



This information about the RHNA process was shared with the Council on September 3, 2019 during an update on housing policy issues. Each of the seven cities and the County is now required to identify adequate sites and plan for each agency's future housing needs as it updates its respective Housing Element by December 31, 2020. The City has initiated this process with consultant assistance from PlaceWorks and hosted a public workshop on updating the Housing Element on February 12, 2020. Meeting the current and future RHNA cycles will require communities to plan for additional growth and prioritize investment in housing and infrastructure. The Governor and State Legislature have enacted numerous bills that encourage local agencies to take actions to streamline housing approvals and accelerate housing production. The Governor and numerous legislators have expressed a need for urgent focus on California's housing affordability crisis. Their decisions continue to prioritize the need for actions to address this complex challenge and the FY 2019-20 State Budget included \$1.75 billion investment to increase housing supply and hold local agencies accountable for meeting regional housing goals.

Meeting the housing needs of the San Luis Obispo County region is a challenge shared by all eight local land use jurisdictions and SLOCOG and will take collective actions to overcome. With this great challenge also comes an opportunity for regional collaboration. The proposed San Luis Obispo Countywide Regional Compact (Attachment 2) is an aspirational document to set the tone and goals for future recommended plans and actions among the local agencies. The Compact establishes a united regional framework to unlock the potential to develop an adequate supply of housing and resilient infrastructure that support our economic prosperity. It also recognizes that people, water, transportation, connectivity, and housing form the foundation of the San Luis Obispo County region's healthy, livable communities and thriving economic opportunity.

The region's local agencies, building and development community, residents and workforce have an opportunity to unite around six shared regional goals that provide a vision to guide collaborative resolution of the underlying issues.

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

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

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

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

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

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

The Regional Compact is recommended for approval by the governing boards of all eight local agencies and SLOCOG. Signatories to the Regional Compact commit to acting as partners in aligning actions with these regional goals. The Regional Compact is an important first step that will help to protect and enhance the region’s communities, build critical infrastructure, protect natural resources and create a forward-thinking future for the region. By taking collaborative actions to further these goals, our region can solve critical issues and become a statewide leader in sustaining vibrant communities. Additionally, given the State’s pro-housing focus, the Regional Compact shows the San Luis Obispo County region’s intent to work collaboratively to plan for our region’s future and its growth which may make the region more competitive for housing and infrastructure funding opportunities.

Lastly, it is important to acknowledge the degree of regional collaboration in developing this Regional Compact. Overcoming the challenges to meeting housing needs will require a significant focus on increasing regional collaboration particularly related to affordable housing and the critical infrastructure to support it. The seven cities, the County, and SLOCOG have worked over the past year on developing the region’s first Regional Infrastructure and Housing Plan from which the concept of a Regional Compact approved by each jurisdiction was developed. City staff would particularly like to acknowledge the extensive work of the County in providing policy and staff leadership in advancing this regional effort. The following are anticipated dates for all nine local and regional agencies to approve the Regional Compact and pending approval by all agencies will culminate in a public signing event (tentatively set for the SLO Housing Summit on April 3, 2020). As shown below, Grover Beach is the first city in the county to consider approval of the Regional Compact.

<b>Regional Compact Signatories</b>	<b>Anticipated Date of Approval</b>
County of San Luis Obispo	February 25, 2020
<i>City of Grover Beach</i>	<i>March 2, 2020</i>
City of Paso Robles	March 3, 2020
City of Pismo Beach	March 3, 2020
City of Arroyo Grande	March 10, 2020
City of Atascadero	March 10, 2020
City of San Luis Obispo	March 17, 2020
City of Morro Bay	March 24, 2020
San Luis Obispo Council of Governments	April 1, 2020

City staff is committed to engaging with regional partners including the County, the six other cities, SLOCOG, and key public and private sector stakeholders to develop the Regional Infrastructure and Housing Plan and formulate recommendations for how to collaboratively carry out the goals set forth in the Regional Compact. These goals are consistent with the Council’s goals of “Housing Affordability” and “Street and Other Capital Improvements” (two of the Council’s adopted goals for 2019-21) and the emerging priority issue of addressing housing needs in the city. Given this consistency, staff recommends that the Council adopt a Resolution (Attachment 1) approving the San Luis Obispo Countywide Regional Compact to address housing and infrastructure needs and authorize the Mayor to sign the Regional Compact on behalf of the City of Grover Beach.

### **FISCAL IMPACT**

There is no fiscal impact from this action.

### **ALTERNATIVES**

The City Council has the following alternatives to consider:

1. Adopt a Resolution approving the San Luis Obispo Countywide Regional Compact to address housing and infrastructure needs and authorize the Mayor to sign the Compact on behalf of the City; or
2. Do not adopt Resolution; or
3. Provide staff with alternative direction.

### **PUBLIC NOTIFICATION**

The agenda was posted in accordance with the Brown Act.

### **ATTACHMENTS**

1. Resolution
2. San Luis Obispo Countywide Regional Compact

RESOLUTION NO. 20-\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING THE SAN LUIS OBISPO COUNTYWIDE REGIONAL COMPACT TO ADDRESS HOUSING AND INFRASTRUCTURE NEEDS AND AUTHORIZING THE MAYOR TO SIGN THE COMPACT**

**WHEREAS**, the San Luis Obispo County region is a rural coastal county with seven vibrant cities and numerous unincorporated communities that depend on collaborative relationships between and among government agencies, community organizations, and residents to solve significant regional issues; and

**WHEREAS**, California Government Code Section 65584 requires the San Luis Obispo County region’s local land use agencies to plan for their Regional Housing Needs Allocation of 10,820 new housing units by 2028 and future allocations as determined by the California Department of Housing and Community Development; and

**WHEREAS**, the San Luis Obispo Countywide Regional Compact, prepared by leaders from each of the region’s local agencies, creates a united regional framework to unlock the potential to develop an adequate supply of housing and resilient infrastructure that support economic prosperity; and

**WHEREAS**, the regional goals set forth therein will help to protect and enhance our communities, build critical infrastructure, protect natural resources, and create a forward-thinking future for local communities in addition to underpinning the future Regional Infrastructure and Housing Plan, creating compatibility among the eight local land use agencies’ Housing Elements, and driving future recommendations for collaborative actions.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Grover Beach that the City Council hereby approves the San Luis Obispo Countywide Regional Compact to address housing and infrastructure needs and authorizes the Mayor to sign said Compact, following approval of said Compact by the governing boards of the other agencies identified therein.

On motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and on the following roll call vote, to wit:

- AYES: Council Members -
- NOES: Council Members -
- ABSENT: Council Members -
- ABSTAIN: Council Members -

the foregoing Resolution was **PASSED, APPROVED, AND ADOPTED** at the Regular Meeting of the City Council of the City of Grover Beach, California, this 2nd day of March 2020.

**\*\*DRAFT\*\***

\_\_\_\_\_  
JEFF LEE, MAYOR

ATTEST:

\_\_\_\_\_  
WENDI SIMS, CITY CLERK

**SAN LUIS OBISPO COUNTYWIDE REGIONAL COMPACT**

*A united regional framework to unlock our potential to develop an adequate supply of housing and resilient infrastructure that support our economic prosperity.*

People, water, transportation, connectivity, and housing form the foundation of San Luis Obispo County Region’s healthy, livable communities and thriving economic opportunity.

We are a rural coastal county with seven vibrant cities and numerous unincorporated communities that depend on collaborative relationships between and among government agencies, community organizations, and residents to solve our Region’s significant issues, such as limited water supply, disconnects between communities, climate impacts, pressure on agriculture and open space resources, and inadequate access to affordable housing.

To identify actions our agencies can take to solve these issues, we agree to develop our first *Regional Infrastructure and Housing Strategic Action Plan*. This regional effort examines infrastructure and housing needs countywide and integrates efforts to address critical shortages. Our organizations are signing this compact as a first, necessary step toward creating opportunities for our local workforce and families, while preserving the appeal and vitality of our Region.

Our agencies collectively embrace the following six shared regional goals and support aligning resources and policies to make progress towards acting on them. These regional goals will underpin the future *Regional Infrastructure and Housing Strategic Action Plan*, create compatibility among the eight local agencies’ *Housing Elements*, and drive future recommendations for collaborative actions.

<b>Strengthen community quality of life</b>	We believe that our Region’s quality of life depends on four cornerstones to foster a stable and healthy economy for all: resilient infrastructure, services, and resources, adequate housing supply, business opportunities, and educational pathways.
<b>Share regional prosperity</b>	We believe that our Region should share the impacts and benefits of achieving enduring quality of life among all people, sectors and interests.
<b>Create balanced communities</b>	We believe that our Region should encourage new development that helps to improve the balance of jobs and housing throughout the Region, providing more opportunities for residents to live and work in the same community.
<b>Value agricultural &amp; natural resources</b>	We believe that our Region’s unique agricultural resources, open space, and natural environments play a vital role in sustaining healthy local communities and a healthy economy, and therefore should be purposefully protected.
<b>Support equitable &amp; diverse opportunities</b>	We believe that our Region should support policies, actions and incentives that increase the diversity of housing available to people at all income levels.
<b>Foster accelerated housing production</b>	We believe that our Region must achieve efficient planning and production of housing and focus on strategies that produce the greatest impact.

We believe that these regional goals will help to protect and enhance our communities, build critical infrastructure, protect natural resources and create a forward-thinking future for all of our communities. We believe in the importance of taking responsibility for leading our Region towards a brighter future. By signing this compact on this \_\_\_ day of \_\_\_\_\_ 2020, we commit to act as partners by aligning actions with these regional goals. By taking collaborative actions to further these goals, we believe that our Region will solve critical issues and become a statewide leader in sustaining vibrant communities.

