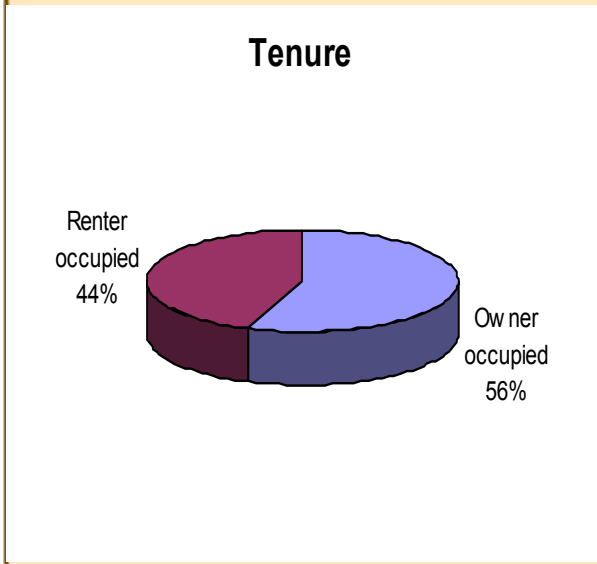
Cayucos is a small, desirable coastal community with high housing costs and a water shortage. New residential development is limited. Cayucos has many vacation homes and seasonal units. Historically the vacation homes created a high ratio of rental units over ownership units, because the vacation homes would be rented out during the winter months. Anecdotal evidence indicates that many vacation homes are becoming permanent homes, and are sometimes being replaced with high cost housing units. Many of the households living here are middle-aged to elderly. From 2001-June 30, 2008, 147 single family homes and only 2 multi-family units were constructed. Cayucos was estimated to have 3,094 residents in 2008 (County Projections)

Recommendations/Conclusions: The County will encourage development of multi-family housing on the few sites available for new development.

Median Household Income (1999)	Percent of Low Income Households
$42,841	36.6%







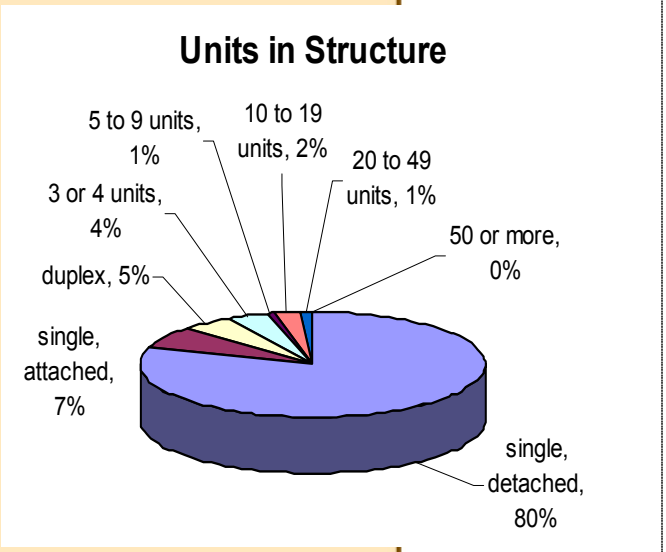


Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2 . Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1

Table B.4: Cayucos -- 2000 Census Population and Housing Data

Subject	Number	%
Total population	2,943	100
SEX AND AGE		
Male	1,408	47.8
Female	1,535	52.2
Under 5 years	104	3.5
5 to 9 years	130	4.4
10 to 14 years	169	5.7
15 to 19 years	158	5.4
20 to 24 years	125	4.2
25 to 34 years	286	9.7
35 to 44 years	432	14.7
45 to 54 years	561	19.1
55 to 59 years	141	4.8
60 to 64 years	144	4.9
65 to 74 years	330	11.2
75 to 84 years	289	9.8
85 years and over	74	2.5
Median age (years)	46	(X)
18 years and over	2,448	83.2
Male	1,167	39.7
Female	1,281	43.5
21 years and over	2,355	80
62 years and over	792	26.9
65 years and over	693	23.5
Male	301	10.2
Female	392	13.3
RACE		
One race	2,879	97.8
White	2,761	93.8
Black or African American	7	0.2
American Indian and Alaska Native	11	0.4
Asian	37	1.3
Asian Indian	2	0.1
Chinese	2	0.1
Filipino	12	0.4
Japanese	13	0.4
Korean	1	0
Vietnamese	2	0.1
Other Asian 1	5	0.2
Native Hawaiian and Other Pacific Islander	1	0
Native Hawaiian	1	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander 2	0	0
Some other race	62	2.1
Two or more races	64	2.2
more other races 3		
White	2,822	95.9
Black or African American	10	0.3
American Indian and Alaska Native	41	1.4
Asian	57	1.9
Native Hawaiian and Other Pacific Islander	8	0.3
Some other race	73	2.5

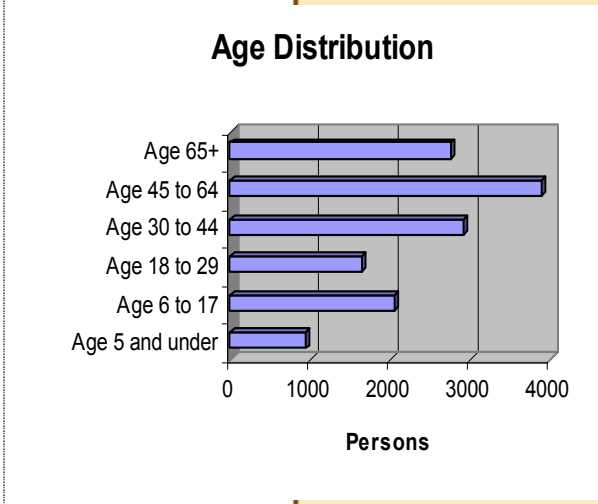
Subject	Number	%
HISPANIC OR LATINO AND RACE		
Total population	2,943	100
Hispanic or Latino (of any race)	200	6.8
Mexican	151	5.1
Puerto Rican	3	0.1
Cuban	6	0.2
Other Hispanic or Latino	40	1.4
Not Hispanic or Latino	2,743	93.2
White alone	2,645	89.9
RELATIONSHIP		
Total population	2,943	100
In households	2,926	99.4
Householder	1,405	47.7
Spouse	652	22.2
Child	565	19.2
Own child under 18 years	460	15.6
Other relatives	93	3.2
Under 18 years	25	0.8
Nonrelatives	211	7.2
Unmarried partner	80	2.7
In group quarters	17	0.6
Institutionalized population	0	0
Noninstitutionalized population	17	0.6
HOUSEHOLDS BY TYPE		
Total households	1,405	100
Family households (families)	809	57.6
With own children under 18 years	275	19.6
Married-couple family	652	46.4
With own children under 18 years	182	13
Female householder, no husband present	105	7.5
With own children under 18 years	66	4.7
Nonfamily households	596	42.4
Householder living alone	472	33.6
Householder 65 years and over	185	13.2
Households with individuals under 18 years	300	21.4
Households with individuals 65 years and over	478	34
Average household size	2.08	(X)
Average family size	2.62	(X)
HOUSING OCCUPANCY		
Total housing units	2,284	100
Occupied housing units	1,405	61.5
Vacant housing units	879	38.5
For seasonal, recreational, or occasional use	759	33.2
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	8.8	(X)
HOUSING TENURE		
Occupied housing units	1,405	100
Owner-occupied housing units	797	56.7
Renter-occupied housing units	608	43.3
Average household size of owner-occupied unit	2.13	(X)
Average household size of renter-occupied unit	2.02	(X)

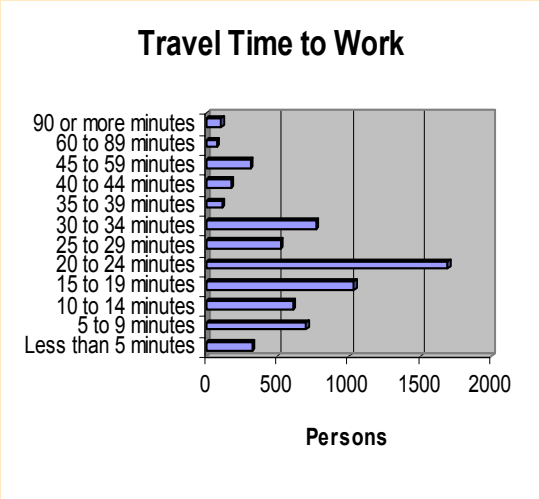
Los Osos

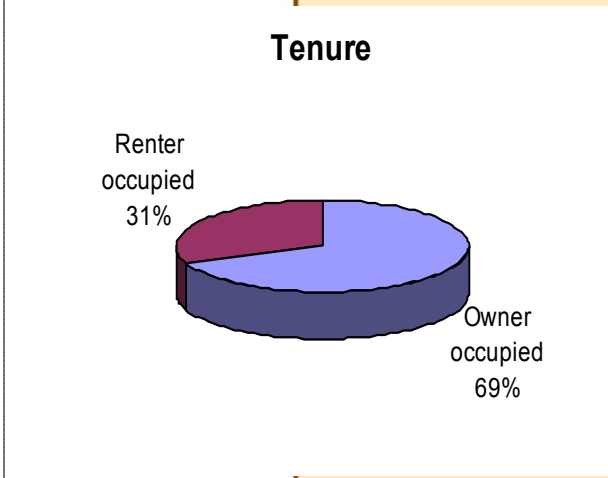
Los Osos has been an alternative for those who could not afford or did not want to live in San Luis Obispo. Approximately 85% of the Los Osos housing stock is single-family detached homes. In 1989, the Regional Water Quality Control Board placed a moratorium on septic tank discharge over a large portion of the community, halting all new development. A community sewer system is scheduled for completion in 2012 by the County Public Works Department. Once the moratorium is lifted, the County would be able to implement affordable housing objectives for the community, focusing on multi-family zoned land and on mixed-use development (i.e., residential-commercial development). A total of 53 single family dwellings were constructed in Los Osos from 2001-June 30, 2008, and was estimated to have 14,623 residents in 2008 (County Projections).

Recommendations/Conclusions: The County should encourage affordable multi-family housing and mixed-use development when the community sewer system is available. In addition, the County can then facilitate the development of secondary units on larger single-family lots.

Median Household Income (1999)	Percent of Low Income Households
$46,558	37.8%







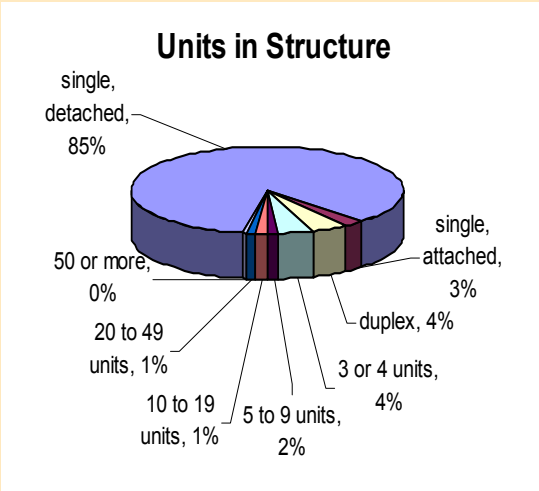


Table B:5 Los Osos -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	14,351	100
SEX AND AGE		
Male	6,889	48
Female	7,462	52
Under 5 years	615	4.3
5 to 9 years	887	6.2
10 to 14 years	968	6.7
15 to 19 years	978	6.8
20 to 24 years	745	5.2
25 to 34 years	1,337	9.3
35 to 44 years	2,212	15.4
45 to 54 years	2,547	17.7
55 to 59 years	818	5.7
60 to 64 years	517	3.6
65 to 74 years	1,300	9.1
75 to 84 years	1,125	7.8
85 years and over	302	2.1
Median age (years)	42.9	(X)
18 years and over	11,246	78.4
Male	5,271	36.7
Female	5,975	41.6
21 years and over	10,739	74.8
62 years and over	3,018	21
65 years and over	2,727	19
Male	1,153	8
Female	1,574	11
RACE		
One race	13,881	96.7
White	12,667	88.3
Black or African American	92	0.6
American Indian and Alaska Native	99	0.7
Asian	655	4.6
Asian Indian	5	0
Chinese	36	0.3
Filipino	482	3.4
Japanese	76	0.5
Korean	23	0.2
Vietnamese	8	0.1
Other Asian [1]	25	0.2
Native Hawaiian and Other Pacific Islander	10	0.1
Native Hawaiian	5	0
Guamanian or Chamorro	2	0
Samoan	1	0
Other Pacific Islander [2]	2	0
Some other race	358	2.5
Two or more races	470	3.3
Race alone or in combination with one or more other races [3]		
White	13,086	91.2
Black or African American	163	1.1
American Indian and Alaska Native	279	1.9
Asian	823	5.7
Native Hawaiian and Other Pacific Islander	31	0.2
Some other race	483	3.4

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	14,351	100
Hispanic or Latino (of any race)	1,292	9
Mexican	1,002	7
Puerto Rican	25	0.2
Cuban	18	0.1
Other Hispanic or Latino	247	1.7
Not Hispanic or Latino	13,059	91
White alone	11,871	82.7
RELATIONSHIP		
Total population	14,351	100
In households	14,277	99.5
Householder	5,892	41.1
Spouse	3,116	21.7
Child	3,682	25.7
Own child under 18 years	2,839	19.8
Other relatives	596	4.2
Under 18 years	187	1.3
Nonrelatives	991	6.9
Unmarried partner	342	2.4
In group quarters	74	0.5
Institutionalized population	0	0
Noninstitutionalized population	74	0.5
HOUSEHOLDS BY TYPE		
Total households	5,892	100
Family households (families)	3,879	65.8
With own children under 18 years	1,644	27.9
Married-couple family	3,116	52.9
With own children under 18 years	1,196	20.3
Female householder, no husband prese	567	9.6
With own children under 18 years	341	5.8
Nonfamily households	2,013	34.2
Householder living alone	1,508	25.6
Householder 65 years and over	718	12.2
Households with individuals under 18 y	1,776	30.1
Households with individuals 65 years ar	1,888	32
Average household size	2.42	(X)
Average family size	2.91	(X)
HOUSING OCCUPANCY		
Total housing units	6,214	100
Occupied housing units	5,892	94.8
Vacant housing units	322	5.2
For seasonal, recreational, or occasiona	159	2.6
Homeowner vacancy rate (percent)	0.8	(X)
Rental vacancy rate (percent)	1.9	(X)
HOUSING TENURE		
Occupied housing units	5,892	100
Owner-occupied housing units	4,116	69.9
Renter-occupied housing units	1,776	30.1
Average household size of owner-occup	2.42	(X)
Average household size of renter-occup	2.43	(X)

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

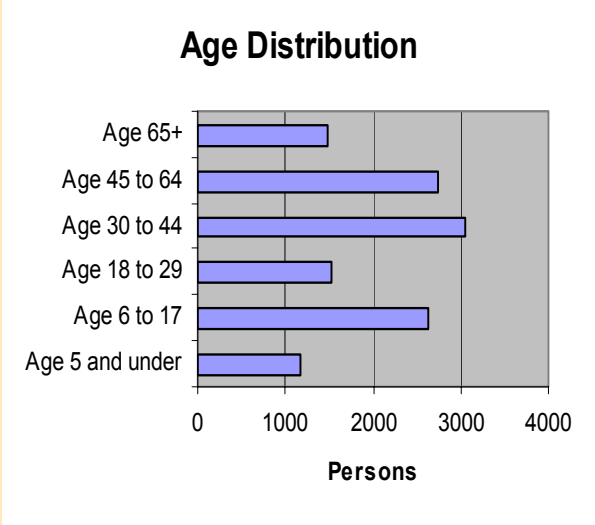
Source: U.S. Census Bureau, Census 2000 Summary File 1

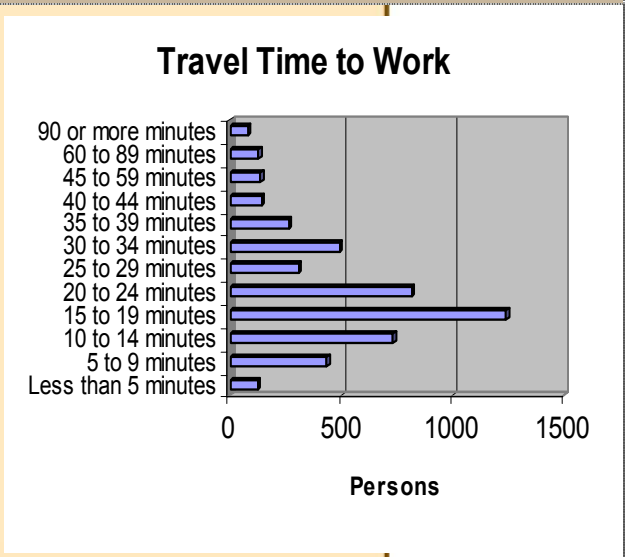
Nipomo

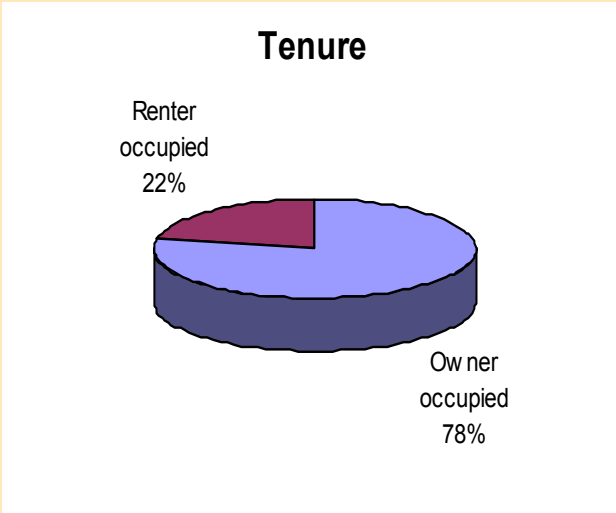
Unlike other communities that have had limited growth due to resource constraints, Nipomo experienced tremendous growth from 1990-2008. Between 1990 and 2000, Nipomo's population increased from 7,109 to 12,600, a 77% increase. This dramatic growth is placing strains on infrastructure, including road capacities, schools, and water availability. From 2000 to 2008, the population grew 15%, from 12,600 to 14,547 (County Projections). Due to the relative affordability of Nipomo, a large workforce population resides in Nipomo. A majority of these workers commute out of town to their jobs. Despite the large workforce population, new residential development in Nipomo consists primarily of expensive, detached single-family dwellings. From 2001-June 30, 2008, 704 single family dwellings and 308 multi-family dwellings were constructed.

Recommendations/Conclusions: When the community resolves water constraints and achieves highway interchange improvements, developers can also take advantage of the County's density bonus program and secondary dwelling program.

Median Household Income (1999)	Percent of Low Income Households
$49,852	38.8%







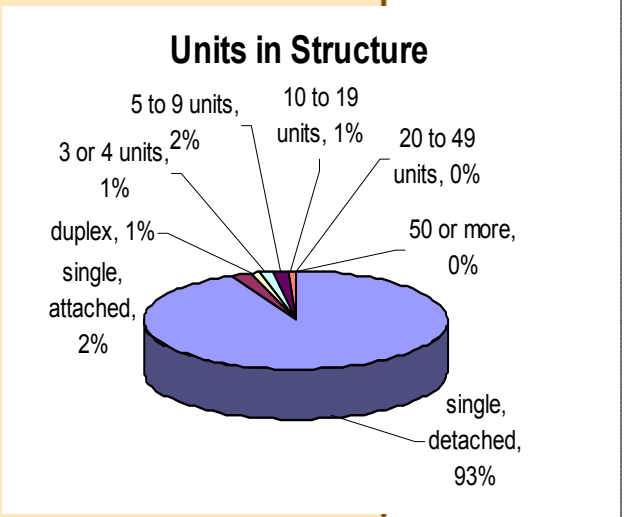


Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table B:6 Nipomo -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	12,626	100
SEX AND AGE		
Male	6,231	49.4
Female	6,395	50.6
Under 5 years	922	7.3
5 to 9 years	1,112	8.8
10 to 14 years	1,188	9.4
15 to 19 years	987	7.8
20 to 24 years	622	4.9
25 to 34 years	1,360	10.8
35 to 44 years	2,157	17.1
45 to 54 years	1,672	13.2
55 to 59 years	569	4.5
60 to 64 years	504	4
65 to 74 years	894	7.1
75 to 84 years	506	4
85 years and over	133	1.1
Median age (years)	35.6	(X)
18 years and over	8,748	69.3
Male	4,220	33.4
Female	4,528	35.9
21 years and over	8,256	65.4
62 years and over	1,831	14.5
65 years and over	1,533	12.1
Male	701	5.6
Female	832	6.6
RACE		
One race	12,035	95.3
White	9,582	75.9
Black or African American	76	0.6
American Indian and Alaska Native	167	1.3
Asian	182	1.4
Asian Indian	4	0
Chinese	19	0.2
Filipino	95	0.8
Japanese	30	0.2
Korean	18	0.1
Vietnamese	4	0
Other Asian [1]	12	0.1
Native Hawaiian and Other Pacific Islander	7	0.1
Native Hawaiian	3	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander [2]	4	0
Some other race	2,021	16
Two or more races	591	4.7
Race alone or in combination with one or more other races [3]		
White	10,091	79.9
Black or African American	116	0.9
American Indian and Alaska Native	333	2.6
Asian	336	2.7
Native Hawaiian and Other Pacific Islander	44	0.3
Some other race	2,362	18.7

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	12,626	100
Hispanic or Latino (of any race)	4,362	34.5
Mexican	3,772	29.9
Puerto Rican	25	0.2
Cuban	10	0.1
Other Hispanic or Latino	555	4.4
Not Hispanic or Latino	8,264	65.5
White alone	7,653	60.6
RELATIONSHIP		
Total population	12,626	100
In households	12,612	99.9
Householder	4,035	32
Spouse	2,698	21.4
Child	4,355	34.5
Own child under 18 years	3,401	26.9
Other relatives	967	7.7
Under 18 years	392	3.1
Nonrelatives	557	4.4
Unmarried partner	190	1.5
In group quarters	14	0.1
Institutionalized population	14	0.1
Noninstitutionalized population	0	0
HOUSEHOLDS BY TYPE		
Total households	4,035	100
Family households (families)	3,316	82.2
With own children under 18 years	1,669	41.4
Married-couple family	2,698	66.9
With own children under 18 years	1,308	32.4
Female householder, no husband prese	440	10.9
With own children under 18 years	265	6.6
Nonfamily households	719	17.8
Householder living alone	546	13.5
Householder 65 years and over	266	6.6
Households with individuals under 18 ye	1,873	46.4
Households with individuals 65 years ar	1,076	26.7
Average household size	3.13	(X)
Average family size	3.42	(X)
HOUSING OCCUPANCY		
Total housing units	4,146	100
Occupied housing units	4,035	97.3
Vacant housing units	111	2.7
For seasonal, recreational, or occasiona	25	0.6
Homeowner vacancy rate (percent)	0.6	(X)
Rental vacancy rate (percent)	3.3	(X)
HOUSING TENURE		
Occupied housing units	4,035	100
Owner-occupied housing units	3,169	78.5
Renter-occupied housing units	866	21.5
Average household size of owner-occup	3.06	(X)
Average household size of renter-occup	3.37	(X)

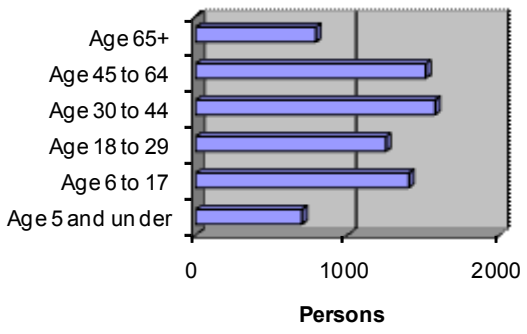
Oceano

Oceano is more affordable than most other communities in the county. It is home to many younger families with children. It is also home to a large workforce population, including farm workers. Oceano has a large number of renters. A significant area of the community is zoned for residential multi-family development. Property values in Oceano have historically been below the county average. Due to rising land costs and stringent coastal zone regulation, there may not be many new affordable multi-family projects in Oceano. From 2001-June 30, 2008, 179 single family and 41 multi-family units were constructed. Oceano had 7,844 residents in 2008 (County Projections).

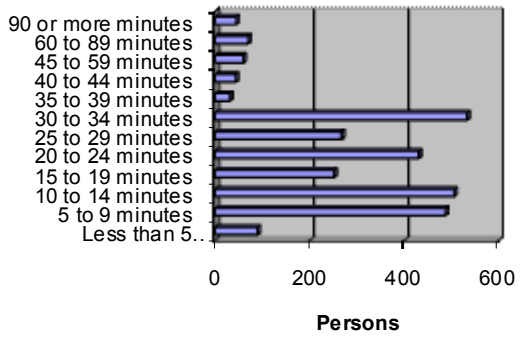
Recommendations/Conclusions: Nearly half of Oceano's residents are renters. The County will promote consumer education on housing related issues and services, including programs that encourage homeownership such as the first time homebuyer program. Despite land costs and coastal zone constraints, the County will continue to encourage the development of multi-family housing to accommodate moderate to lower income workers.

Median Household Income (1999)	Percent of Low Income Households
$38,014	55.9%

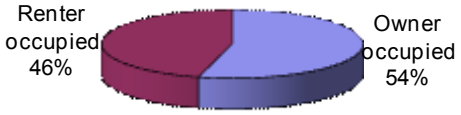
Age Distribution



Travel Time to Work



Tenure



Units in Structure

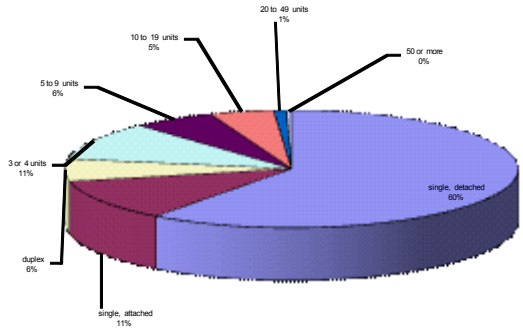


Table B:7 Oceano -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	7,260	100
SEX AND AGE		
Male	3,579	49.3
Female	3,681	50.7
Under 5 years	618	8.5
5 to 9 years	644	8.9
10 to 14 years	551	7.6
15 to 19 years	555	7.6
20 to 24 years	514	7.1
25 to 34 years	1,050	14.5
35 to 44 years	1,115	15.4
45 to 54 years	902	12.4
55 to 59 years	314	4.3
60 to 64 years	245	3.4
65 to 74 years	410	5.6
75 to 84 years	278	3.8
85 years and over	64	0.9
Median age (years)	31.9	(X)
18 years and over	5,121	70.5
Male	2,512	34.6
Female	2,609	35.9
21 years and over	4,787	65.9
62 years and over	905	12.5
65 years and over	752	10.4
Male	322	4.4
Female	430	5.9
RACE		
One race	6,879	94.8
White	4,990	68.7
Black or African American	81	1.1
American Indian and Alaska Native	94	1.3
Asian	131	1.8
Asian Indian	7	0.1
Chinese	6	0.1
Filipino	89	1.2
Japanese	6	0.1
Korean	13	0.2
Vietnamese	8	0.1
Other Asian [1]	2	0
Native Hawaiian and Other Pacific Islander	2	0
Native Hawaiian	1	0
Guamanian or Chamorro	0	0
Samoan	1	0
Other Pacific Islander [2]	0	0
Some other race	1,581	21.8
Two or more races	381	5.2
Race alone or in combination with one or more other races [3]		
White	5,318	73.3
Black or African American	114	1.6
American Indian and Alaska Native	233	3.2
Asian	225	3.1
Native Hawaiian and Other Pacific Islander	23	0.3
Some other race	1,747	24.1

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	7,260	100
Hispanic or Latino (of any race)	3,240	44.6
Mexican	2,861	39.4
Puerto Rican	12	0.2
Cuban	1	0
Other Hispanic or Latino	366	5
Not Hispanic or Latino	4,020	55.4
White alone	3,548	48.9
RELATIONSHIP		
Total population	7,260	100
In households	7,244	99.8
Householder	2,447	33.7
Spouse	1,229	16.9
Child	2,422	33.4
Own child under 18 years	1,850	25.5
Other relatives	658	9.1
Under 18 years	239	3.3
Nonrelatives	488	6.7
Unmarried partner	143	2
In group quarters	16	0.2
Institutionalized population	0	0
Noninstitutionalized population	16	0.2
HOUSEHOLDS BY TYPE		
Total households	2,447	100
Family households (families)	1,723	70.4
With own children under 18 years	949	38.8
Married-couple family	1,229	50.2
With own children under 18 years	662	27.1
Female householder, no husband prese	361	14.8
With own children under 18 years	211	8.6
Nonfamily households	724	29.6
Householder living alone	562	23
Householder 65 years and over	226	9.2
Households with individuals under 18 ye	1,057	43.2
Households with individuals 65 years ar	583	23.8
Average household size	2.96	(X)
Average family size	3.5	(X)
HOUSING OCCUPANCY		
Total housing units	2,762	100
Occupied housing units	2,447	88.6
Vacant housing units	315	11.4
For seasonal, recreational, or occasiona	210	7.6
Homeowner vacancy rate (percent)	1.6	(X)
Rental vacancy rate (percent)	2.9	(X)
HOUSING TENURE		
Occupied housing units	2,447	100
Owner-occupied housing units	1,318	53.9
Renter-occupied housing units	1,129	46.1
Average household size of owner-occup	2.74	(X)
Average household size of renter-occup	3.22	(X)

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

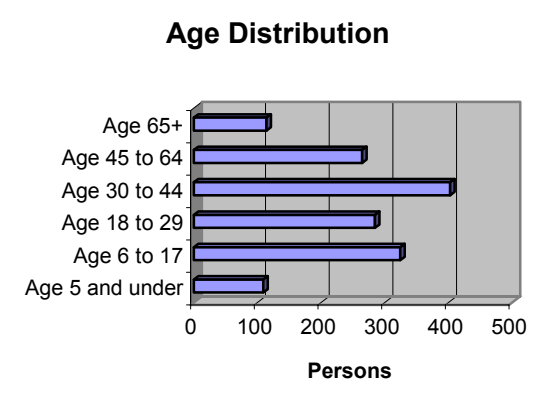
Source: U.S. Census Bureau, Census 2000 Summary File 1

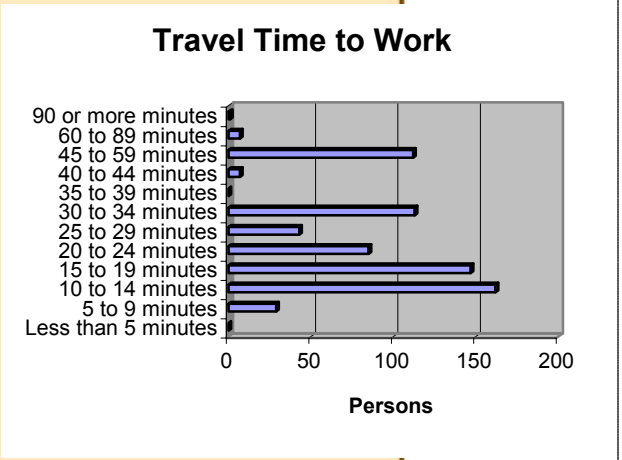
San Miguel

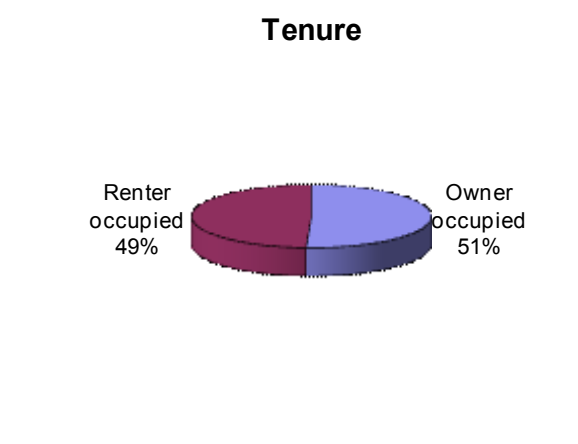
San Miguel is remotely located and land values have remained affordable despite substantial increases in other north county communities. Though home to a high number of renters, San Miguel has retained a sense of community. Its location along a major freeway, rural small town character and proximity to Paso Robles makes San Miguel an attractive choice. However, San Miguel has some housing stock that is in fair or poor condition. In 2001, a sewer moratorium was lifted and San Miguel surged in growth. From 2001-June 2008, 271 single family and 24 multi-family units were constructed in the community. San Miguel grew 18% from 2000 to 2008, from 1,420 to 1,679 residents respectively (County Projections).

Recommendations/Conclusions: The County will continue to encourage well-designed multi-family projects on available vacant land. The County will also encourage mixed-use projects in San Miguel that would bring in both residential and commercial developments. Increased commercial activities would allow existing San Miguel residents to work in the community where they live.

Median Household Income (1999)	Percent of Low Income Households
$33,264	57.5%







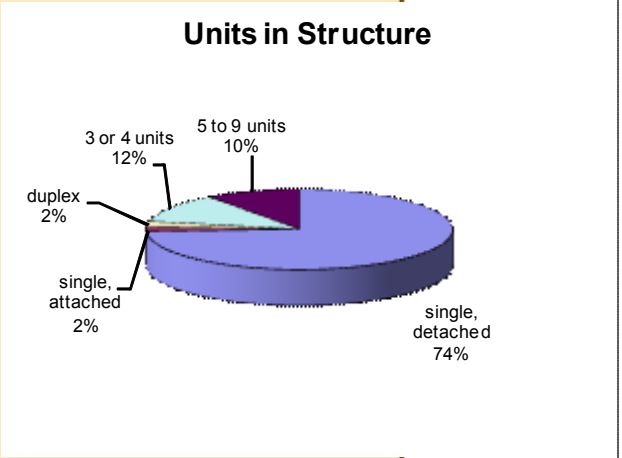


Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table B:8 San Miguel -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	1,427	100
SEX AND AGE		
Male	730	51.2
Female	697	48.8
Under 5 years	108	7.6
5 to 9 years	140	9.8
10 to 14 years	135	9.5
15 to 19 years	143	10
20 to 24 years	102	7.1
25 to 34 years	220	15.4
35 to 44 years	238	16.7
45 to 54 years	161	11.3
55 to 59 years	52	3.6
60 to 64 years	38	2.7
65 to 74 years	50	3.5
75 to 84 years	31	2.2
85 years and over	9	0.6
Median age (years)	29.3	(X)
18 years and over	956	67
Male	497	34.8
Female	459	32.2
21 years and over	886	62.1
62 years and over	111	7.8
65 years and over	90	6.3
Male	36	2.5
Female	54	3.8
RACE		
One race	1,309	91.7
White	903	63.3
Black or African American	21	1.5
American Indian and Alaska Native	39	2.7
Asian	6	0.4
Asian Indian	0	0
Chinese	1	0.1
Filipino	1	0.1
Japanese	3	0.2
Korean	1	0.1
Vietnamese	0	0
Other Asian [1]	0	0
Native Hawaiian and Other Pacific Islander	0	0
Native Hawaiian	0	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander [2]	0	0
Some other race	340	23.8
Two or more races	118	8.3
Race alone or in combination with one or more other races [3]		
White	1,001	70.1
Black or African American	31	2.2
American Indian and Alaska Native	95	6.7
Asian	18	1.3
Native Hawaiian and Other Pacific Islander	0	0
Some other race	411	28.8

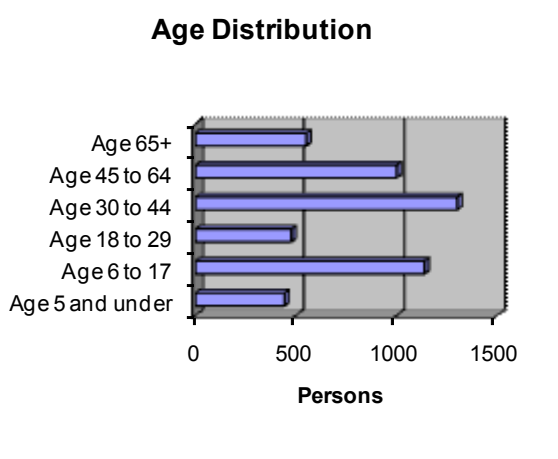
SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	1,427	100
Hispanic or Latino (of any race)	466	32.7
Mexican	403	28.2
Puerto Rican	7	0.5
Cuban	0	0
Other Hispanic or Latino	56	3.9
Not Hispanic or Latino	961	67.3
White alone	828	58
RELATIONSHIP		
Total population	1,427	100
In households	1,420	99.5
Householder	468	32.8
Spouse	245	17.2
Child	505	35.4
Own child under 18 years	427	29.9
Other relatives	96	6.7
Under 18 years	36	2.5
Nonrelatives	106	7.4
Unmarried partner	45	3.2
In group quarters	7	0.5
Institutionalized population	0	0
Non-institutionalized population	7	0.5
HOUSEHOLDS BY TYPE		
Total households	468	100
Family households (families)	335	71.6
With own children under 18 years	218	46.6
Married-couple family	245	52.4
With own children under 18 years	150	32.1
Female householder, no husband prese	57	12.2
With own children under 18 years	48	10.3
Nonfamily households	133	28.4
Householder living alone	94	20.1
Householder 65 years and over	33	7.1
Households with individuals under 18 ye	232	49.6
Households with individuals 65 years ar	69	14.7
Average household size	3.03	(X)
Average family size	3.53	(X)
HOUSING OCCUPANCY		
Total housing units	503	100
Occupied housing units	468	93
Vacant housing units	35	7
For seasonal, recreational, or occasiona	5	1
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	5.2	(X)
HOUSING TENURE		
Occupied housing units	468	100
Owner-occupied housing units	233	49.8
Renter-occupied housing units	235	50.2
Average household size of owner-occup	3	(X)
Average household size of renter-occup	3.07	(X)

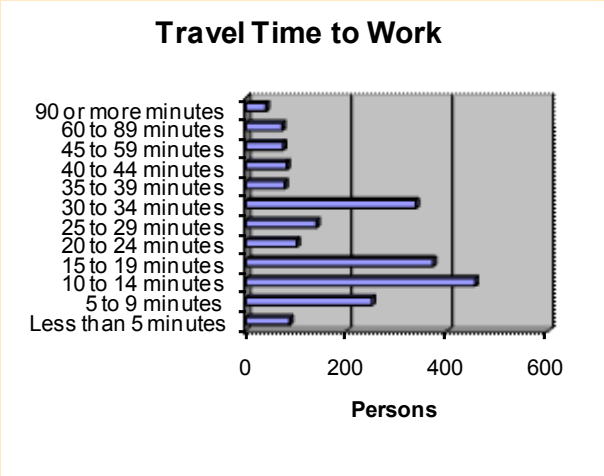
Templeton

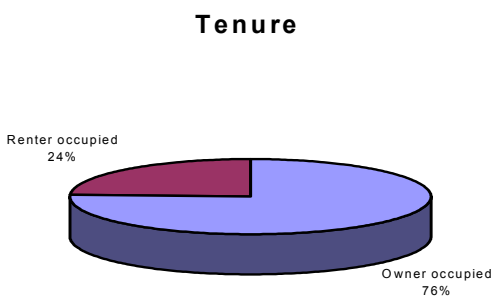
Templeton is one of the fastest growing communities in the county. It has an old residential neighborhood and a western theme commercial corridor. In the 1980's and 1990's the west side of Templeton was subdivided into hundreds of large single-family lots and one-acre residential parcels. Nearly all of these are being developed with large, expensive homes. Both Templeton and San Miguel have available residential multi-family zoned land. Templeton produced 135 multi-family units as well as 360 single family units from 2001-June 30, 2008. The majority of housing units are owner-occupied, single-family detached homes, reflecting the community's family-oriented demographics. Templeton had 5,398 residents in 2008 (County Projections).

Recommendations/Conclusions: There is the potential for more secondary units in Templeton due to the high number of existing single-family homes on large lots. The County will continue to encourage development of secondary dwellings as well as mixed used development in Templeton.

Median Household Income (1999)	Percent of Low Income Households
$53,438	31.2%







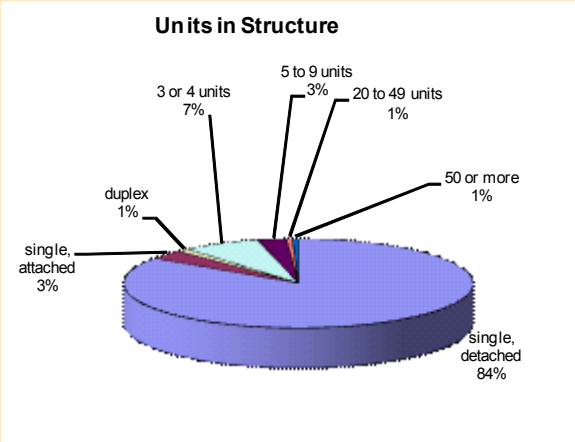


Table B:9 Templeton -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	4,687	100
SEX AND AGE		
Male	2,261	48.2
Female	2,426	51.8
Under 5 years	321	6.8
5 to 9 years	464	9.9
10 to 14 years	516	11
15 to 19 years	403	8.6
20 to 24 years	150	3.2
25 to 34 years	445	9.5
35 to 44 years	950	20.3
45 to 54 years	653	13.9
55 to 59 years	141	3
60 to 64 years	107	2.3
65 to 74 years	249	5.3
75 to 84 years	197	4.2
85 years and over	91	1.9
Median age (years)	35.6 (X)	
18 years and over	3,109	66.3
Male	1,459	31.1
Female	1,650	35.2
21 years and over	2,949	62.9
62 years and over	599	12.8
65 years and over	537	11.5
Male	203	4.3
Female	334	7.1
RACE		
One race	4,540	96.9
White	4,235	90.4
Black or African American	55	1.2
American Indian and Alaska Native	33	0.7
Asian	43	0.9
Asian Indian	6	0.1
Chinese	2	0
Filipino	14	0.3
Japanese	9	0.2
Korean	2	0
Vietnamese	6	0.1
Other Asian [1]	4	0.1
Native Hawaiian and Other Pacific Islander	4	0.1
Native Hawaiian	4	0.1
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander [2]	0	0
Some other race	170	3.6
Two or more races	147	3.1
Race alone or in combination with one or more other races [3]		
White	4,366	93.2
Black or African American	72	1.5
American Indian and Alaska Native	82	1.7
Asian	83	1.8
Native Hawaiian and Other Pacific Islander	8	0.2
Some other race	231	4.9

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	4,687	100
Hispanic or Latino (of any race)	554	11.8
Mexican	453	9.7
Puerto Rican	9	0.2
Cuban	14	0.3
Other Hispanic or Latino	78	1.7
Not Hispanic or Latino	4,133	88.2
White alone	3,906	83.3
RELATIONSHIP		
Total population	4,687	100
In households	4,607	98.3
Householder	1,548	33
Spouse	1,012	21.6
Child	1,745	37.2
Own child under 18 years	1,503	32.1
Other relatives	147	3.1
Under 18 years	58	1.2
Nonrelatives	155	3.3
Unmarried partner	69	1.5
In group quarters	80	1.7
Institutionalized population	80	1.7
Noninstitutionalized population	0	0
HOUSEHOLDS BY TYPE		
Total households	1,548	100
Family households (families)	1,247	80.6
With own children under 18 years	769	49.7
Married-couple family	1,012	65.4
With own children under 18 years	599	38.7
Female householder, no husband prese	178	11.5
With own children under 18 years	133	8.6
Nonfamily households	301	19.4
Householder living alone	241	15.6
Householder 65 years and over	120	7.8
Households with individuals under 18 y	811	52.4
Households with individuals 65 years ar	328	21.2
Average household size	2.98 (X)	
Average family size	3.33 (X)	
HOUSING OCCUPANCY		
Total housing units	1,588	100
Occupied housing units	1,548	97.5
Vacant housing units	40	2.5
For seasonal, recreational, or occasiona	8	0.5
Homeowner vacancy rate (percent)	0.6 (X)	
Rental vacancy rate (percent)	2.5 (X)	
HOUSING TENURE		
Occupied housing units	1,548	100
Owner-occupied housing units	1,150	74.3
Renter-occupied housing units	398	25.7
Average household size of owner-occup	3.05 (X)	
Average household size of renter-occup	2.76 (X)	

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

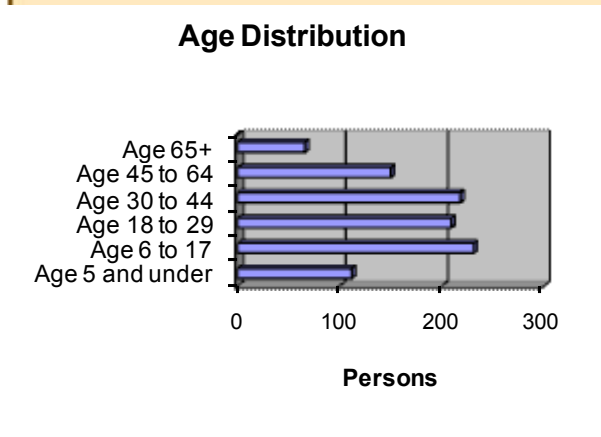
Shandon

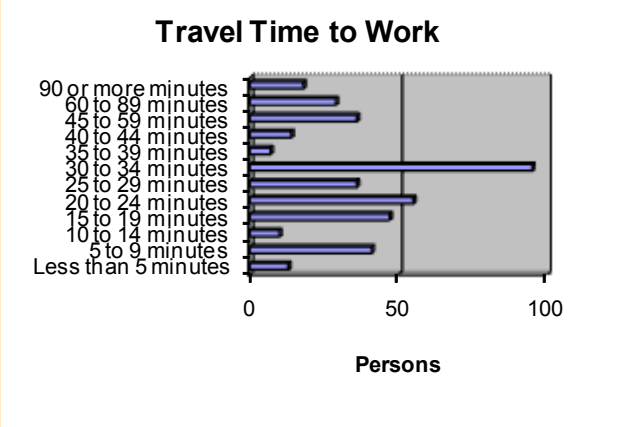
The population of Shandon grew very little until the year 2000, when construction of new homes on existing lots resumed. Intensification of agricultural employment in the region, combined with a housing shortage countywide, resulted in rising demand for housing in Shandon. The population was approximately 1,219 in 2008 (County Projections), and 102 single family housing units were constructed in the urban portion of Shandon from 2001-June 90, 2008.

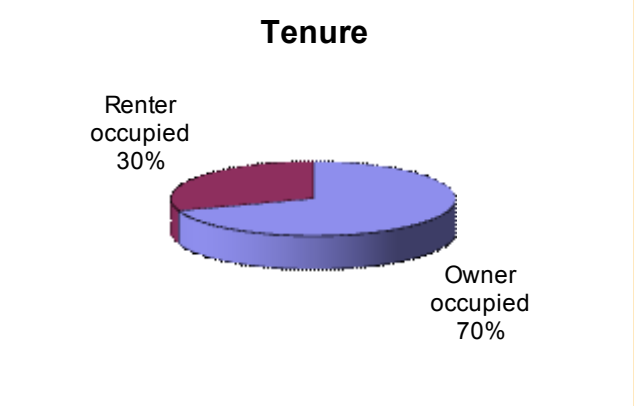
Recommendations/Conclusions: Housing affordable to persons employed in surrounding agricultural operations is needed, but a community sewage and disposal system should be provided before high density housing such as apartments, condominiums or small-lot detached homes are approved.

County staff are working with property owners and community residents to complete a Shandon Community Plan Update. This Update could provide significantly more housing and jobs for the community.

Median Household Income	Percent of Low Income Households
$34,807	59.7%







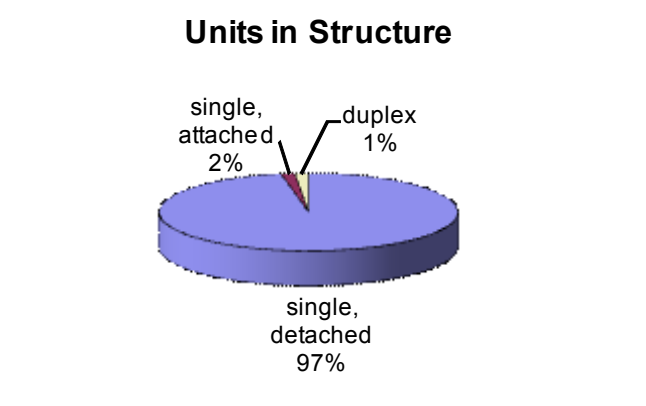


Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, H12.

Table B:10 Shandon -2000 Census Population and Housing Data

SUBJECT	NUMBER	%
Total population	986	100
SEX AND AGE		
Male	525	53.2
Female	461	46.8
Under 5 years	88	8.9
5 to 9 years	96	9.7
10 to 14 years	95	9.6
15 to 19 years	111	11.3
20 to 24 years	86	8.7
25 to 34 years	142	14.4
35 to 44 years	154	15.6
45 to 54 years	105	10.6
55 to 59 years	30	3
60 to 64 years	19	1.9
65 to 74 years	39	4
75 to 84 years	15	1.5
85 years and over	6	0.6
Median age (years)	26.5	(X)
18 years and over	644	65.3
Male	351	35.6
Female	293	29.7
21 years and over	574	58.2
62 years and over	73	7.4
65 years and over	60	6.1
Male	26	2.6
Female	34	3.4
RACE		
One race	921	93.4
White	702	71.2
Black or African American	5	0.5
American Indian and Alaska Native	6	0.6
Asian	5	0.5
Asian Indian	0	0
Chinese	0	0
Filipino	0	0
Japanese	0	0
Korean	2	0.2
Vietnamese	0	0
Other Asian [1]	3	0.3
Native Hawaiian and Other Pacific Islander	0	0
Native Hawaiian	0	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander [2]	0	0
Some other race	203	20.6
Two or more races	65	6.6
Race alone or in combination with one or more other races [3]		
White	759	77
Black or African American	11	1.1
American Indian and Alaska Native	21	2.1
Asian	14	1.4
Native Hawaiian and Other Pacific Islander	0	0
Some other race	252	25.6

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	986	100
Hispanic or Latino (of any race)	470	47.7
Mexican	419	42.5
Puerto Rican	1	0.1
Cuban	0	0
Other Hispanic or Latino	50	5.1
Not Hispanic or Latino	516	52.3
White alone	485	49.2
RELATIONSHIP		
Total population	986	100
In households	979	99.3
Householder	267	27.1
Spouse	182	18.5
Child	362	36.7
Own child under 18 years	291	29.5
Other relatives	103	10.4
Under 18 years	38	3.9
Nonrelatives	65	6.6
Unmarried partner	8	0.8
In group quarters	7	0.7
Institutionalized population	0	0
Noninstitutionalized population	7	0.7
HOUSEHOLDS BY TYPE		
Total households	267	100
Family households (families)	226	84.6
With own children under 18 years	133	49.8
Married-couple family	182	68.2
With own children under 18 years	106	39.7
Female householder, no husband prese	27	10.1
With own children under 18 years	18	6.7
Nonfamily households	41	15.4
Householder living alone	29	10.9
Householder 65 years and over	9	3.4
Households with individuals under 18 ye	146	54.7
Households with individuals 65 years ar	44	16.5
Average household size	3.67	(X)
Average family size	3.86	(X)
HOUSING OCCUPANCY		
Total housing units	286	100
Occupied housing units	267	93.4
Vacant housing units	19	6.6
For seasonal, recreational, or occasiona	0	0
Homeowner vacancy rate (percent)	4.1	(X)
Rental vacancy rate (percent)	5.7	(X)
HOUSING TENURE		
Occupied housing units	267	100
Owner-occupied housing units	185	69.3
Renter-occupied housing units	82	30.7
Average household size of owner-occup	3.58	(X)
Average household size of renter-occup	3.85	(X)

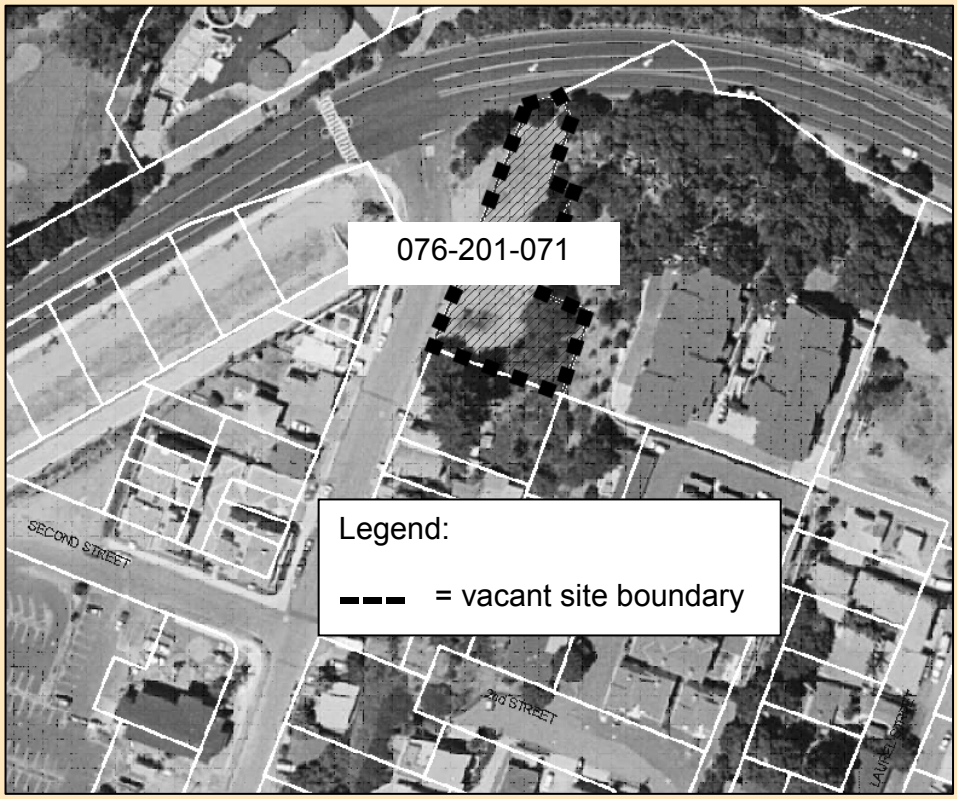
APPENDIX C: MAPS OF VACANT AND UNDERUTILIZED HIGH DENSITY SITES FOR VERY LOW AND LOW INCOME HOUSING

VACANT SITES

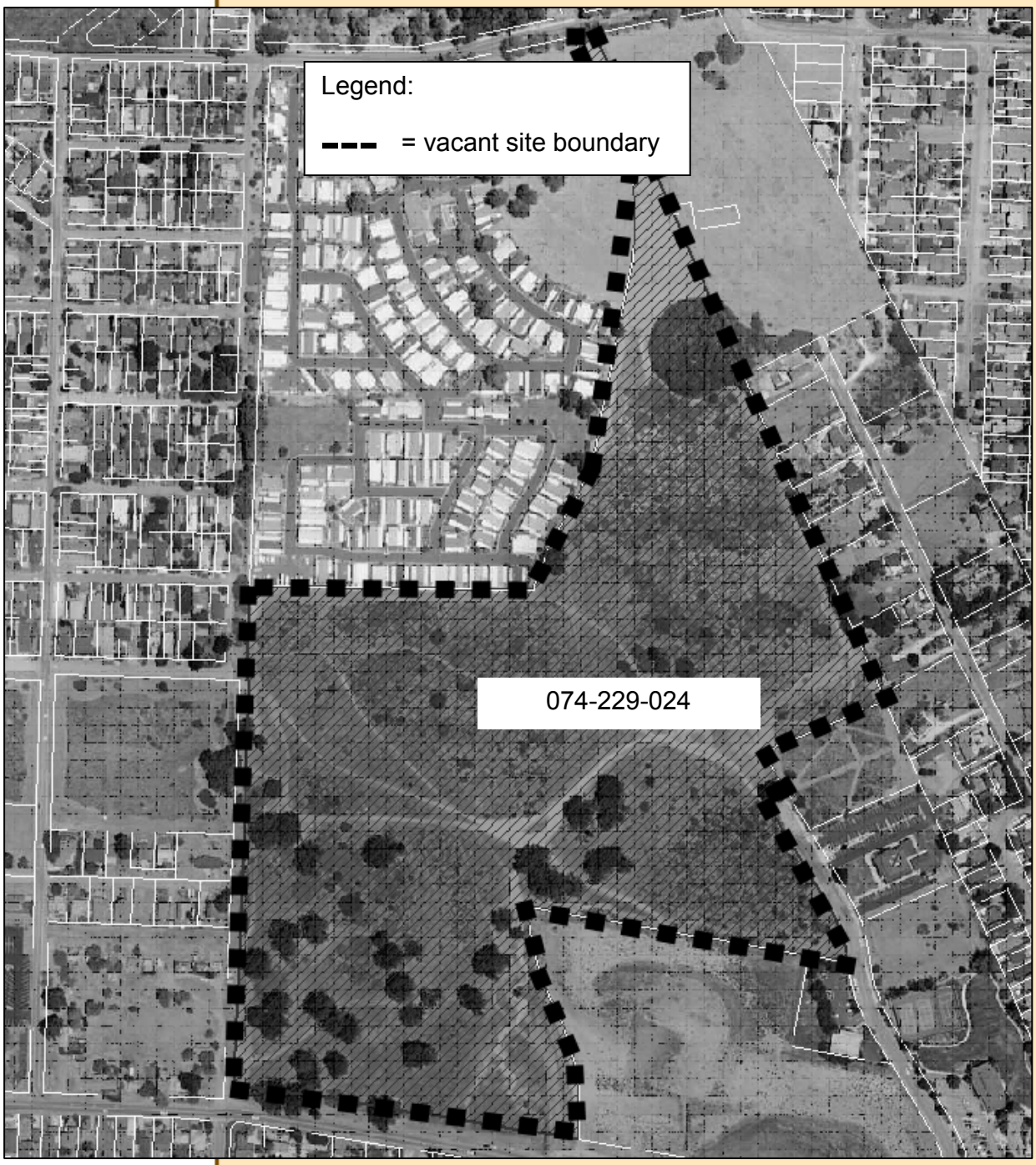
(Note: Assessor parcel numbers may change over time.)

These maps are for informational purposes only. The State Department of Housing and Community Development require the County to show enough capacity for future housing needs. The County cannot require development of any sites.

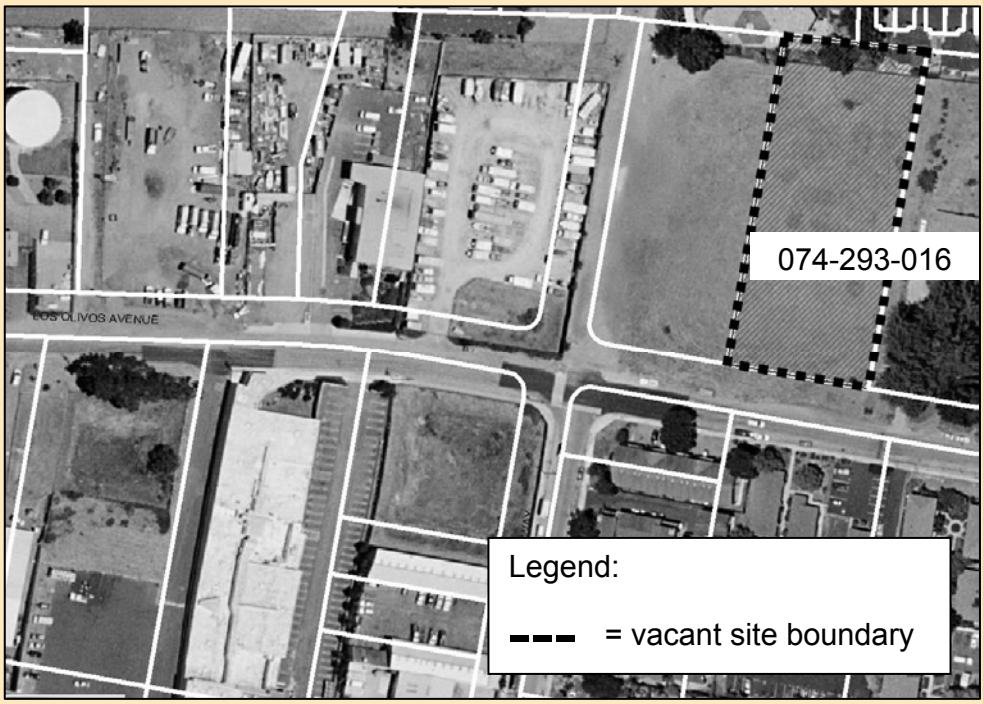
Avila Beach, APN: 076-201-071, Residential Multi-Family



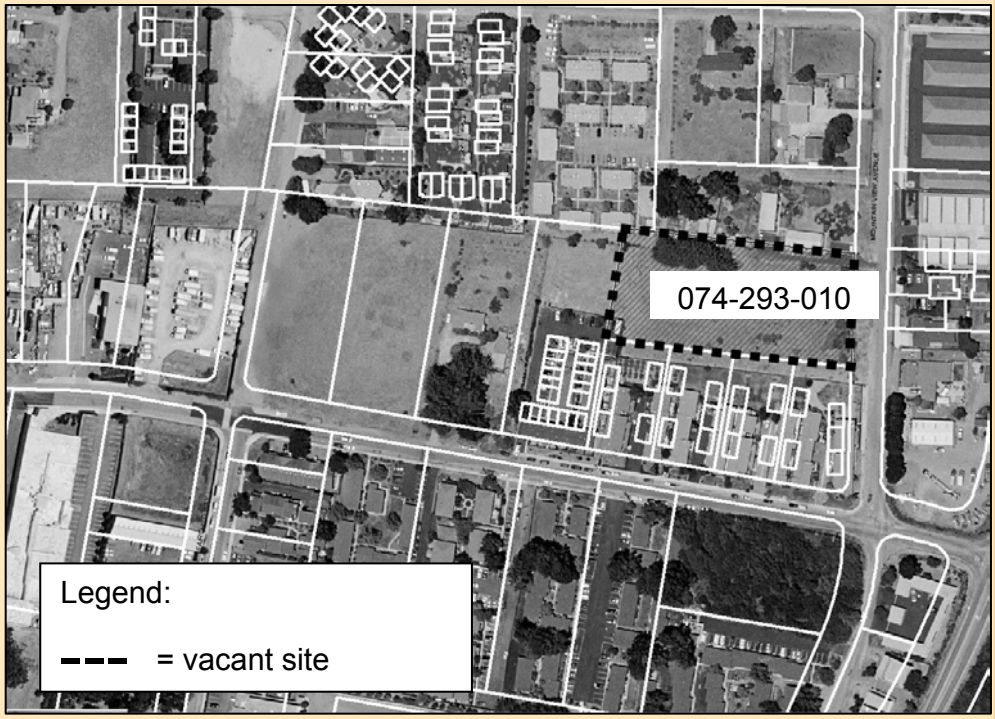
Los Osos, APN: 074-229-024, Residential Multi-Family



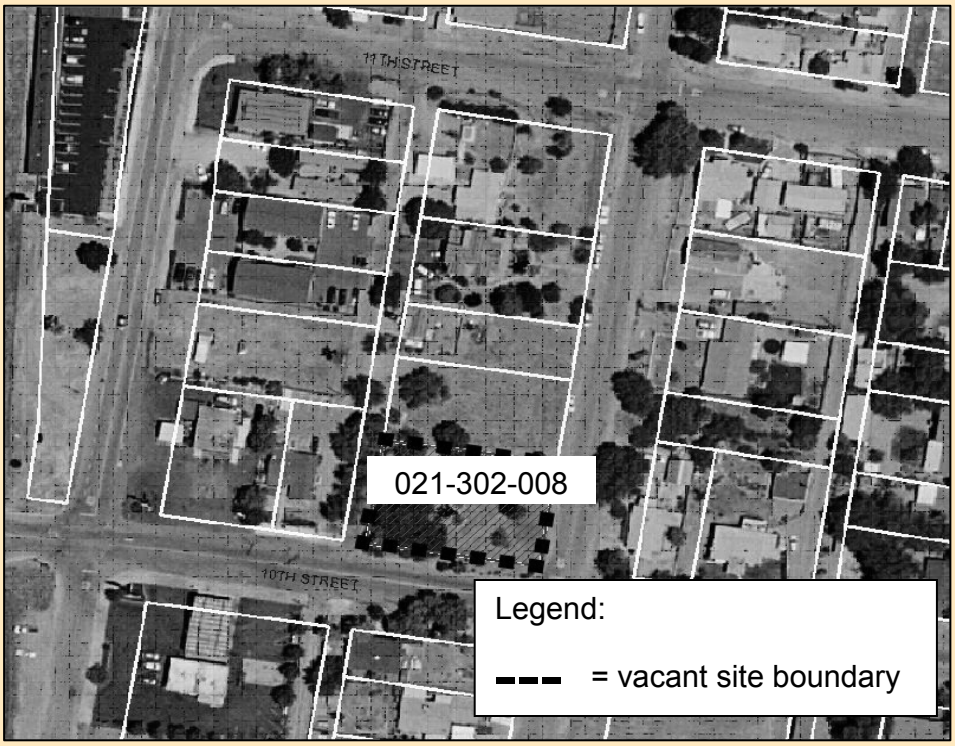
Los Osos, APN: 074-293-016, Residential Multi-Family



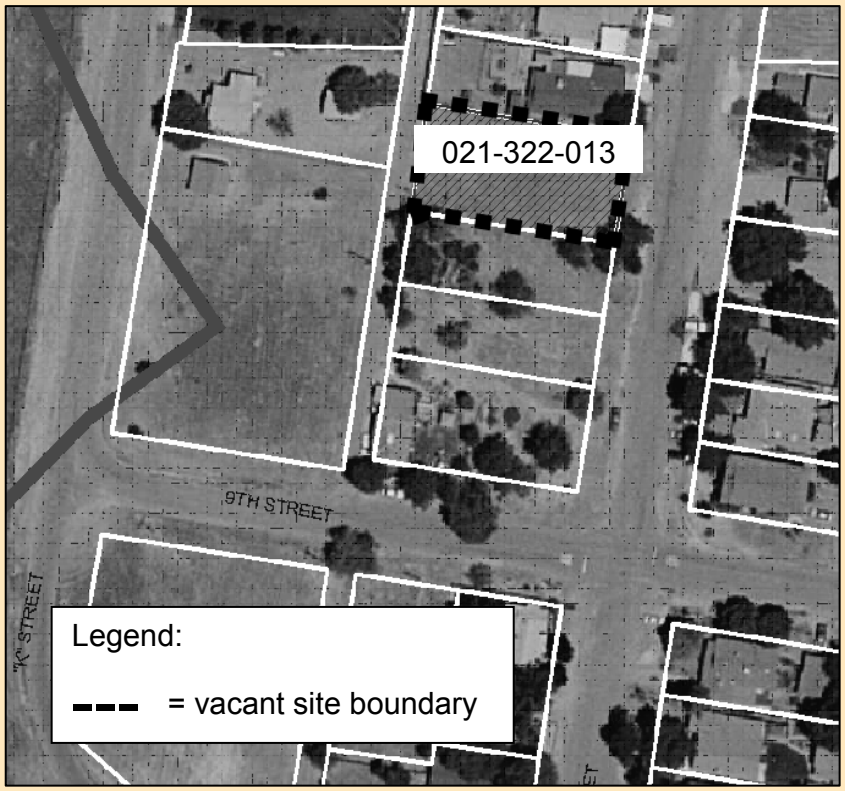
Los Osos; APN 074-293-010, Residential Multi-Family



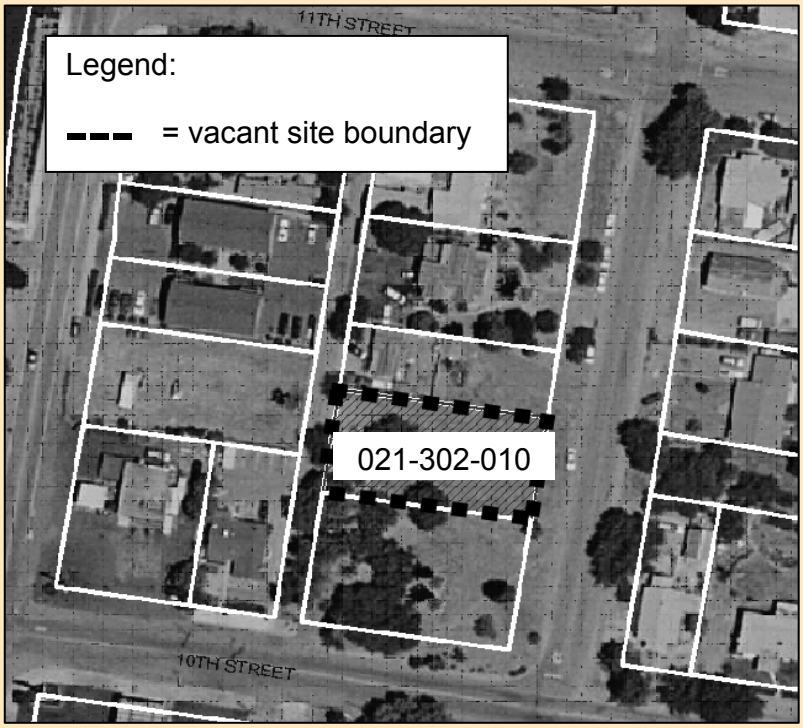
San Miguel, APN: 021-302-008, Residential Multi-Family



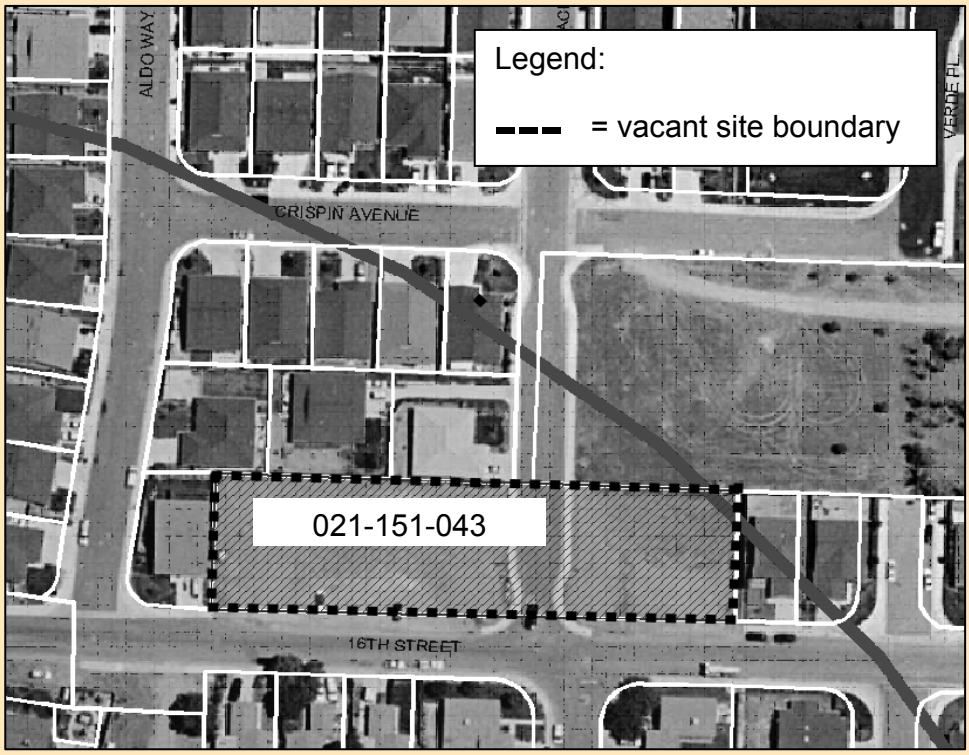
San Miguel, APN: 021-322-013, Residential Multi-Family



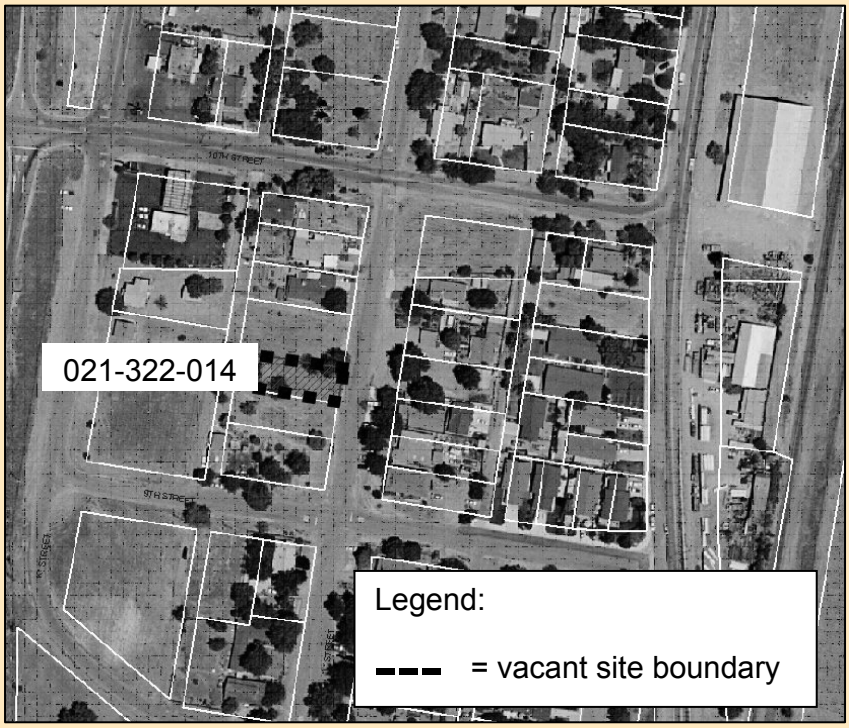
San Miguel, APN: 021-302-010, Residential Multi-Family

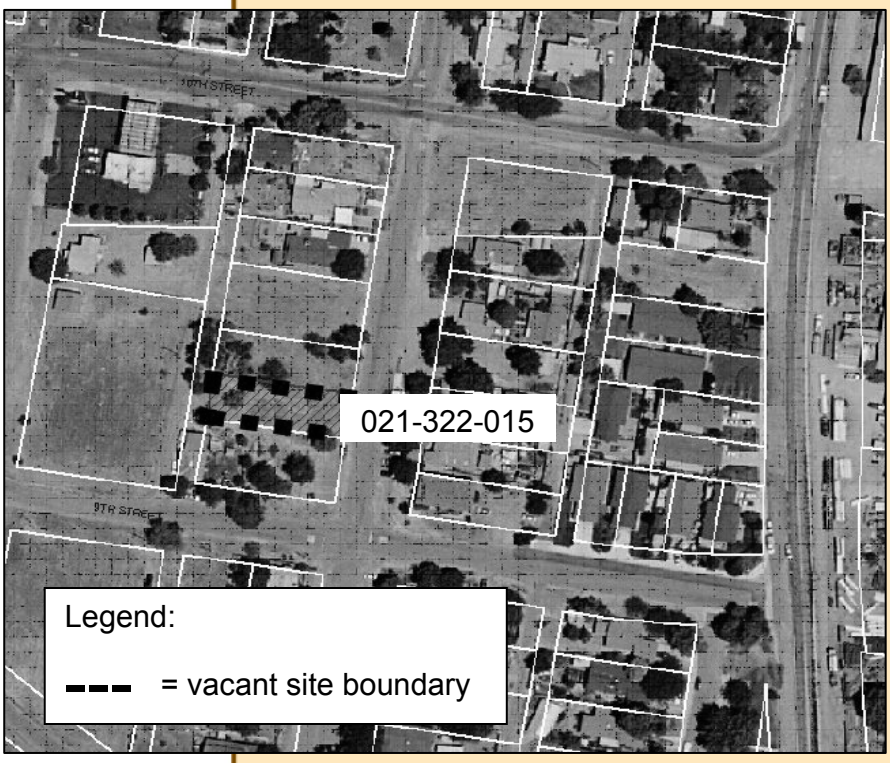


San Miguel, APN: 021-151-043, Residential Multi-Family



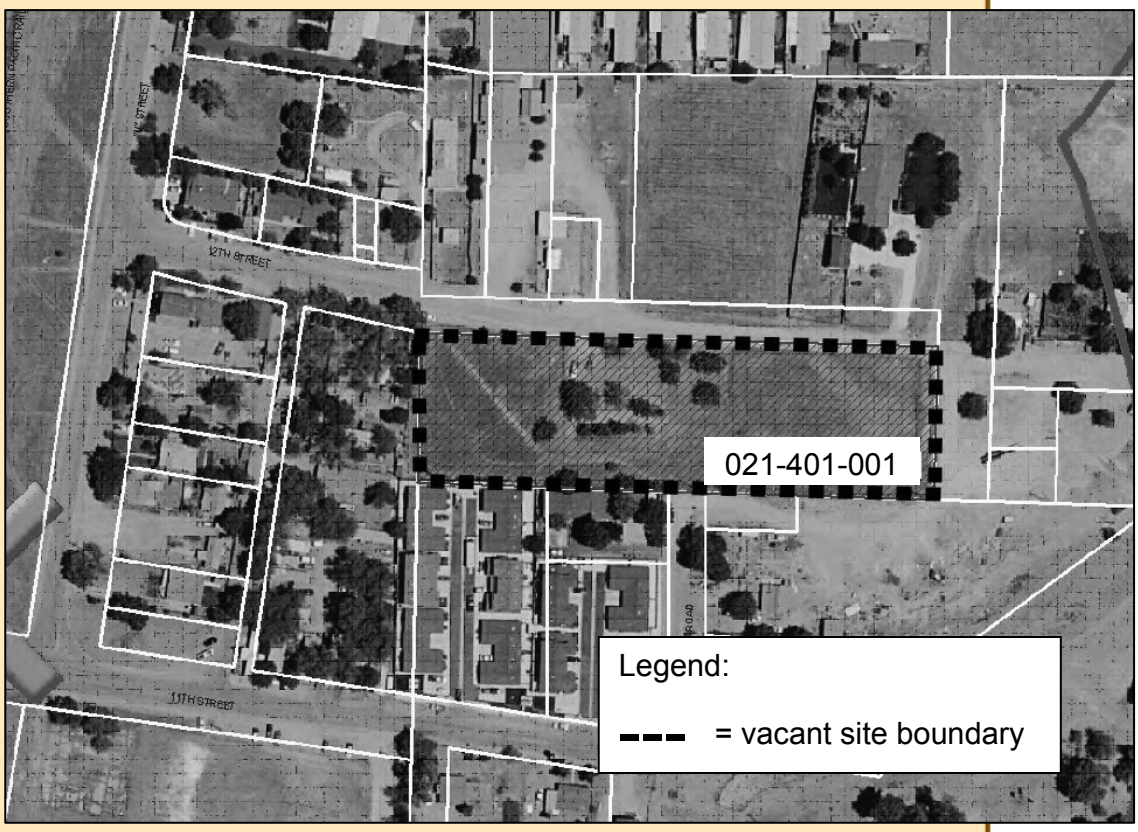
San Miguel, APN: 021-322-014, Residential Multi-Family





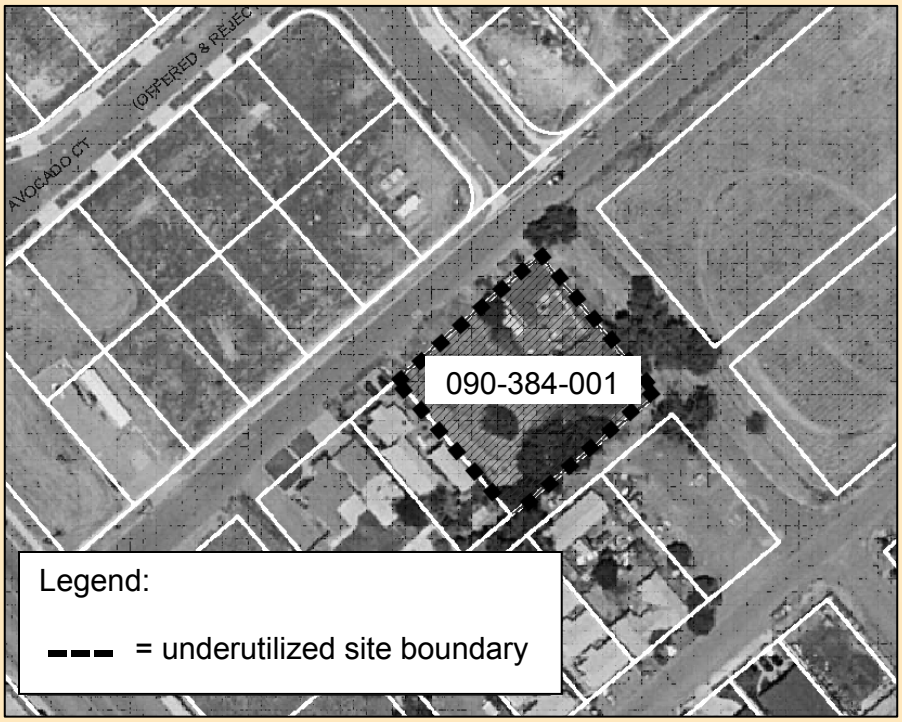
San Miguel
APN: 021-322-015
Residential
Multi-Family

San Miguel, APN: 021-401-001, Residential Multi-Family

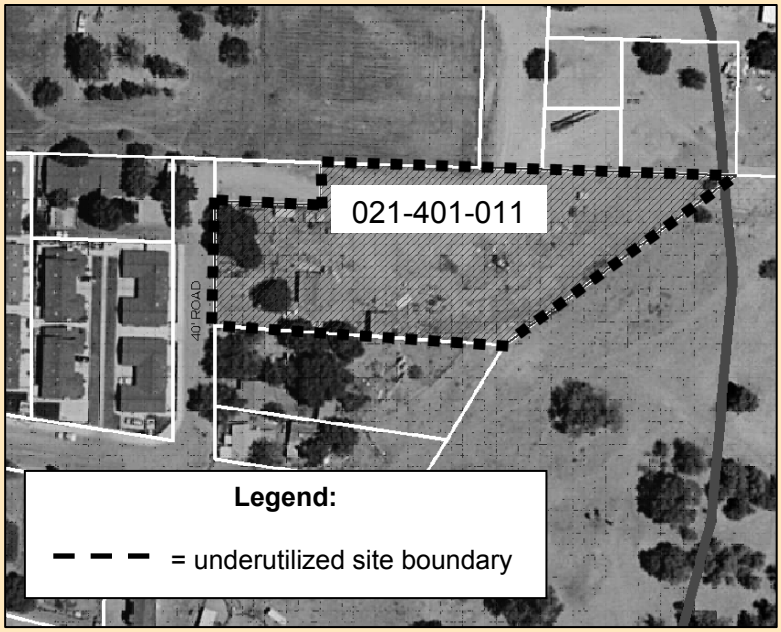


UNDERUTILIZED SITES

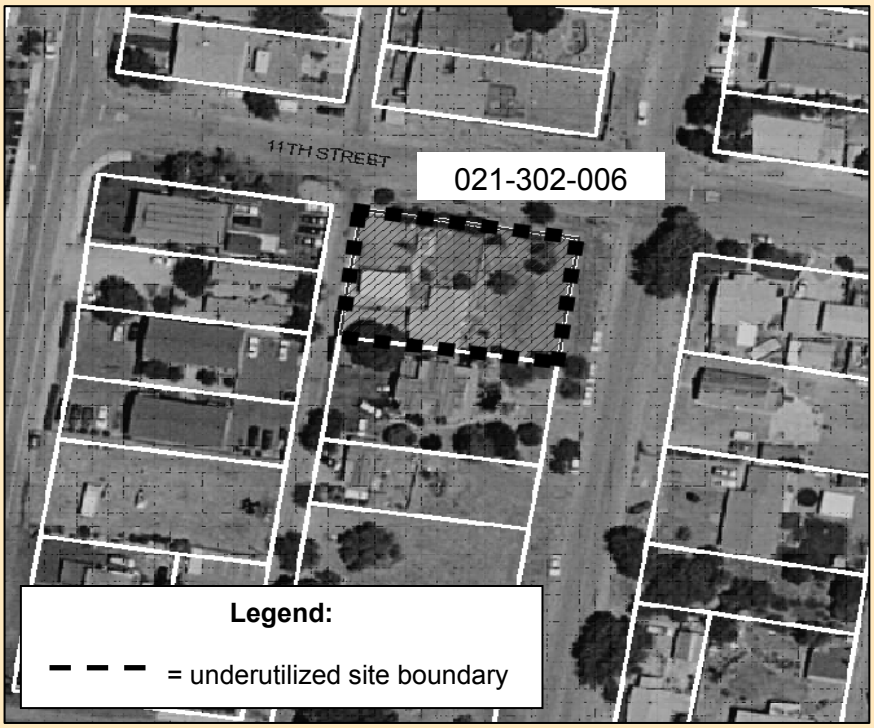
Nipomo, APN: 090-384-001, Residential Multi-Family



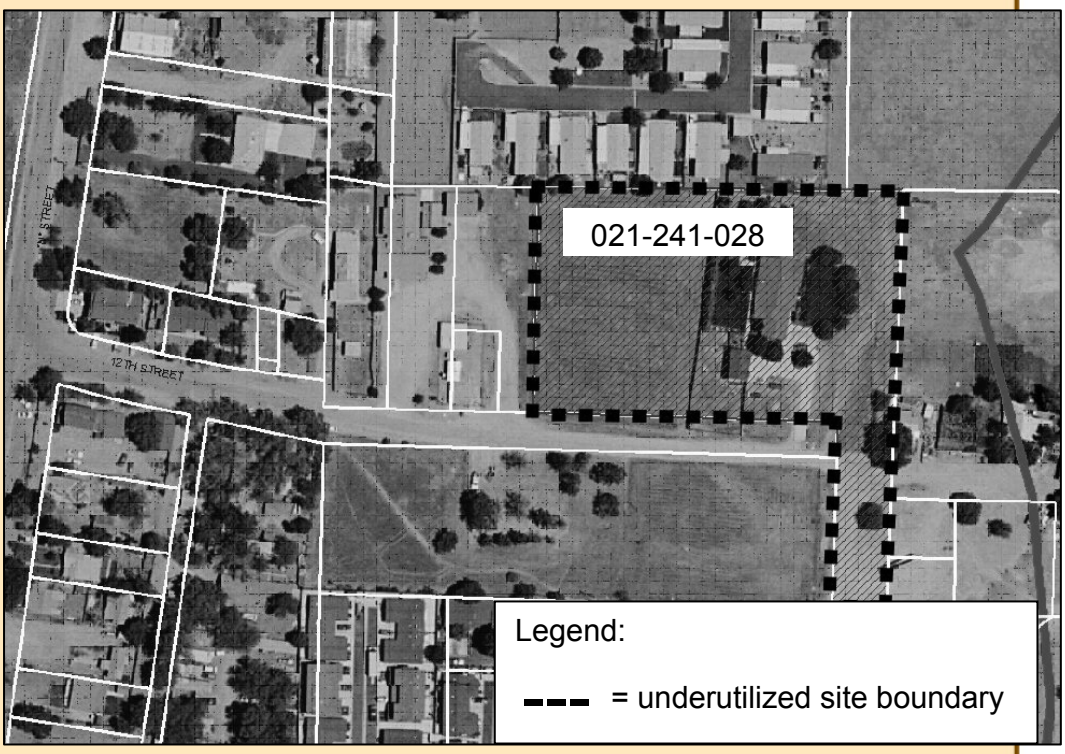
San Miguel, APN: 021-401-011, Residential Multi-Family



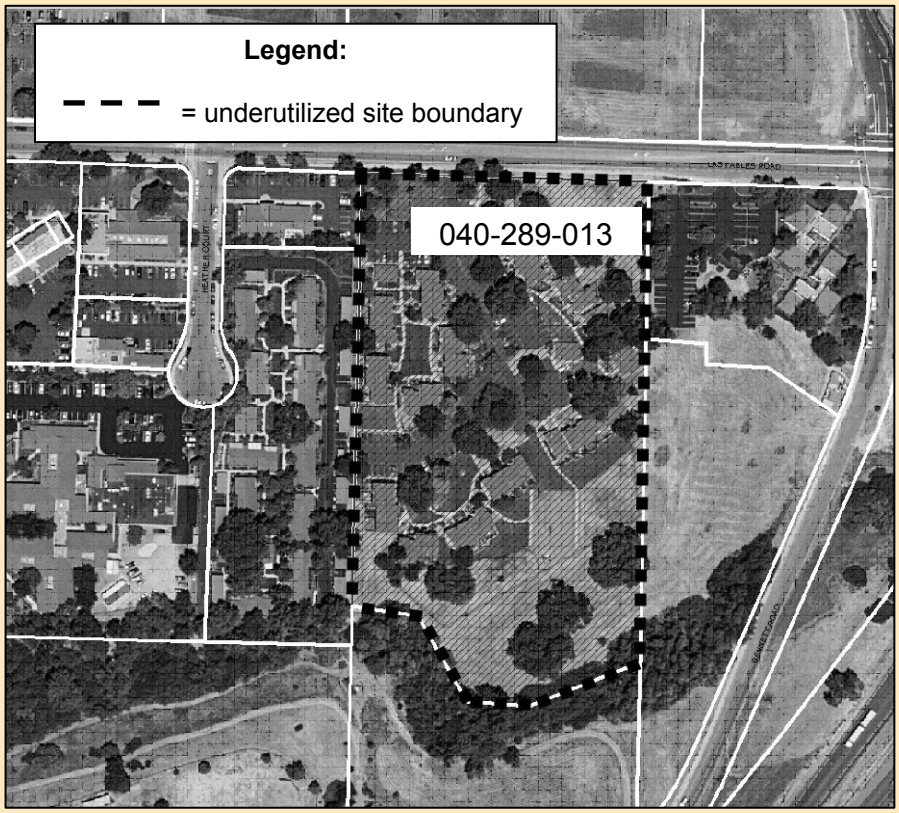
San Miguel, APN: 021-302-006, Residential Multi-Family



San Miguel, APN: 021-241-028, Residential Multi-Family

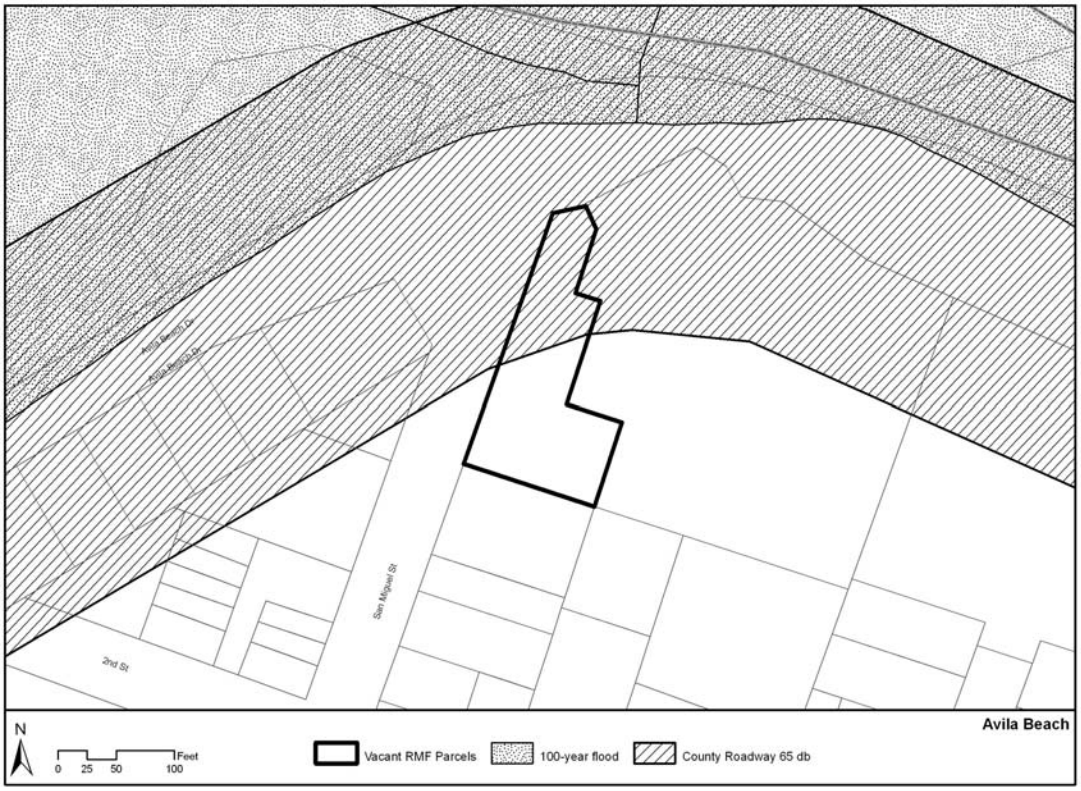


Templeton, APN: 040-289-013, Residential Multi-Family

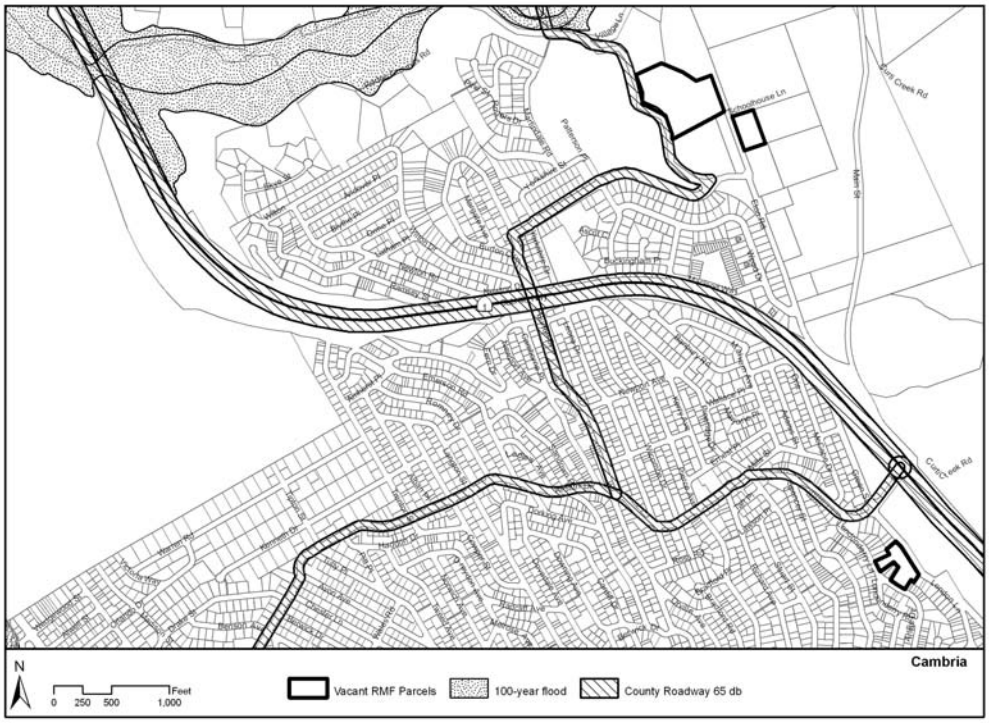


APPENDIX D: ENVIRONMENTAL CONSTRAINTS MAPS

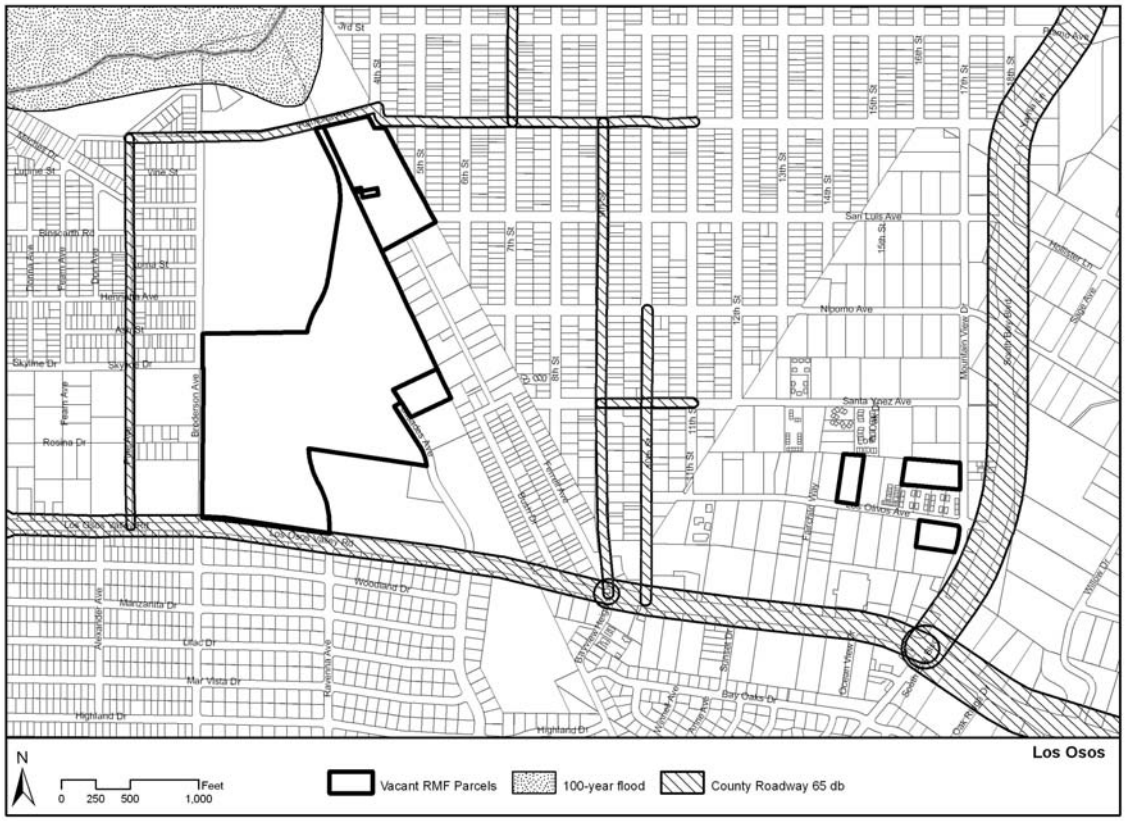
Avila Beach



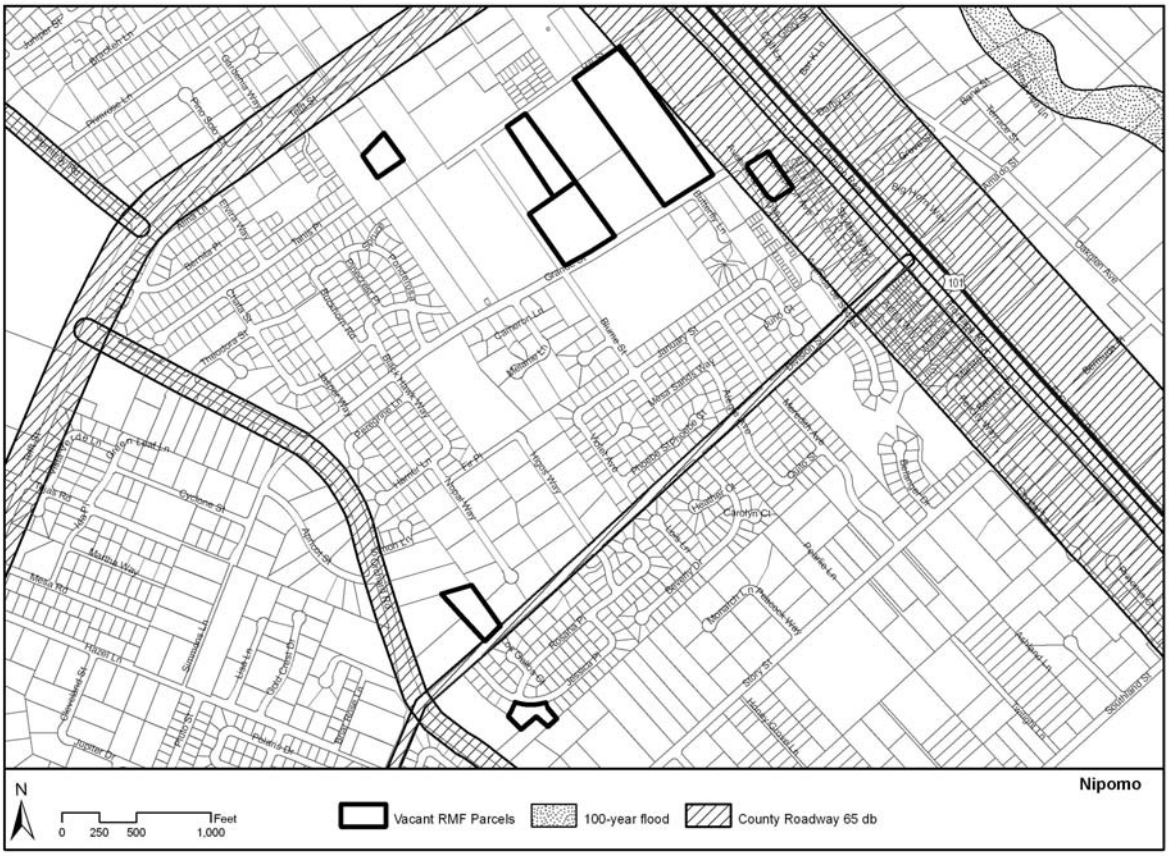
Cambria


Cambria
N
0 250 500 1,000 Feet
Vacant RMF Parcels
100-year flood
County Roadway 65 db

Los Osos


Los Osos
N
0 250 500 1,000 Feet
Vacant RMF Parcels
100-year flood
County Roadway 65 db

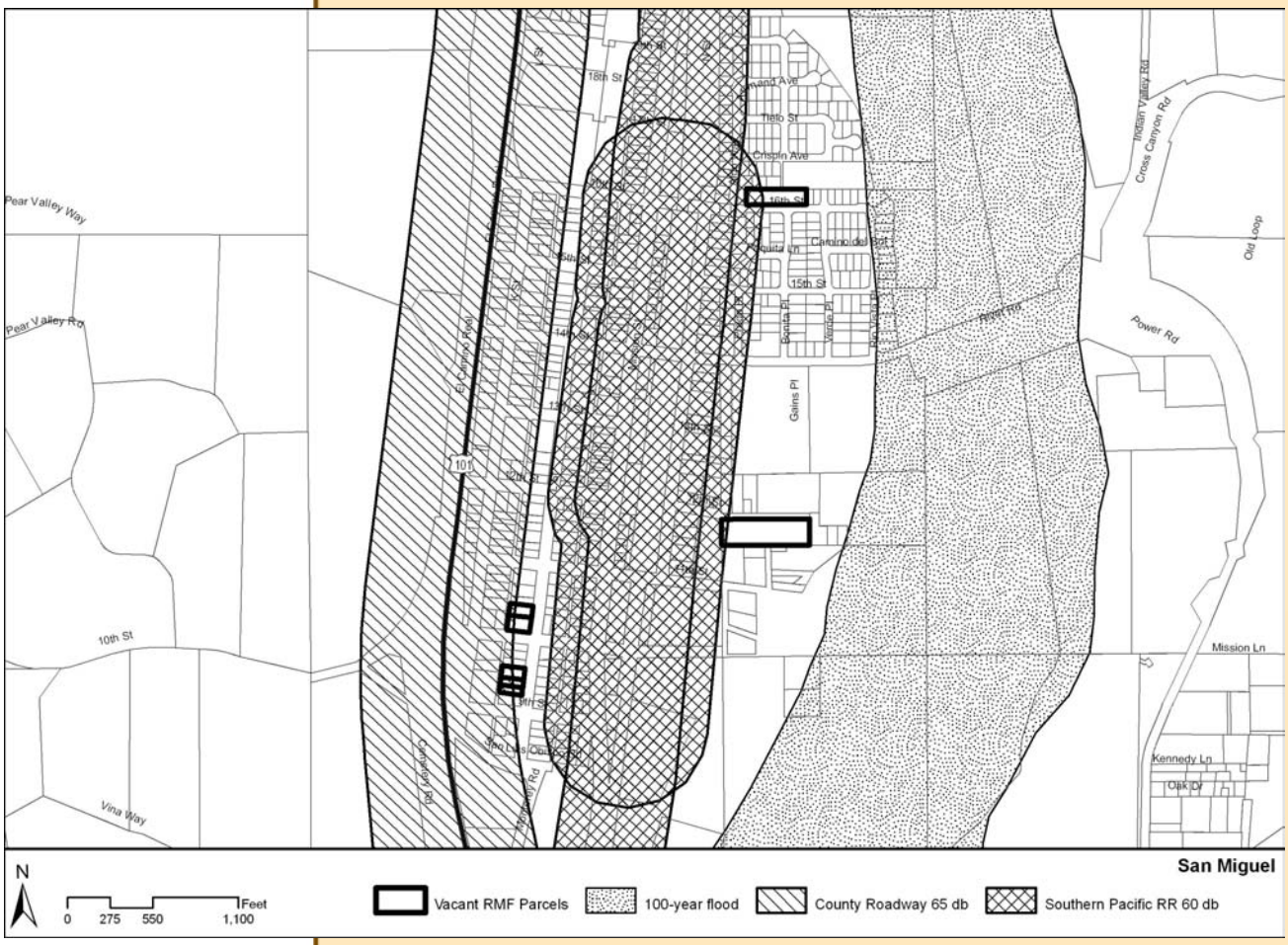
Nipomo


Nipomo
N
0 250 500 1,000 Feet
Vacant RMF Parcels
100-year flood
County Roadway 65 db

Oceano

Warner St
14th St
16th St
20th St
21st St
Paso Robles St
Ocean St
18th St
19th St
Beach St
Sand Dune
N
0 100 200 400 Feet
Oceano
Vacant RMF Parcels
100-year flood
County Roadway 65 db
Southern Pacific RR 60 db

San Miguel


Pear Valley Way
Pear Valley Rd
10th St
Vina Way
El Camino Real
Countryside Rd
Mission Rd
Van Luis Obispo Rd
101
12th St
14th St
15th St
16th St
18th St
Crispin Ave
Nieto St
Gaines Pl
Bonita Pl
Verde Pl
Rice Rd
Power Rd
Cross Canyon Rd
Indian Valley Rd
Old Loop
Mission Ln
Kennedy Ln
Oak Dr
N
0 275 550 1,100 Feet
Vacant RMF Parcels
100-year flood
County Roadway 65 db
Southern Pacific RR 60 db
San Miguel

APPENDIX E: TYPICAL PERMIT FEE CHART

Department of Building and Planning						
Comparison of Selected Fees to Other Counties (Planning & Development Fees Only)						
County	San Luis Obispo	San Luis Obispo	Kern	Monterey	Ventura	Santa Barbara
Effective Date of Fee Schedule	7/1/2007	7/1/2008	9/6/2008	7/1/2008	8/4/2008	7/1/2008
Appl for Agricultural Preserves	2,760	$5,457				
ALUC Review	$483	$908		$600		
Appeals (Planning Commission, Board of Supervisors)	$367	$404	$420	$3,640	$2,000	$403-443
Building Permit SFD (total average)		$10,874				
Building Plan Review -SFD (average plan check fee)		$1,375				
Business Lic w/Plot Plan	$96	$79	$85			$285
Certificate of Comp-uncond	$669	$628				
Conditional Compliance-major	$443	$1,097				
Conditional Compliance-minor	$96	$746			$500	
Development Plan /CUP w/CE	$4,573	$5,042		$3,000		$5,000
Development Plan/CUP w/IS	$7,209	$8,311				$2,735
Emergency Permit	$443	$978		$2,250		$1,402
Environmental Initial Study	$1,500	$3,139	$2,460	$3,950-$15,000		
Final Map Time Extensions	$443	$442	$200			
Tract Map	$7,600 dep	$9,400 dep	$1,100 + $25/lot		$2,000	
General Plan Amend	$7,600	$10,600	$1,355 or T&M		$3,000	$8,000
Grading Permits				$900		$595-$2,613
Grading Plan Review						
Lot Line Adj/CE	$2,020	$2,687		$2,700	$500	
Mitigation Monitoring minor	$311	$1,814		$3,000		
MUP Major w/IS	$5,397	$5,385				
Plot Plan (Zone Clearance)	$443 + $69 additional structures	$291 + $69 additional structures			$235-$335	$1,500
Pre Application Review	$311	$500	$260		$400	$1,500
Road Addressing	$69	$111				
Surface Mining Permit (Reclamation Plan)	$5,397	$11,709		$12,000		$5,000
Tree Removal Permits	$82	$111		$240	$100-$315	$730
Use of Prior EIR	$1,817.50	$1,961.50	$295			
Variance	$3,771 (CE)	$2,651 (CE)		$3,000	$2,000	

APPENDIX F: 2005-2007 AMERICAN COMMUNITY SURVEY

Table Notes:

(X) Not applicable

Source: U.S. Census Bureau, Census 2005-2007 (Community Survey)

SAN LUIS OBISPO COUNTY (U.S. CENSUS BUREAU)

SUBJECT	NUMBER	%
Total population	260,278	100
Male	133,662	51.4
Female	126,616	48.6
Under 5 years	12,792	4.9
5 to 9 years	12,463	4
10 to 14 years	14,661	5.6
15 to 19 years	21,958	8.4
20 to 24 years	28,398	10.9
25 to 34 years	31,506	12.1
35 to 44 years	34,043	13.1
45 to 54 years	39,246	15.1
55 to 59 years	16,522	6.3
60 to 64 years	11,646	4.5
65 to 74 years	17,602	6.8
75 to 84 years	13,415	5.2
85 years and over	6,026	2.3
Median age (years)	37.8	(X)
18 years and over	210,374	80.8
21 years and over	191,491	73.6
62 years and over	44,133	17
65 years and over	37,043	14.2
Male	210,374	80.8
Female	191,491	73.6
RACE		
One race	252,503	97
Two or more races	7,775	3
One race	252,503	97
White	220,234	87.2
American	5,364	2.1
Alaska Native	1,941	0.8
Asian	8,468	3.4
Asian Indian	255	3
Chinese	2,081	24.6
Filipino	3,117	36.8
Japanese	1,122	13.2
Korean	322	3.8
Vietnamese	826	9.8
Other Asian	745	8.8
Other Pacific	299	0.1
Some Other Race	16,197	6.4
Two or more races	7,775	3
African American	653	8.4
Indian and Alaska	2,555	32.9
White and Asian	1,805	23.2
Race alone or in combination with one or more other races		
White	227,154	87.3
Black or African American	6,453	2.5
American Indian and Alaska Native	4,996	1.9
Asian	10,816	4.2
Native Hawaiian and Other Pacific Islander	663	0.3
Some other race	18,181	7

SUBJECT	NUMBER	%
HISPANIC OR LATINO AND RACE		
Total population	260,278	18.4
Hispanic or Latino (of any race)	47,948	15.5
Mexican	40,320	0.1
Puerto Rican	384	0
Cuban	114	2.7
Other Hispanic or Latino	7,130	81.6
Not Hispanic or Latino	212,330	18.4
White Alone	191,958	73.8
American Alone	5,044	1.9
Alaska Native Alone	1,251	0.5
Asian Alone	7,866	3
Other Pacific	217	0.1
alone	590	0.2
Two or more races	5,404	2.1
RELATIONSHIP		
Total population	260,278	100
In households	242,827	100
Householder	103,026	42.4
Spouse	50,515	20.8
Child	56,256	23.2
Other relatives	11,026	4.5
Nonrelatives	22,004	9.1
Unmarried partner	7,209	3
HOUSEHOLDS BY TYPE		
Total households	103,026	100
Family households (families)	64,270	62.4
With own children under 18 years	26,927	26.1
Married-couple family	50,646	49.2
With own children under 18 years	19,930	19.3
Female householder, no husband prese	9,360	9.1
With own children under 18 years	5,094	4.9
Nonfamily households	38,756	37.6
Householder living alone	26,670	25.9
Householder 65 years and over	9,627	9.3
Households with individuals under 18 ye	29,702	28.8
Households with individuals 65 years ar	24,535	23.8
Average household size	2.36	(X)
Average family size	2.83	(X)
HOUSING OCCUPANCY		
Total housing units	114,020	100
Occupied housing units	103,026	90.4
Vacant housing units	10,994	9.6
Homeowner vacancy rate (percent)	1.7	(X)
Rental vacancy rate (percent)	2.8	(X)
HOUSING TENURE		
Occupied housing units	103,026	100
Owner-occupied housing units	60,982	59.2
Renter-occupied housing units	42,044	40.8
Average household size of owner-occup	2.43	
Average household size of renter-occup	2.26	

APPENDIX G: POPULATION PROJECTIONS

San Luis Obispo County Population July, 2008

(Based on US Census for Year 2000 Baseline and State Department of Finance Estimates and Projections with County Adjustments

	Census	Estimates		Projections				
POPULATION IN HOUSEHOLDS	**2000**	**2005**	**2008**	**2010**	**2015**	**2020**	**2025**	**2030**
Adelaida	3,169	3,603	3,891	4,053	4,485	4,964	5,433	5,945
El Pomar/Estrella	7,422	8,604	9,293	9,742	10,964	12,338	13,702	15,218
Estero	28,859	29,125	29,351	29,676	30,517	32,315	34,158	36,119
Morro Bay	10,152	10,338	10,350	10,523	10,977	11,452	11,894	12,353
Cayucos	2,926	3,030	3,094	3,145	3,281	3,423	3,555	3,693
Los Osos	14,277	14,492	14,623	14,711	14,933	16,087	17,331	18,670
Estero (Rural)	1,234	1,265	1,284	1,297	1,325	1,353	1,378	1,404
Huasna-Lopez	835	968	1,058	1,122	1,254	1,400	1,545	1,705
Las Pilitas	1,373	1,429	1,463	1,487	1,540	1,596	1,647	1,699
Los Padres	325	348	363	373	393	415	434	455
Nacimiento	2,816	3,004	3,113	3,188	3,348	3,515	3,671	3,833
North Coast	7,112	7,201	7,256	7,292	7,548	7,921	8,309	8,716
Cambria	6,230	6,293	6,330	6,356	6,575	6,910	7,262	7,633
North Coast (Rural)	882	909	925	936	973	1,011	1,046	1,083
Salinas River	60,404	66,171	69,620	71,800	77,243	82,789	85,685	93,386
Atascadero	24,945	26,196	27,124	27,576	28,768	30,012	31,170	32,372
Paso Robles	23,370	27,108	29,007	30,285	33,487	36,809	39,830	43,099
San Miguel	1,420	1,492	1,679	1,816	2,034	2,279	2,554	2,861
Santa Margarita	1,279	1,335	1,355	1,378	1,437	1,499	1,557	1,617
Templeton	4,607	5,087	5,398	5,616	6,200	6,680	7,196	7,563
Salinas River (Rural)	4,783	4,953	5,058	5,129	5,316	5,510	5,689	5,873
San Luis Bay	49,037	50,840	51,674	52,651	55,175	57,714	60,044	62,473
Arroyo Grande	15,641	16,369	16,826	17,106	17,846	18,617	19,336	20,082
Avila Beach / Avila Valley	833	933	999	1,046	1,143	1,226	1,314	1,408
Grover Beach	12,941	13,136	13,087	13,305	13,880	14,480	15,039	15,619
Oceano	7,244	7,614	7,844	8,002	8,410	8,752	9,018	9,291
Pismo Beach	8,524	8,636	8,576	8,719	9,096	9,489	9,855	10,235
San Luis Bay (Rural)	3,854	4,152	4,342	4,473	4,799	5,150	5,483	5,837
San Luis Obispo	45,896	46,619	46,867	47,703	49,827	52,048	54,116	56,267
San Luis Obispo (City)	42,317	42,763	42,835	43,549	45,432	47,396	49,224	51,123
San Luis Obispo (Rural)	3,579	3,856	4,032	4,154	4,396	4,652	4,892	5,144
Shandon-Carrizo	2,455	2,557	2,780	2,826	3,452	4,351	5,645	7,525
Shandon	979	1,029	1,219	1,244	1,825	2,678	3,929	5,766
Shandon-Carrizo (Rural)	1,476	1,528	1,561	1,583	1,627	1,674	1,716	1,759
South County	21,614	23,534	24,768	25,626	27,725	30,001	32,387	34,972
Nipomo	12,612	13,789	14,547	15,075	16,482	18,019	19,701	21,539
South County (Rural)	9,002	9,746	10,221	10,551	11,243	11,982	12,687	13,433
HOUSEHOLD TOTAL	231,047	244,003	251,497	257,539	273,471	291,368	306,776	328,314
Incorporated Cities	137,890	144,546	147,805	151,064	159,486	168,255	176,348	184,884
Unincorporated Area	93,157	99,457	103,692	106,475	113,985	123,112	130,429	143,430
POPULATION IN GROUP QUARTERS								
Incorporated Cities	4,816	4,816	4,816	4,816	4,816	4,816	4,816	4,816
Unincorporated Area	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755
COUNTY TOTAL	246,618	259,574	267,068	273,110	289,042	306,939	322,347	343,885

Note: Shading indicates that the population exceeds the current general plan buildout for that community or

APPENDIX H: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Result and Evaluation
OBJECTIVE 1 (HE 1): The County will facilitate development of 3,554 new housing units during the five-year period beginning January 1, 2004, broken down by income categories.	
Action 1.1: Designate additional land in the RMF and RSF land use categories. Objective: Provide land to meet projected housing needs through the year 2018, accommodating 4,000 housing units. Timing: 2007 Responsibility: Planning and Building	**Progress**: 1) In 2005 the County issued a concept paper inviting proposals to designate additional land in the RMF and RSF land use categories. No formal applications were received. 2) In 2006, the County approved up-zoning/rezoning of 4 urban parcels in San Miguel, creating 24.1 acres of RMF zoned land and 7.4 acres of RSF zoned land. 3) The County completed Phase I of a natural resources inventory, and will complete Phase II in 2008-2009. The inventory will fold data layers in GIS to show were housing should be targeted. **Effectiveness:** Moderate success. Progress toward identifying parcels and designation of more RMF and RSF land in San Miguel. **Appropriateness:** The County will continue this program to ensure that adequate land exists for future development needs for very low and low income housing.
Action 1.2: Continue to provide incentives to encourage development of affordable housing. Objective: Development of 300 more housing units for very low, low and moderate income households. Timing: on-going. Responsibility: Planning and Building, Public Works, Ca Dept of Forestry.	**Progress**: The County provided expedited permit processing for affordable housing developments, density bonuses, and exemptions from the Growth Management Ordinance (GMO). **Effectiveness:** Very successful. 50 GMO exempt units were constructed, and almost 1,200 very low and low income units were constructed in total. **Appropriateness:** The County will continue this program to encourage development of affordable housing.

Program	Result and Evaluation
OBJECTIVE 1 (HE 1): The County will facilitate development of 3,554 new housing units during the five-year period beginning January 1, 2004, broken down by income categories.	
Action 1.3: Participate in financing the construction of needed public improvements in advance of development of housing . Objective: Reduced traffic congestion and reduced neighborhood opposition to new housing development. Timing: 2006 Responsibility: Planning and Building, Public Works, CAO, County Debt Advisory Committee.	**Progress:** Staff identified critical infrastructure improvements that are needed in the County, and the Board of Supervisors directed staff to research different financing options. **Effectiveness:** Moderate success. Staff studied more than 13 financing options for a pilot project in Nipomo (Willow Interchange project), and discussed these options with the Board of Supervisors. Staff will survey affected property owners next to determine the preferred financing mechanism. **Appropriateness**: The County will continue working on the pilot project on Willow Road.
Action 1.4: Revise development standards for RMF and RSF to encourage well designed housing at 10-26 units/acre. Objective: Facilitate development of an additional 2,000 housing units for very low, low and moderate income households. Timing: 2005 Responsibility: Planning and Building, Public Works	**Progress:** A concept paper was published in October 2005 and Planning Commission hearings took place requesting revision of development standards. County staff withdrew the application due to water supply problems, infrastructure deficiencies, and strong opposition by advisory councils due to constraints. **Effectiveness:** Minor success. The County brought development standard revisions to hearings, but withdrew the application due to constraints. **Appropriateness:** The County will continue this program by exploring revisions of development standards largely not affected by infrastructure and environmental issues .
Action 1.5: Revise mixed use standards to encourage additional dwellings. Objective: Facilitate development of an additional 400 housing units for very low, low and moderate income households. Timing: 2005 Responsibility: Planning and Building, Public Works, Ca Dept of Forestry	**Progress** : In 2006, Planning staff conducted research and held meeting regarding the volume and type of mixed-use projects that should be encouraged. Staff found enough flexibility within the existing ordinance to encourage mixed use. **Effectiveness** : Very successful. **Appropriateness** : The County will not continue this program since flexibility was found in current ordinances for mixed use development.

Program	Result and Evaluation
OBJECTIVE 1 (HE 1): The County will facilitate development of 3,554 new housing units during the five-year period beginning January 1, 2004, broken down by income categories.	
Action 1.6: Revise ordinances to encourage secondary dwellings. Objective: Revised ordinances could facilitate and additional 200 housing units for very low, low and moderate income households. Timing: 2005 Responsibility: Planning and Building	**Progress:** In 2006, the Board of Supervisors approved revisions to the secondary dwelling ordinance in Title 22 granting a construction permit and CEQA clearance for most secondary dwelling applications. **Effectiveness:** Very successful. The County revised secondary dwelling ordinances to encourage construction of these dwellings. **Appropriateness:** The County will amend this program to further encourage development of secondary dwellings.
Action 1.7: Provide direct financial assistance for development of housing for very low and low income households. Objective: 50 very low income units and 50 low income units through CDBG and HOME. Timing: on-going Responsibility: Planning and Building	**Progress:** Units Constructed 2001-2008 with grant funding: Montecido Verde – 8 units (L/VL) La Brisa Marina – 16 units (L/VL) Track 2136 San Miguel – 46 units (L/VL) Units Constructed in Cities with County grant financing 2001-2008: Creekside Apts, Paso Robles -29 units Canyon Creek Apts, Paso Robles – 68 Villas at Higuera, San Luis Obispo – 28 Judson Terrace, San Luis Obispo – 32 Senior Apts, San Luis Obispo – 20 Family Care Network Acq.– 2 condos **Effectiveness**: Very successful; 70 units were finaled in the county with grant funding and 179 affordable units were constructed in cities with County grant funding. **Appropriateness:** The County will continue this program to provide grant funding for affordable housing projects.

Program	Result and Evaluation
OBJECTIVE 1 (HE 1): The County will facilitate development of 3,554 new housing units during the five-year period beginning January 1, 2004, broken down by income categories.	
Action 1.8: Support the efforts of local agencies and residents toward establishment of a dedicated local funding sources for the SLO County Housing Trust Funds. Objective: Provision of $1 million/yr by the County and cities to the trust funds could facilitate development of 170 new housing units for very low, low and moderate income households. Timing: 2006 Responsibility: SLO County Housing Trust Fund.	**Progress:** The County provided $225,000 in 2003 and $200,000 in 2006 to the Housing Trust Fund. The Trust Fund provided four loans for affordable housing so far: $700,000 for acquisition of 4 units, $283,300 for acquisition of 5 units, $700,000 for construction of 19, and $339,000 for construction of 4 single family homes. **Effectiveness:** Moderate success. The Housing Trust Fund provided affordable loans, however there is no dedicated local funding source yet. **Appropriateness:** The County will continue this program, and encourage the Housing Trust Fund to create a dedicated local funding source.
Action 1.9: Prepare an ordinance requiring development of affordable housing in market rate development (inclusionary housing). Objective: Amount of affordable housing the ordinance would produce is unknown. Timing: 2005 Responsibility: Planning and Building.	**Progress:** Planning Commission approved the Planning and Building Department's Inclusionary Housing Ordinance proposal, and the Board of Supervisors is currently hearing the ordinance. **Effectiveness:** Very successful. The Board of Supervisors approved an Inclusionary Housing Ordinance in December 2008. **Appropriateness:** The County will modify this program to address implementation of the Inclusionary Housing Ordinance
Action 1.10: Consider requiring minimum densities of between 15-25 units/acre for multi family developments in some areas. Objective: Revised ordinances could facilitate an additional 400 housing units for very low, low and moderate income households. Timing: 2005 Responsibility: Planning and Building	**Progress:** The Planning and Building Department proposed a minimum density of 15 units per acre in some areas to the Board of Supervisors in 2007. The proposal was withdrawn due to environmental, infrastructure, and political constraints. **Effectiveness:** Minor success. The County proposed minimum densities in hearings, but withdrew the application. **Appropriateness:** The County will consider minimum densities in some communities, while constraints in other communities prevent a requirement of minimum densities.

Program	Result and Evaluation
OBJECTIVE 1 (HE 1): The County will facilitate development of 3,554 new housing units during the five-year period beginning January 1, 2004, broken down by income categories.	
Action 1.11: Adopt enabling General Plan provisions and invite private proposals for create of master planned communities or "New Towns." Objective: Provide information to decision makers, communities and property owners about the benefits and challenges associated with master planned communities/ New Towns. Timing: 2004 Responsibility: Planning and Building	**Progress:** The town of Shandon is in the process of creating a master planned community. Property owner(s) and the County contributed to payment for completion of an Environmental Impact Report before moving forward. Three public workshops in 2007 were held with Shandon residents to discuss the idea of a master planned community. **Effectiveness:** Minor success. The County is working on the town of Shandon to become a master planned community. **Appropriateness:** The County will not continue this program. Too many infrastructure and environmental constraints exist over the next 5 years to encourage New Towns.
Action 1.12: Facilitate development of affordable housing by educating advisory committees and supporting efforts of residents to form advocacy groups. Objective: Enhanced financial feasibility and greater number of affordable housing proposals from private builders. Timing: on-going Responsibility: Planning and Building, Public Works, community groups	**Progress:** From 2004-2009, County staff participated in local community groups including an advocacy group called the Workforce Housing Coalition. (WHC). Staff communicated affordable housing projects to the WHC to gain support for these projects. **Effectiveness:** Very successful. Staff participated in ongoing educational efforts. **Appropriateness:** The County will continue this program.

Program	Result and Evaluation
OBJECTIVE 2 (HE 2): The County will facilitate the maintenance and improvements of existing affordable housing.	
Action 2.1: Finance rehabilitation of 100 existing housing units occupied by very low and low income households through CDBG and HOME over a 5 year period. Objective: Rehabilitate 100 existing housing units. Timing: 2004-2008 Responsibility: Planning and Building, local non-profit groups	**Progress:** The County financed rehabilitation of 20 existing housing units owned by very low and low income households with approximately $45,407.69 in CDBG funds. A total of $60,000 was allocated between 2001-2008. **Effectiveness:** Moderate success. The County provided funding for 20 households. **Appropriateness:** The County will continue this program with a goal to assist fewer households (40) since funding is cut yearly and the housing conditions survey shows improvement in the housing stock.
Action 2.2: Ensure specified affordable housing remains affordable through appropriate restrictions. Objective: Maintain the pool of affordable housing without unnecessarily interfering with lenders' interests. Timing: on-going Responsibility: Planning and Building	**Progress: I**n 2006, the County updated its long term affordability restrictions with a 45 year homeownership deed restriction and 55 year rental deed restriction. **Effectiveness:** Very successful. The Board of Supervisors approved revised affordability standards. **Appropriateness:** The County will remove this program because it was completed.
Action 2.3: Address mobilehome park conversions. Objective: Preservation of existing affordable housing in mobilehome parks, payments to displaced residents. Timing: 2005 Responsibility: Planning and Building	**Progress:** The Planning Commission and Board of Supervisors approved a mobilehome park conversion ordinance in 2008 that includes payments to displaced residents. **Effectiveness:** Very successful. The Board of Supervisors approved a mobilehome park conversion ordinance in 2008. **Appropriateness:** The County will remove this program because it was completed.

APPENDIX I: GOAL, OBJECTIVE, AND POLICY DIGEST

GOAL:

ACHIEVE AN ADEQUATE SUPPLY OF SAFE AND DECENT HOUSING THAT IS AFFORDABLE TO ALL RESIDENTS OF SAN LUIS OBISPO COUNTY.

OBJECTIVE 1.0: FACILITATE DEVELOPMENT OF 2,200 NEW HOUSING UNITS DURING A FIVE YEAR TIME PERIOD BEGINNING AUGUST 31, 2009, AND IMPLEMENT STRATEGIC (SMART) GROWTH POLICIES WHEN PLANNING AND REVIEWING NEW DEVELOPMENT PROPOSALS TO THE MAXIMUM EXTENT PRACTICABLE.

Policy HE 1.1: Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.

Policy HE 1.2: Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element. This is important because the tasks necessary to identify land for housing and provide infrastructure can take several years to accomplish.

Policy HE 1.3: Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems.

Policy HE 1.4: Offer incentives to encourage development of housing affordable to extremely low income, very low income, low income, and moderate-income households.

Policy HE 1.5: Identify and eliminate or reduce regulatory barriers to development of housing affordable to households of all income levels.

Policy HE 1.6: Review proposed housing developments to provide safe and attractive neighborhoods through high quality architecture, site planning, and site amenities. Safe and attractive neighborhoods are not only beneficial to their residents, they also can improve public receptiveness to growth.

Policy HE 1.7: Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.

Policy HE 1.8: Use available federal and state financing to assist in the development and/or purchase of housing affordable to very low income, low income, and moderate-income households.

Policy HE 1.9: Encourage the use of Strategic (smart) Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.

Policy HE 1.10: Protect the existing supply of multi-family land to meet the needs of lower income households and the workforce, and avoid development of multi-family land at low residential densities or with non-residential land uses.

Policy HE 1.11: Promote development standards that encourage well-designed communities and resource conservation through efficient site design and sustainable materials. This policy is intended to benefit future residents through development of architecturally compatible neighborhoods and reduced negative environmental impacts.

Policy HE 1.12: Encourage alternative housing types such as co-housing, mixed use, and other similar collaborative housing. Providing a wide variety of alternative housing types improves the

ability of residents of alternative housing types improves the ability to find the housing that best fits their needs.

Policy HE 1.13: Reduce infrastructure constraints for development of housing to the extent possible. Infrastructure such as sewage disposal systems, water systems, and roads are necessary to support new housing.

Policy HE 1.14: Provide flexibility in meeting the Inclusionary Housing Ordinance requirements. Homebuilders can best decide which options they should choose to comply with this ordinance.

Policy HE 1.15: Work with developers to encourage housing for local workers to meet the needs of the workforce and their families. Providing housing of the appropriate type, location and price for local workers can improve the success of local businesses through dependable employees.

Policy HE 1.16: Promote housing opportunities regardless of age, race, religion, sex, marital status, ancestry, or national origin.

OBJECTIVE 2.0: FACILITATE THE CONSERVATION, MAINTENANCE, AND IMPROVEMENT OF 2,420 EXISTING UNITS OF AFFORDABLE HOUSING.

Policy HE 2.1: Encourage long-term maintenance and improvement of existing housing through rehabilitation loan assistance for lower income households.

Policy HE 2.2: Strive to protect mobilehomes, mobilehome parks, and manufactured housing as an important source of affordable housing in San Luis Obispo County.

Policy HE 2.3: Strive to prevent affordable housing from converting to market rate housing.

OBJECTIVE 3.0: REDUCE THE NUMBER OF HOMELESS PERSONS BY 300 BY PROVIDING OPPORTUNITIES FOR DEVELOPMENT AND PRESERVATION OF HOUSING AND SHELTER FOR HOMELESS AND DISABLED PERSONS, OR THOSE AT RISK OF BECOMING HOMELESS.

Policy HE 3.1: Remove regulatory barriers for development of housing for homeless and disabled persons.

Policy HE 3.2: Work with other jurisdictions to support a countywide approach to reducing and preventing homelessness.

Policy HE 3.3: Work with community groups and developers to provide opportunities for construction and acquisition of housing for special needs groups.

APPENDICES

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