

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 13, 2010

Mr. Jim Grant  
County Administrative Officer  
County of San Luis Obispo  
1055 Monterey Street, Room D430  
San Luis Obispo, CA 93408

Dear Mr. Grant:

**RE: Review of the County of San Luis Obispo's Adopted Housing Element**

Thank you for submitting the County of San Luis Obispo's housing element adopted December 8, 2009 and received for review on December 30, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's November 19, 2009 review found San Luis Obispo's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends the County's efforts to facilitate the development of a variety of housing types including multifamily housing (Program HE 1.L), remove constraints for persons with disabilities (Program HE 1.R), and address housing issues related to foreclosure (Program HE 3.C). Additionally, goals and programs to provide financial and regulatory incentives for the development of housing (Program HE 1.C, Program 1.H, and Program HE 1.I), are particularly notable. Successful implementation of these and other programs will increase housing opportunities for families and the County's workforce while maximizing the effective use of land, create livable neighborhoods and promote economic vitality.

Successful implementation of Program HE 1.B, to streamline permit processing procedures and Program HE 1.P, to monitor and review the County's inclusionary policy are critical to mitigate potential constraints to the development of housing. The County shall monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400.

The Department is also pleased to report the County now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building

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Equity and Growth in Neighborhoods (BEGIN) Programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hecompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf).

The Department appreciates the hard work and cooperation of Ms. Morgan Torell, of the Department of Planning and Building, throughout the course of the review and wishes San Luis Obispo County success in implementing its housing element. We look forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,



Cathy E. Creswell  
Deputy Director

cc: Kami Griffin, Assistant Director of Planning and Building