

TO: City Council and Planning Commission  
FROM: Ronald Whisenand, Community Development Director  
SUBJECT: Housing Element Update  
DATE: May 12, 2009

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NEEDS: For the City Council and Planning Commission to conduct a public workshop on the 2009 Update of the Housing Element of the General Plan and give staff direction for goals, policies, and action items to be included in the Draft Housing Element.

FACTS:

1. The current Housing Element was adopted in December 2004. It has been accepted by the State Department of Housing and Community Development (HCD) as being in conformance with State Housing Element Law.
2. State Housing Element Law requires the following:
  - a. That the City's Housing Element be updated by August 31, 2009;
  - b. That the draft Housing Element be submitted to HCD for a 60 day review period prior to its adoption;
  - c. That the adopted Housing Element be submitted to HCD following its adoption for a determination whether the element conforms with State Housing Element Law.
3. HCD has informed local jurisdictions that the process of updating a housing element must include an invitation to the public and affordable housing providers/advocates to participate in the process of developing the draft element.
4. On April 3, the City posted a Public Review Draft Housing Element on its web site and sent a letter and an email to affordable housing providers/advocates advising them of the availability of the draft element for review and comment and invited them to participate in the May 12 workshop. A copy of the letter is attached.
5. On April 30, the City published a large notice in the Tribune inviting the public to attend and participate in the May 12 workshop. A copy of this notice is attached.
6. State Housing Element Law is complex and contains numerous requirements for items that the Housing Element and City Zoning Codes must address. These will be discussed in the attached update summary which discusses these requirements in more detail.
7. To meet the requirements summarized in Fact #2, above, the City must submit a draft updated housing element to HCD by May 22 so that it's review may be completed by a date that affords staff with sufficient time to make further revisions to the draft element, if necessary, prior to the Planning Commission and City Council conducting public hearings on the draft element in August.
8. One of the main purposes of the May 12 workshop is to provide the public with an opportunity provide comment on the draft housing element. The public may recommend that the City consider adding to or modifying the proposed policies and

actions contained in Chapter 2. They may also recommend changes to other chapters (e.g. housing needs analysis or site analysis).

9. The other main purpose of the workshop is to elicit the Planning Commission's recommendations for goals, policies, and actions (and for any other revisions that the Commission may wish to recommend) and the Council's direction for any further revisions it may wish to make to the draft element that is submitted to HCD for review.

ANALYSIS &

CONCLUSION: Please see the attached summaries of the Housing Element Update and Policy Statements.

As noted in Facts #8 and 9, above, the purpose of the workshop is to receive public comments on the draft Update and elicit recommendations and direction for further revisions to the draft prior to sending it to HCD for its review.

POLICY

REFERENCE: State Housing Element Law (Government Code Sections 65580 et seq.)

FISCAL

IMPACT: The Update of the Housing Element is proposed to be accomplished by staff resources, which will be covered by a combination of Community Development Block Grant (CDBG) funds and Redevelopment Low and Moderate Income Housing (LMIH) Funds.

OPTIONS: Following receipt of public comments, that the Planning Commission and City Council give direction to staff for revising the Draft Updated Housing Element prior to its submittal to HCD on or about May 22, 2009.

Attachments:

1. April 3 Letter to Affordable Housing Providers/Advocates
2. Newspaper Notice for May 12 Workshop
3. Update Summary
4. Summary of Policy Statements



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

March 9, 2009

To: Distribution List

The City of Paso Robles is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development by May 22 so that we might adopt the element by the State-mandated deadline of August 31, 2009. To meet this goal, we plan to distribute a public review draft of the updated element in early April and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, May 12, 2009.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2004 Housing Element and the City's 2009 General Plan Annual Report, which contains a status report on progress made in implementing the 2004 Housing Element. A copy of the 2004 Housing Element is available on the City's web site at the following address:

[www.prcity.com/government/departments/commdev/planning/pdf/general-plan-2003/HousingElement.pdf](http://www.prcity.com/government/departments/commdev/planning/pdf/general-plan-2003/HousingElement.pdf).

The City's 2009 General Plan Annual Report is scheduled for review by the City Council at their meeting of March 17, 2009. You may review a copy of that report by selecting (clicking on) the "agenda" link on the City's web site at the address below, then by selecting the appropriate agenda item. (By clicking on the item title, you will be able to open the report).

[www.prcity.com/government/citycouncil/agendas.asp](http://www.prcity.com/government/citycouncil/agendas.asp)

When we distribute the public review draft in early April, we will provide more information about submitting comments and attending the public workshop.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

  
Ed Gallagher, City Planner

#### Distribution List:

California Rural Legal Assistance  
Coast National Bank  
Economic Opportunity Commission of San Luis Obispo County  
El Camino Homeless Organization  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo  
Paso Robles Association of Realtors

Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
Supportive Housing Consortium  
Transitional Food and Shelter  
Dick Willhoit  
Workforce Housing Coalition

California Rural Legal Assistance  
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1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Coast National Bank  
ATTN: Charles Fruit, Senior Vice President  
500 Marsh Street  
San Luis Obispo, CA 93401

Economic Opportunity Commission of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

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P.O. Box 2077  
Atascadero, CA 93423

Heritage Oaks Bank  
ATTN: Lawrence Ward, President and CEO  
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Paso Robles, CA 93447-7012

Home Builders Association of the Central Coast  
ATTN: Jerry Bunin, Government Affairs Director  
246 Higuera Street  
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Paso Robles, CA 93447-0817

Housing Authority of the City of San Luis Obispo  
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San Luis Obispo, CA 93406-1289

Paso Robles Association of Realtors  
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Paso Robles, CA 93446

Paso Robles Nonprofit Housing Corp.  
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P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: Jeannette Duncan, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
4111 Broad Street, Suite A-4  
San Luis Obispo, CA 93401

San Luis Obispo County Planning Department  
ATTN: Victor Holanda, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
c/o Denise Rae  
Transitions – Mental Health Association  
P. O. Box 15408  
San Luis Obispo CA 93406

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
Paso Robles, CA 93446

Dick Willhoit  
Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

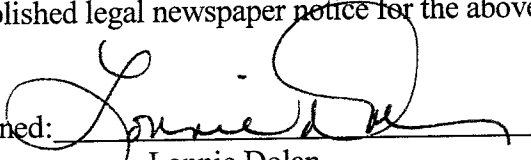
PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Press                      Date of Publication: May 1, 2009


Project: Notice of Public Workshop – Housing Element Update 2009

Meeting Date: May 12, 2009

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691



**CITY OF PASO ROBLES**

**Housing Element Update 2009**

**NOTICE OF PUBLIC WORKSHOP**

The public is invited to attend and participate in a workshop on the Draft Update of the Housing Element of the General Plan. The workshop will take place at a joint meeting of the Planning Commission and the City Council to be held on Tuesday, May 12, 2009 at 7:30 pm in the Library Conference Center (Council Chambers) at Paso Robles Library/City Hall 1000 Spring Street, Paso Robles. Interested persons may attend and make oral presentations to the Planning Commission and City Council.

The Housing Element contains the City's goals, policies, and action items relevant to providing housing to its residents. State Law requires that the Housing Element be updated every 5 years, and that Paso Robles' Housing Element must be updated by August 31, 2009.

A Public Review Draft of the updated Housing Element is now available for public review and comment. A copy may be viewed on and downloaded from the City's web site: [www.prcity.com](http://www.prcity.com). Printed copies are also available for review in the Public Library at 1000 Spring Street, Paso Robles. Additionally, printed copies and/or CDs with electronic copies may be purchased from the City for the cost of reproduction.

If you wish to provide written comments or recommendations on the 2009 Housing Element Update or obtain a printed or CD copy, please contact Ed Gallagher at (805) 237-3970 or at [Ed@prcity.com](mailto:Ed@prcity.com). Comments may also be mailed to City of Paso Robles, ATTN: Ed Gallagher, City Planner, 1000 Spring Street, Paso Robles, CA 93446.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

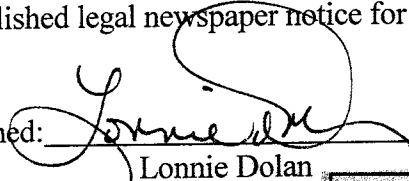
PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune Date of Publication: May 3, 2009


Project: Notice of Public Workshop – Housing Element Update 2009

Meeting Date: May 12, 2009

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691



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**Housing Element Update 2009**  
**Notice of Public Workshop**

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May 3, 2009 Housing Element Update Workshop - Page 7 of 14 710823

## 2009 HOUSING ELEMENT UPDATE SUMMARY

### **Format**

The heart of the Housing Element is Chapter 2, which contains *policy statements* consisting of the qualitative goals, policies, and action items and the quantitative objectives. Chapters 3-7 provide facts and analysis to support these policy statements.

The draft update contains 6 goals. Essentially they are the same as the 5 goals listed in the 2004 Element; one of the 2004 goals was split into two goals as it really addressed two issues. Goals are statements of broad, overarching desired ends; policies are more detailed principles or general activities that the City would undertake to achieve the goals. Action items are detailed, specific activities that the City will undertake to achieve the goals and support the policies. Action items either have target dates for accomplishment or are ongoing activities that the City will continually pursue. There are new policies and action items suggested for consideration. Additionally, additional policies and actions may be suggested for consideration during the workshop.

The Quantified Objectives in Chapter 2 are a statement of the numbers of dwelling units that the City expects to have constructed, preserved, and rehabilitated in the next 5 years as a consequence of implementing the action items. It should be noted that there is no legal requirement that the City strive to construct the numbers of dwelling units specified as its share of the Regional Housing Need. The purpose of the Regional Housing Needs Allocation is to identify the numbers of dwelling units that the City must accommodate via zoning and available infrastructure (generally, streets, water, and sewer systems).

The appendices contain information that supports the facts and analysis contained in Chapters 3-7.

State Housing Element law is extensive and complex. It prescribes many issues that must be analyzed, addressed, and implemented via regulation. Most of the content of the 2009 Update, including goals, policies and action items, is mandated and is not at the City's discretion to waive.

### **Chapter 2 Policy Statements – What's New**

#### **Affordability by Design**

The concept of “affordability by design” applies to planning neighborhoods and specific plan areas to incorporate a range of housing types and densities, as well as other neighborhood planning principles in an integrated manner so that housing for all income groups and household types might find housing that is affordable to them in the same area. The other neighborhood planning principles include walkability, connectivity, resource management (e.g., energy conservation, water conservation, water quality) features. Under this concept, housing price limits to achieve affordability for various income groups is not mandated, as it would be under “inclusionary zoning”, but enabled and encouraged by providing a mix of housing.

The foundation for “affordability by design” is the Economic Strategy calls for the City to undertake the following activities related to housing:

- Maintain safe, healthy, and attractive physical environment.
- Establish cohesive, compact, and livable community for individuals and families.
- Encourage community development in live/work, mixed use, can compact, pedestrian-oriented forms to accommodate all income levels and lifestyles.
- Increase labor force residents within City (limits).
- Preserve energy and natural resources.

The Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood Area Specific Plans have been drafted to incorporate the principles comprising “affordability by design”. Action Items #7, 9, 16, 23, and 24 address this issue.



## 2009 HOUSING ELEMENT UPDATE SUMMARY

### Universal Design

Action Item #2 proposes that the City prepare a Universal Design policy that would increase the number of dwelling units that are capable of housing persons of all ages and abilities allowing for occupants to “age in place” without having to move should one or more household members develop physical disabilities. This policy would define a minimum set of methods and seek first to encourage private developers to implement. This policy may establish minimum requirements for new housing developments (subdivisions, apartments) to make a certain percentage of units incorporate said methods.

The “Universal Design” concept incorporates a broad range of design principles and depth of applications. At the simplest level, is a sub-concept known as “visitability”, in which homes would be designed with the following features, which would allow someone of any level of physical ability to visit a home:

- At least one no-step entrance;
- Doors and hallways at least 36 inches wide;
- At least one half-bathroom on the ground floor big enough to accommodate a person in a wheelchair.

To accommodate “aging in place”, additional Universal Design features would be needed. These could include:

- Providing at least one room, ideally 12 feet by 12 feet, on the ground floor that could be used as a bedroom;
- Providing a full bathroom on the ground floor, which is designed to accommodate grab bars;
- Providing an “open” floor plan with minimal use of halls;
- Providing open areas under sinks in the kitchen and ground floor bathrooms so that a wheelchair-bound person could use them. Cabinet fronts may be installed, but should be removable.

There are many other design features that could be considered which would further facilitate “aging in place”. The City could encourage builders to incorporate such design features. Some cities require certain percentages of new homes to incorporate such features. Incorporation of Universal Design features would increase the supply of housing that would meet the needs of seniors.

### Emergency Shelters (SB 2)

One of the most significant issues that the Housing Element Update will need to address is compliance with SB 2 (Statutes of 2007). That bill requires local jurisdictions to estimate the size of their homeless populations, establish policy and an action program to establish a zoning district in which emergency shelters may be located by right (without requirement for a conditional use permit) no later than one year following adoption of the updated element. SB 2 allows local jurisdictions to establish certain development standards for emergency shelters, provided that such standards are no more restrictive than other uses allowed in the same zoning district. SB2 also provides that “transitional” and “support” housing are to be considered residential uses allowed by right.

On January 28, the County’s Economic Opportunity Commission (EOC) conducted a county-wide one-day homeless enumeration. Staff is working with EOC and other jurisdictions’ staff to have the enumeration report indicate the results in a manner that helps us estimate the City’s homeless population.

Action Item #3 calls for the City to comply with state law and adopt the required zoning code amendment within one year of adoption of the Housing Element Update.

### Redevelopment Low and Moderate Income Housing (LMIH) Fund)

20 percent of all redevelopment tax increment funds must be used to increase, preserve, or rehabilitate the supply of low and moderate income housing. The LMIH fund has limited resources, but there is great demand for them. Presently, there is an outstanding commitment to allocate \$300,000 in each of the next two fiscal

## 2009 HOUSING ELEMENT UPDATE SUMMARY

years as part of a \$1.2 million loan to the Paso Robles Nonprofit Housing Corp. to finance the construction of Chet Dotter Senior Housing. Additionally, on April 17, the Housing Authority of the City of San Luis Obispo submitted a letter requesting a loan of \$1 million, to be disbursed over 10 years to offset City development impact fees for Hidden Creek Village, the 84 unit low income apartment complex approved by the City Council in January 2009. Other parties that have informally indicated interest in grants or loans of LMIH funds include:

- Paso Robles Housing Authority – to assist in the redevelopment of Oak Park Public Housing, which would replace the existing 148 units, add 50 or more new units, and need interim housing so that its residents are not displaced;
- Peoples’ Self-Help Housing Corp. to assist in the acquisition and rehabilitation of Paso Robles Gardens, an existing 26 unit subsidized apartment complex that is eligible to convert to market rate;
- Other private developers that have made informal inquiries about developing low income rental housing.

The City is updating its projections of LMIH funds, but it is safe to state that there will not be capacity to assist all of the projects mentioned above in the next 5-10 years.

State law requires that the Redevelopment Implementation Plan be updated in 2009, and that this update would set priorities for using LMIH funds through December 2014. Action Items #10, 11, and 18, respectively, recommend that the update include the following:

- Allow LMIH funds to be used to defer city development impact fees over several years.
- Set aside a portion of LMIH funds to preserve subsidized housing at risk of conversion to market rate (e.g., Paso Robles Gardens Apartments)
- Establish priorities for using limited LMIH funds.

Regarding the deferral of development impact fees, the City has, to date, required that such fees be paid by time of occupancy. If Hidden Creek Village can be built in the next two years, there will not be sufficient LMIH funds available to meet that deadline. A deferral of fees, to be paid over 10 years would facilitate the project and leave a balance of LMIH funds that could be used by other projects.

### Regional Housing Needs Allocation

State law requires that the City zone enough land at appropriate densities and with available utilities to meet its share of the Regional Housing Need. In 2008, SLOCOG adopted a RHNA that assigned the following numbers of dwelling units to the City.

Above Moderate Income Units .....	270
Moderate Income Units.....	120
Low Income Units.....	105
<u>Very Low Income Units.....</u>	<u>151</u>
Total .....	646

State law requires that the requirements for low and very low income housing be met by vacant land, in parcels of one acre or larger, zoned for at least 20 units per acre. Density for moderate income units may be determined by a study of what is affordable to that income group. In 2009 Update finds that densities of 8-12 units per acre are affordable to Moderate Income households.

The City has more than enough capacity in its present General Plan Land Use and Zoning Maps to meet its RHNA requirement.

## **2009 HOUSING ELEMENT UPDATE SUMMARY**

State law does require, however, that each residential rezone or development project application that might affect the RHNA numbers be analyzed for its effect on capacity. This law also requires that any general plan amendment, rezone or development project that would cause the RHNA capacity to be compromised must be offset with a compensating general plan amendment or rezone prior to approval of the compromising application. Action Item #1 calls for the City to evaluate all proposed GP amendments for effect on RHNA capacity.

### Second Units

The County recently implemented a Second Dwelling Stock Plan Program in which several local architectural firms designed stock plans for second units that could be placed on single-family zoned land. These plans were checked by the County's Building Division and are essentially permit-ready, providing that the resulting site plan for the existing/primary single family home and the stock planned second unit conforms to zoning code standards for setbacks, building separations, parking, and any architectural requirements that might apply. The County has invited the City to participate in this program, which would streamline the permitting process for second units. Action Item #19 proposes that the City do so.

### Minimum Densities

Several jurisdictions throughout the state have established minimum densities for their multi-family zoned properties as a means of preventing them from being developed with single family homes at much lower densities, thereby reducing the inventory of land available for low and moderate income households. Such a program could help maintain a balance of housing types, affordability ranges, and dispersal patterns throughout the city. Action Item #13 proposes that this be pursued.

### Solar Energy Standards

State Housing Element law requires that the City address energy conservation measures for housing. Action Item #24 proposes that the City develop site and subdivision design standards/regulations that facilitate use of solar energy. This would be consistent with Economic Strategy policies and help the City implement AB 32 and related legislation designed to reduce carbon emissions and conserve energy.

## **Chapter 3 – Status and Evaluation 2004 Housing Element**

Chapter 3 evaluates the progress made since adoption of the 2004 Housing Element. The Planning Commission and City Council reviewed this evaluation in February and March as part of the annual report on the General Plan.

## **Chapter 4 – Housing Needs Assessment**

Chapter 4 contains an analysis of the housing needs of various segments of the population: low and moderate income households, seniors, farmworkers, large families, female-headed households, homeless persons. The method of analysis and types of households analyzed are prescribed by state law.

It should be noted that much of the data necessary to do the required analysis is based on the 2000 US Census, which is now 9 years old. A few statistics such as population, median income level, and median housing prices have been updated by other organizations since the census. Staff has used the most recent information it could find.

As of the date of this staff report, the report summarizing the January 2009 county-wide homeless enumeration (referenced on page H-35) has yet to be disseminated.

## 2009 HOUSING ELEMENT UPDATE SUMMARY

### **Chapter 5 - Identification of Adequate Sites for Future Housing Needs**

State law requires that the Housing Element identify the properties that have the 20 unit per acre designation/zoning to meet the needs of low and very low income households, as specified in the Regional Housing Needs Allocation. This identification must include maps and a discussion of available utilities and environmental constraints for the identified properties. Appendix J contains an inventory of all available vacant and underdeveloped housing sites.

Chapter 5 also discusses means by which the City can meet its Regional Housing Needs and the housing needs for special households (e.g. seniors, farmworkers).

### **Chapter 6 – Housing Constraints and Incentives**

State law requires that the Housing Element include an analysis of governmental and non-governmental constraints to the affordability of housing to include the following:

<b>Governmental Constraints</b>	<b>Non- Governmental Constraints</b>
<ul style="list-style-type: none"><li>● Land Use Controls (Zoning Standards)</li><li>● Codes and Enforcement (e.g. Building Code amendments)</li><li>● On/Off-Site Improvements</li><li>● Fees and Exactions</li><li>● Processing and Permit Procedures</li><li>● Constraints to persons with disabilities</li></ul>	<ul style="list-style-type: none"><li>● Availability of financing</li><li>● Price of Land</li><li>● Cost of construction</li></ul>

Chapter 6 notes that the City is evaluating off-street parking requirements as part of the Uptown/Town Centre Specific Plan and suggests that the City may wish to evaluate certain zoning standards such as storage space for multi-family units. Action Item #17 calls for the City to review regulations, conditions, and procedures to identify those which increase the cost of housing in Fiscal Year 2010/2011.

### **Chapter 7 – Resources for Providing Affordable Housing**

Chapter 7 is essentially a catalog of financial resources for providing affordable housing. Those resources which the City has the most control over are Redevelopment Low and Moderate Income Housing (LMIH) Funds and Community Development Block Grant (CDBG) funds. The City has agreed to cooperate with the County on the allocation of federal HOME and Emergency Shelter Grant funds.

The Housing Element must include a 10 year projection of LMIH funds. Table H-30 on Page H-65 presently only contains a 5 year projection. An update is being prepared by the Administrative Services Department.

## **2009 HOUSING ELEMENT UPDATE SUMMARY OF POLICY STATEMENTS**

### Goals

- H-1. Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.
- H-2. Preserve the City's inventory of housing that is affordable to low income households.
- H-3. Preserve the City's neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.
- H-4. Mitigate or remove potential governmental constraints to housing production and affordability.
- H-5. Ensure choice of housing types and locations to all persons regardless of race, creed, age, or sex.
- H-6. Design neighborhoods, subdivisions, sites, and housing units to effectively manage natural resources.

(Goal H-2 in the 2004 Housing Element, became Goals H-2 and H-3, above.)

### Policies (abbreviated text)

- H-1.1 Provide adequate sites to meet regional housing needs and special housing needs.
- H-1.2 Provide Housing for all segments of the community, to be evenly dispersed throughout City.
- H-2.1 Preserve subsidized housing from premature conversion to market rate.
- H-2.1 Maintain an inventory of market rate housing that is affordable to low-income households.
- H-3.1 **Redevelop** neighborhoods with aging and deteriorating housing and infrastructure.
- H-4.1 Assess proposed ordinances/policies for effects on housing cost.
- H-4.2 Use LMIH funds to offset the cost of development fees for low and very low income households.
- H-5.1 Promote public awareness of federal, state, and local regulations re: equal access to housing.
- H-6.1 Develop/redevelop neighborhoods using walkable, interconnected compact urban forms.
- H-6.2 Implement programs/methods to reduce energy consumption and manage natural resources.

### Action Items to be completed in 2009 (abbreviated text)

- 10, 11, 18 Update Redevelopment Implementation Plan to:
  - allow LMIH funds to defer city fees over several years.
  - aside LMIH funds to preserve low income housing.
  - establish new priorities for using LMIH funds.

## **2009 HOUSING ELEMENT UPDATE SUMMARY OF POLICY STATEMENTS**

### Action Items to be completed in 2010 (abbreviated text)

- 3 Adopt SB 2 ordinance (emergency shelters to be permitted by right in one or more zones).
- 19 Participate in the County's Second Dwelling Stock Plan Program.

### Action Items to be completed in 2011 (abbreviated text)

- 2 Adopt a Universal Design program to increase usability of units by persons of all ages and abilities.
- 13 Amend the Zoning Code to establish minimum densities for multi-family zoned properties.
- 15 Reinstate a housing rehabilitation program for low-income homeowners and rental units.
- 17 Review regulations, conditions, and procedures to identify those which increase the cost of housing.
- 24 Pursue site and subdivision design standards/regulations that facilitate use of solar energy.

### Action Items – Ongoing (abbreviated text)

- 1 Evaluate all proposed GP amendments for effect on RHNA capacity.
- 4 Participate in the countywide 10 Year Plan to End Homelessness
- 5 Maintain a Comprehensive Housing Program.
- 6 Evaluate all proposed GP amendments for their effect on diverse housing types in each neighborhood.
- 7 Require new specific plans for undeveloped areas to provide a balance of housing types.
- 8 Provide affordable multi-family housing near Cuesta College.
- 9 Work with developers to increase the supply of new housing for all income groups and special needs.
- 12 Update Condominium Conversion Ordinance, if warranted (evaluate annually with GP Review)
- 14 Enforce the City's zoning, property maintenance, building, fire, parking, nuisance abatement codes.
- 16 Actively implement the Uptown/Town Centre Specific Plan.
- 20 Refer housing disputes and discrimination complaints to appropriate state agencies.
- 21 Provide information to the public on various state and federal housing programs and fair housing law.
- 22 Require new specific plans for undeveloped areas to use affordability by design principles.
- 23 Implement Programs such as LEED, Low Impact Development to manage natural resources.