City of Grover Beach

Housing Element Update

Community Workshop – February 12, 2020
Community Workshop

» Housing Element Overview
» Housing Element Process
» Regional Housing Needs Assessment (RHNA)
» Sites Inventory
» State Laws
» Schedule/Next Steps
Housing Element Overview

» What is the Housing Element?

• One of eight mandated General Plan elements
• Existing and projected housing needs of all economic segments of the community
• Review by California Department of Housing and Community Development (HCD)
• State sets schedule for Housing Element updates
  ▪ 6th round Housing Element has an 8-year timeframe
  ▪ Planning period: 2020-2028
  ▪ Required to adopt by December 31, 2020
Housing Element Overview

» What is the Housing Element (continued)?

• Addresses the Housing Needs of Grover Beach according to State requirements.
• Updates existing conditions information regarding housing, residents, and regulation affecting housing development.
• Assesses the City’s ability to meet the regional housing need numbers allocated by the State and SLOCOG.
• Creates policy and implementation programs
• Does NOT:
  ▪ Provide funding
  ▪ Make actual changes to ordinances or zoning
  ▪ Construct or authorize construction of residential developments.
Housing Element Process

» Evaluate the effectiveness and appropriateness of the previous Housing Element.

» Assess housing needs of residents, workforce & special needs groups.

» Analyze
  • Inventory of land
  • Resources
  • Constraints

» Develop policies and programs to address unmet housing needs.
Regional Housing Needs Assessment (RHNA)

» County-wide RHNA:

Regional Housing Need Allocation (RHNA)  
2019-2028   Total = 10,810

- Arroyo Grande
- Atascadero
- Grover Beach
- Morro Bay
- Paso Robles
- Pismo Beach
- San Luis Obispo
- Unincorporated
# Regional Housing Needs Assessment (RHNA)

<table>
<thead>
<tr>
<th>Income Category</th>
<th>RHNA</th>
<th>Income Limit*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>45</td>
<td>$26,950</td>
</tr>
<tr>
<td>Very Low</td>
<td>46</td>
<td>$44,950</td>
</tr>
<tr>
<td>Low</td>
<td>57</td>
<td>$71,900</td>
</tr>
<tr>
<td>Moderate</td>
<td>66</td>
<td>$105,000</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>155</td>
<td>&gt;$105,000</td>
</tr>
<tr>
<td>Totals</td>
<td>369</td>
<td>n/a</td>
</tr>
</tbody>
</table>

*San Luis Obispo County income limit for a 4-person household
Housing Element Sites Inventory
State Housing Law

» Accessory Dwelling Units

» Senate Bill 35 and Senate Bill 330
  » Housing Accountability Act
  » Objective Standards/Streamlining
Accessory Dwelling Units (ADUs)

» State Law Updated in 2016, 2017 and 2019
  • Required approval of ADUs without a hearing and updated standards for ADUs
  • Requires zoning to be updated to include ADUs
  • Made it harder for local jurisdictions to restrict development of ADUs
  • No replacement parking required if a garage is converted to an ADU
  • One ADU and Junior ADU where a single-family residence is existing or proposed
  • Include a program in the Housing Element to incentivize and promote ADUs
Housing Accountability Act (HAA) (GOV §65589.5)

» Applies to All Housing Development Projects (not just affordable)
  • May only be denied or have its density reduced if the City can find the project would have a specific adverse impact on the public health and safety.
    ▪ Residential Units
    ▪ Mixed use projects with at least 2/3 sq. ft. for residential
    ▪ Transitional and supportive housing
Both bills made changes to the Housing Accountability Act

Based on “Objective Standards” (uniformly verifiable)

New requirements for streamlining permit process - submittal and timelines

City is not allowed to reduce intensity of land use

City is limited to five public hearings for housing projects

Objective Standards are:
- Height
- Setbacks
- Lot Coverage
- % Open Space
- Density
- FAR
- Etc.

Objective Standards are NOT:
- “Look and feel of community”
- “Character”
- “Views to surrounding hills”
- Color palettes
- “In harmony…”
- Etc.
## Schedule/Next Steps

<table>
<thead>
<tr>
<th>Task</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepare Administrative Draft Housing Element</td>
<td>December - April</td>
</tr>
<tr>
<td>Public Workshop</td>
<td>February 12</td>
</tr>
<tr>
<td>Receive City Review of Administrative Draft Housing Element</td>
<td>April</td>
</tr>
<tr>
<td>Prepare Public Draft Housing Element</td>
<td>May</td>
</tr>
<tr>
<td>Draft Environmental Review Document</td>
<td>May – June</td>
</tr>
<tr>
<td>Joint City Council and Planning Commission Workshop</td>
<td>May – June</td>
</tr>
<tr>
<td>Submit Draft to HCD (60-Day Review)</td>
<td>June – August</td>
</tr>
<tr>
<td>Conference Call with HCD Prior to Receiving a Letter to Address any Questions or Issues</td>
<td>July</td>
</tr>
<tr>
<td>City Receives a “Conditional Compliance” Letter from HCD</td>
<td>August</td>
</tr>
<tr>
<td>Final Housing Element</td>
<td>July – August</td>
</tr>
<tr>
<td>Final Environmental Document</td>
<td>August – September</td>
</tr>
<tr>
<td>Planning Commission Recommend for Adoption Hearing</td>
<td>October</td>
</tr>
<tr>
<td>City Council Adoption Hearing</td>
<td>November</td>
</tr>
<tr>
<td>Submit Adopted Housing Element to HCD – Review and Certification (Up to 90 Days)</td>
<td>November – February 2021</td>
</tr>
</tbody>
</table>
break out discussion