

# HOUSING ELEMENT Attachment 2

## ACTION IMPLEMENTATION STATUS

### Context of Housing Element Review

The Housing Element is a planning document that requires the City to plan for meeting its “fair share” of regional housing needs, most often referred to as the Regional Housing Need Allocation (RHNA).

This annual review of the Housing Element will:

- Summarize the 6<sup>th</sup> Cycle RHNA and identify quantified objectives towards meeting the RHNA;
- Summarize new residential construction activity between January 1, 2022 and December 31, 2022 applies towards the 6<sup>th</sup> Cycle RHNA;
- Summarize the City’s efforts to assist the development of affordable housing, including removing constraints undertaken through December 31, 2022;
- Report on progress towards implementing the Action Items contained in the 6<sup>th</sup> Cycle Housing Element.

### New Housing Units: 6<sup>th</sup> Cycle Regional Housing Need and Quantified Objectives

Government Code Section 65583(c)(1)(A) requires that the City’s General Plan identify adequate sites which will be made available through appropriate zoning and developments standards and with services and facilities, including water and sewer, to meet the City’s housing needs for all income groups, including its share of the Regional Housing Need pursuant to Section 65584.

The Regional Housing Needs Allocation Plan (RHNA) adopted by the San Luis Obispo Council of Governments 2019 Plan assigned the City of Paso Robles 1,446 new dwelling units as its share of the RHNA to be met during the period January 1, 2019 through December 31, 2028. The City is not obligated to ensure that this number of dwelling units is built within this time frame, it is only obligated to ensure that there is sufficient land appropriately zoned and served. As shown in Table 1 from the General Plan Housing Element, the City had already achieved the majority of its RHNA obligation based on the credits received for housing units that have been constructed, under construction, or approved since January 1, 2019. Also, as indicated in the Housing Element, the City has sufficient capacity to meet and exceed the identified housing need of the remaining 383 units, which fall into the Low and Very Low-income categories.

**Table 1: 6<sup>th</sup> Cycle RHNA (1/1/19 to 12/31/28)**

Income Category	Dwelling Units (Target)	Credits for Units Constructed, Under Construction, or Approved	Remaining RHNA
Above Moderate	607	1,224	0
Moderate	259	526	0
Low	224	90	134
Very Low	356	107	249
<b>TOTAL</b>	<b>1,446</b>	<b>1,947</b>	<b>383</b>

Although the City is not obligated to ensure these units are developed, the Housing Element establishes quantified objectives to facilitate construction of new dwelling units within the same time frame, which are shown in Table 2 on the following page. The City does this by creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units. Of these endeavors, the City is currently updating the Zoning Code and identifying zoning standards that would encourage development of housing while also removing zoning standards that create unnecessary barriers.

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**Table 2: 2021-2028 Quantified Objectives**

Objectives	Income Levels				Total
	Extremely Low/ Very Low	Low	Moderate	Above Moderate	
Construction Objective*	266	223	439	816	1,744
Rehabilitation Objective*	80		--	--	80
Total Construction/ Rehabilitation Objective	569		439	816	1,824
Conservation/ Preservation Objective*	386		--	--	386
*Note: The City of Paso Robles is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.					

**New Residential Construction Activities**

*New Housing Units: Under Construction*

Between January 1, 2022 and December 31, 2022, there were 304 units under construction with permits both applied for and issued in 2022. Of these, 45 units were single-family residential and above the moderate-income level, with 26 of these being for houses in the subdivision located in the River Oaks II tract. Additionally, 28 permits issued were for ADUs and 2<sup>nd</sup> units and these were split evenly between the low-income and moderate-income level. Finally, 231 permits were for multi-family residential units, most of which are coming from the 200-unit apartment project (Arrive) located on Creston Road next to Food 4 Less shopping center. These units are also of the moderate-income level.

For the first time in several years, multifamily residential units represented a significant portion of the units under construction (at the moderate-income level), which can be attributed to a large 200-unit residential that broke ground in 2022.

It should be noted that this section reports the year a permit is issued and under construction. Therefore, although there may have been other units under construction in 2022, permits may have been issued in 2021 and reported in the prior year, or they may have been issued in 2022 and already received their Certificate of Occupancy, which are reported in the following section as completed units. To track the City’s progress towards meeting the quantified objectives displayed above, Table 3 reports on the units that have had building permits issued to date, which are further broken down by income category.

**Table 3: Progress Towards Meeting RHNA Permitted Units/Units Under Construction**

Income Level	6 <sup>th</sup> Cycle RHNA Allocation	Building Permitted Units Issued by Affordability					Total Units by Income Level	Total Units Remaining by Income Level
		Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Years 5-10 (2021-2028)		
Extremely Low & Very Low	356	0	0	0	23	--	23	333
Low	224	0	9	14	15	--	38	186
Moderate	259	13	24	29	221	--	287	0

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<b>Above Moderate</b>	607	13	8	29	45	--	95	<b>512</b>
Total Units	1,446	26	41	72	304	--	139	
							<b>Total Remaining for RHNA Period</b>	<b>1,031</b>

*New Housing Units: Completed*

Between January 1, 2022 and December 31, 2022, a total of 52 new dwelling units were issued Certificates of Occupancy. Of the 52 units, 24 were single family units, 10 were accessory dwelling units (ADU's), 2 were classified as Second Units, and 16 were multi-family units. The dwelling units can be divided among the following income groups:

Above Moderate	24
Moderate	22
Low	6
<u>Very Low</u>	<u>0</u>
Total	52

Of these 52 units, 22 of them were built in the Uptown/Town Centre Specific Plan area. Details of the number of units that have received a Certificate of Occupancy during the current planning period compared to the RHNA requirements is shown in the table below.

**Table 3: Progress Towards Meeting RHNA – Completed Units**

Income Level	6 <sup>th</sup> Cycle RHNA Allocation	Completed Units by Affordability					Total Units by Income Level	Total Units Remaining by Income Level
		Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Years 5-10 (2021-2028)		
<b>Extremely Low &amp; Very Low</b>	356	52	54	0	0	--	106	<b>250</b>
<b>Low</b>	224	23	27	8	6	--	64	<b>160</b>
<b>Moderate</b>	259	90	18	14	22	--	144	<b>115</b>
<b>Above Moderate</b>	607	14	11	10	24	--	59	<b>548</b>
Total Units	1,446	179	110	32	52	--	373	
							<b>Total Remaining for RHNA Period</b>	<b>1,073</b>

*New Housing Units: Proposed*

Between January 1, 2022 and December 31, 2022, there were 217 residential units that were either in plancheck or ready to be issued. Of these, 23 units were single-family residential and above the moderate-income level, 23 were ADUs and split evenly between the low-income and moderate-income level, and 171 units were multi-family residential units also of the moderate-income level.

Similar to the housing units under construction, development trends are showing an uptick in construction of multifamily units. Of these multifamily units, 148 units are comprised of two projects by the Paso Robles Housing Authority, which will provide housing to Low and Very Low-Income residents. One is called River

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Walk Terrace, which is a development of 79 affordable senior (age-restricted) housing units located in the Woodland Plaza II shopping center. The other project is a 69-unit affordable apartment project called Sunrise Villas, to be developed within the Olsen South Chandler Specific Plan, Planning Area 1.

### *Rehabilitated Units*

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. The General Plan Housing Element Program 23 calls for the City to “work with non-profit organizations to obtain financial assistance to rehabilitating dwellings owned or rented by lower-income households. This program is a continuation of a previous Action Item from the 2014 Housing Element.

Over the last several years, non-profits such as People’s Self-Help Housing and Habitat for Humanity have helped rehabilitate units in and around Paso Robles.

- In December 2015, Peoples Self-Help Housing applied for a permit to rehabilitate a subsidized complex with 60 apartment units located at 1255 Creston Road, “Creston Gardens”. The project was completed in 2017.
- Peoples Self-Help Housing completed the rehabilitation of 38 units in a senior/disabled persons housing development, Los Robles Terrace, at 2940 Spring Street. This project was finalized in May 2018.
- Habitat for Humanity has been assisting in home preservation work in a program that provides for “aging in place” in the Sierra Bonita senior community over the last few years. Due to the effects of the pandemic, Habitat for Humanity completed 8 home upgrades in 2022.
- In June 2020, the City began working with the new owners of the apartments at 240 Spring Street, the site of the former Grandview Apartments, as part of the remodel of the 54 multi-family units. The project consists of a complete renovation of the complex, which had fallen into disrepair and had an active code enforcement complaint regarding the site’s upkeep. Although the project is market-rate, staff was able to review and approve the project in a timely manner to assist in the units being available to the community again. The units were completed in December 2020 to receive occupancy and final renovations to the outdoor common spaces completed February 2022.

### *Conserved Units*

There are subsidized housing units at risk of conversion to market rate. As noted above, Self-Help Housing Corp. has pursued rehabilitation of Creston Gardens, a subsidized complex with 60 units at 1255 Creston Road that was at risk of conversion to Market Rate, and plan to continue to operate it as a subsidized housing complex in which residents must qualify as being of lower income. The Hacienda Del Norte is also an at-risk development that as of January 17, 2017 was officially deed restricted to be an affordable housing project for the next 50 years.

### **Removal of Constraints**

The Planning Commission established an Ad Hoc committee in December 2014 to identify alternative solutions to remove or reduce constraints to residential development. The Ad Hoc Committee met several times in late 2014 and early 2015, and in April 2015, the Committee’s findings were presented to the City Council. The City then held a joint City Council and Planning Commission, “Housing Constraints” Workshop in October 2015. The Council and Commission recommended a community-based Ad Hoc Committee be formed to review specific constraints and issues and to develop options to address problems identified. This committee was formed, and retitled as the “Housing Constraints and Opportunities Committee” (HCOC).

The HCOC has established four broad priorities to focus their efforts. These priorities include: (1) review development impact fees for mixed-use residential development; (2) define and analyze specific local needs for workforce and affordable housing; (3) review development impact fees (including the City’s Capital Improvement Program list of projects and priorities), and City building permit plancheck fees; and (4) review the objectives and need for residential Specific Plans.

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Progress was made to reduce traffic impact fees as part of the City's comprehensive update to the Circulation Element, which included a Traffic Impact Fee update that translates into reduced traffic fees for residential projects. In order to accomplish this, the following steps were taken:

1. The Housing Constraints and Opportunities Committee formulated changes to remove unnecessary arterial street segments from the Circulation Element's Circulation Diagram.
2. The HCOC revised the future Circulation Project needs list.
3. The HCOC revised all of the remaining future Circulation Projects design and cost estimates to be as cost effective as possible.
4. Lastly, they updated the AB1600 Traffic Impact Fee study with three fee areas to distribute cost based on the traffic generated by development in that area. In other words, the east side specific plans have higher Traffic Impact Fees because they need new roads and interchanges, while the Downtown area requires few circulation improvements.

Overall, the changes have resulted in a \$50 million dollar reduction to future circulation improvements which translates into an overall 24% Traffic Impact Fee reduction. In the long run, the system will be less expensive to build and maintain since unneeded projects have been removed. Reduction of residential traffic impact fees, especially for multi-family residential is consistent with the original goal to reduce barriers for the construction of affordable housing.

During the process of updating the 6th cycle General Plan Housing Element, the HCOC met five times to discuss housing issues, identify potential sites and strategies to meet the RHNA, review best practices, provide guidance on potential Housing Element policies and implementing programs, and discuss future housing initiatives.

The HCOC's efforts have since resumed in 2022 to move forward implementation of the programs identified in the 6th cycle Housing Element. In total, the HCOC met two times during the year. Topics discussed by the HCOC included further review of the boundaries of the Uptown/Town Centre Specific Plan for potential to expand the T-zones as well as reviewing the City's progress on the Comprehensive Update to the Zoning Code, which is expected to be complete by Fall 2023. With the Zoning Code Update, the HCOC will continue to be involved in facilitating discussions that relate to housing, including but not limited to reducing excessive regulatory standards, eliminating conflicting standards, improving document organization for the development community, and streamlining the housing entitlement and permitting process.

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**Progress Toward Implementation of 2021-2028 Housing Element Action Items**

The table on the following pages reports efforts made through December 31, 2022 to implement the Action Items. These actions conclude the efforts toward implementing the 2021-2028 Housing Element.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
Program 1: Adequate Sites	The City of Paso Robles has a Regional Housing Needs Allocation (RHNA) of 383 units for the 2018-2028 RHNA planning period after credits for permitted or approved units are taken into consideration. Overall, the City can adequately accommodate the RHNA under existing General Plan policy and Zoning Ordinance standards. The residential sites inventory to address the 6th cycle RHNA consists of a proposed development site with the capacity for 952 units, projected 405 new accessory dwelling units, and 11 vacant sites with capacity for 290 units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. Also, the City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA. Maintaining adequate sites will also include evaluation of all proposed General Plan and Zoning amendments for their effect on the City's capacity for meeting its RHNA.	Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State	City staff continues to maintain an inventory of available sites and performs an annual assessment of housing as part of the annual progress report.

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
Program 2: No Net Loss	<p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2028 Housing Element sites inventory, and make written findings that: 1) any density reduction is consistent with the General Plan and 2) the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.</p>	<p>Ongoing: As part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations</p>	<p>City staff continues to administer this program with new applications for development.</p>
Program 3: Accessory Dwelling Units	<p>Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the provisions in State law, including permit streamlining processes and fee assessment. Consider, as part of this ordinance, reduced parking for ADUs throughout the Uptown/Town Centre Specific Plan beyond areas within one-half mile of quality transit stops. Support countywide efforts to provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Promote development of ADUs by providing written information at the City's planning counter and on the City's website. Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.</p> <p>This program has a quantified objective of 405 units.</p>	<p>Within one year of Housing Element adoption; annual monitoring</p>	<p>Staff time was spent in 2022 towards completing an ADU Ordinance update. Aside from addressing the provisions in State law, staff spent considerable time looking into ways to provide incentives for ADUs and further streamline the review process as part of the update. City staff continues to provide support to the development community regarding permitting for ADUs and is looking into the potential for pre-approved ADU plans that would be available to the public</p>

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 4: Special Needs Housing</p>	<p>Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.</p> <p>Encourage developers of single-family dwellings to incorporate universal design and/or "visitability" improvements.</p> <p>This program has a quantified objective of 15 units.</p>	<p>Ongoing</p>	<p>On February 16, 2021 the City Council approved a project for 79-units for low-income senior housing, including an approval to defer the development impact fees with a loan of up to \$1.2 million in General Funds.</p> <p>On January 25, 2022, the Planning Commission approved a project for 69-units for low-income multifamily housing. On February 15, 2022, City Council subsequently approved a deferral of the development impact fees with a loan of up to \$1.8 million in General Funds.</p>
<p>Program 5: Housing for Persons with Disabilities</p>	<p>Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions:</p> <ol style="list-style-type: none"> <li>1. Assist developers who seek State and federal monies to support housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.</li> <li>2. Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.</li> <li>3. Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.</li> </ol>	<p>Support grant applications- at least once during the planning period; develop informational material - within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities – ongoing</p>	<p>The City continues to administer these programs.</p>

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 6: Mixed Use Overlay</p>	<p>Amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:</p> <ol style="list-style-type: none"> <li>1. Increase the allowed density from 20 units per acre to 30 units per acre.</li> <li>2. Allow residential, commercial, or mixed-use development for maximum flexibility.</li> <li>3. Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter.</li> </ol> <p>This program has a quantified objective of 70 units.</p>	<p>In conjunction with Housing Element adoption</p>	<p>This is complete. To date, two properties have received the MU overlay as part of their development plan, for a total of 99 new residential units that have been entitled.</p>

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 7: Affordable Housing Support</p>	<p>1. Work with developers to increase the supply of new housing for all income groups and special needs. Examples may include prioritizing staff time to process permits for units affordable to lower-income households; providing technical assistance in applying for government financing (e.g., HOME funds); concessions and incentives, using General Funds to offset City development fees; and providing preliminary staff review of development proposals at no cost to developers. The City will continue to work with the Paso Robles Housing Authority, Habitat for Humanity, and other affordable housing entities to provide financial and/or technical assistance in maintaining or expanding affordable housing resources.</p> <p>2. Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. The City will promote these incentives to developers on the City's website and during the application process.</p> <p>3. Encourage provision of affordable housing in the vicinity of the Cuesta College North County Campus through the designation of multifamily sites near the campus.</p> <p>4. For those housing units and/or projects for lower-income households assisted with General Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.</p> <p>5. Continue to convene the Housing Constraints and Opportunities Committee (HCOC), which includes representation by affordable housing developers, housing advocates, local builders, and elected and appointed officials to review housing issues and make recommendations to the City Council on ways to increase housing production.</p> <p>This program has a quantified objective of assisting 5 affordable housing projects.</p>	<p>Ongoing</p>	<p>Staff time was spent in 2021 to assist with approval of the RiverWalk Terrace project (which was approved in Feb. 2021) for 79-units of affordable Senior housing. Additionally, the City Council approved Resolution 21-018 deferring water connection, sewer connection, development impact, and building permit fees in the amount of \$1.2 million.</p> <p>Additionally, staff time was spent in 2022 to assist with approval of the Sunrise Villas project (which was approved in Jan. 2022) for 69-units of affordable multi-family housing. The City Council approved Resolution 22-022 deferring water connection, sewer connection, development impact, and building permit fees in the amount of \$1.8 million.</p> <p>The HCOC met two times during 2022 to discuss topics related to housing issues.</p>

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
Program 8: Uptown/Town Centre Specific Plan	Actively implement the vision for development and redevelopment of the West Side as established in the Uptown/Town Centre Specific Plan. This will include seeking grants for infrastructure improvements, preparing an appendix to expand the list of acceptable architectural styles, providing technical assistance to developers in understanding and applying the new development standards, and regular monitoring and updating the plan to ensure that development standards effectively promote affordable housing.	Ongoing	The HCOC held a meeting January 20, 2022 to discuss modifications to the Uptown/Town Centre Specific Plan, including a potential boundary expansion, as part of an effort to promote opportunities for more affordable by design types of development. Due to recent changes with State Law, including the passage of SB9 which allows additional housing units on R1 zoned lots, the boundary change has since been tabled.
Program 9: Resources to Address Homelessness	Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue to support local programs that provide emergency resources. Continue to participate in regional efforts to address homelessness and coordinate homeless services.	Ongoing	<p>On January 19, 2021, the City Council authorized reallocating a \$1.5 million HEAP grant award to a HASLO property at 1134 Black Oak Drive (former Motel 6) and supporting the efforts of ECHO, PSSH, and HASLO in owning, operating, and maintaining a homeless services and low-cost housing center at the site.</p> <p>Additionally, staff time was spent in 2022 to assist the ECHO project with plan check review for the commercial remodel of the former Motel 6 building.</p>
Program 10: Density Bonus	<p>Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law, including recorded affordability restrictions. Update the City's density bonus ordinance to remain in compliance with Government Code §65915 and enhance applicability for the Uptown/Town Centre Specific Plan. The update will clarify an applicant's ability to consolidate certain concessions to facilitate affordable housing development and provide flexibility.</p> <p>This program has a quantified objective of 25 Density Bonus units.</p>	Updated density bonus ordinance adoption - within two years of Housing Element adoption; reviewing ordinance for compliance with State law - ongoing	Some staff time was spent in 2022 towards the Density Bonus Update. It is anticipated that this be completed with the overall Zoning Code update in the Fall of 2023.

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Program 11: Energy Conservation	Encourage and facilitate energy conservation; help residents minimize energy-related expenses. Actions may include: 1. Continued implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation 2. Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers 3. Providing informational material at the Community Development Department counters from PG&E and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses 4. Continuing to enforce the State energy standards of the California Green Building Code.	Ongoing; energy conservation information available one year after adoption of the Housing Element	The City continues to administer these programs.
Program 12: Development Process Streamlining	Continue to streamline project review processes by: 1. Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process 2. Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Paso Robles and provides SB 35 eligibility information 3. Supporting regional efforts to develop pre-approved stock development plans to streamline the plan check process for ADUs	Ongoing; SB 35 informational material within one year of Housing Element adoption	The City continues to administer these programs.
Program 13: Objective Design Standards	Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law.	Within one year of Housing Element adoption	Staff time was spent in 2022 towards updating Objective Design Standards. It is anticipated for this to be completed with the overall Zoning Code update in the Fall of 2023.  Objective Design Standards were adopted in conjunction with regulating Urban Lot Splits and Two-Unit projects.

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Program 14: Special Needs Housing Laws	Review the Zoning Ordinance and make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses, if the proposed housing development meets specified criteria. If located within one-half mile of a public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.	Within one year of adoption of the Housing Element	The City is working on a comprehensive update to the Zoning Code and is incorporating changes to ensure compliance with this program.
Program 15: Zoning Ordinance Amendments	<ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to remove the number of stories limit in the multifamily residential zoning districts (R-2, R-3, R-4, and R-5) and regulate based on height in feet.</li> <li>2. Amend the Zoning Ordinance to revise the requirement for a community room/day care center for projects with 32 or more units in multifamily zoning districts, increasing the threshold to 40 or more units.</li> <li>3. Amend the Zoning Ordinance to allow all properties within the R-3 zoning district to achieve three units if minimum lot sizes can be met.</li> <li>4. Amend the Zoning Ordinance to add a definition of manufactured home, update the definition of mobile home, and remove the definition for modular home. Update Zoning Ordinance Table 21.6.200 (Permitted Land Uses for All Zoning Districts) as needed.</li> <li>5. Annually monitor the effectiveness of these zoning amendments and make modifications as necessary to address constraints and encourage the development of a variety of housing types.</li> </ol>	In conjunction with Housing Element adoption and annual monitoring	This is complete.

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Program 16: Development Plan for 009-751-063 (Creston Village Surplus Parcel)	Consider an amendment to the Development Plan, Zoning Ordinance, and General Plan for APN 009-751-063. This parcel is vacant and located adjacent to an assisted living facility. Consider amendments that would facilitate development of this parcel at densities matching the R-3 zoning district.	In conjunction with Housing Element adoption	This program is on hold pending interest from the current property owner to proceed with an amendment. Some staff time was spent in 2022 consulting with the property owner's consultant on the project site to discuss the potential development of the site.
Program 17: Fractional Units	To encourage smaller units that are affordable by design, initiate a Zoning Ordinance amendment that recognizes fractional density units as follows: <ul style="list-style-type: none"> <li>• Studio and one-bedroom dwellings that are less than 600 square feet = 0.50 unit</li> <li>• Studio and one-bedroom dwellings that are between 601 and 1,000 square feet = 0.66 unit</li> <li>• 2-bedroom+ dwellings and all dwellings over 1,000 square feet = 1.00 unit</li> </ul>	In conjunction with Housing Element adoption	This is complete.
Program 18: Planning Commission Threshold of Review	Amend the Zoning Ordinance to revise the threshold of review and noticing criteria for Development Plans and Site Plan reviews associated with multifamily development. The Zoning Ordinance requires a Planning Commission approved Development Plan for, among other conditions, five or more dwelling units per lot. The Zoning Ordinance Amendment will revise this threshold to more than 10 dwelling units per lot. Multifamily development projects with 10 or fewer units will become subject to Site Plan review approval by the Development Review Committee (DRC). The Site Plan review procedure will be modified to add a public noticing requirement.	In conjunction with Housing Element adoption; review one year after implementation to review effectiveness and consider additional amendments, as warranted	This is complete.  The City is working on a comprehensive update to the Zoning Code and is reviewing additional potential amendments to facilitate the development review process for multifamily residential development.
Program 19: Non-Governmental Constraints	Understand the market factors that hinder affordable and market rate residential development. Monitor and evaluate development standards, development financing issues, and advances in housing construction methods. Recognize that although the City cannot influence market factors (non-governmental constraints and legislative decisions), if non-governmental constraints are identified, the City will review, and as feasible revise, any development regulations or processes that can potentially lessen those constraints.	Ongoing	The City formed a Housing Constraints and Opportunities Committee (HCOC) in 2016 to investigate potential provisions that unnecessarily increase the cost of housing as a barrier to development. The Committee met 2 times in 2022 to discuss additional housing related issues and constraints to development.

# Attachment 2

## HOUSING ELEMENT

### ACTION IMPLEMENTATION STATUS

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 20: Water and Sewer Service Providers</p>	<p>In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Paso Robles a copy of the 2020-2028 Housing Element. The City will also confirm that the agencies and entities providing water or sewer services have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower-income households (Government Code Section 65589.7).</p>	<p>Within 30 days of adoption of the Housing Element; coordination - ongoing</p>	<p>This is complete.</p> <p>City staff continues to coordinate with water/sewer providers as new housing developments are submitted for review, including projects that contain affordable units.</p>
<p>Program 21: At-Risk Housing</p>	<p>Continue or undertake the following activities during the Housing Element planning period to guard against the loss of housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units.</p> <ol style="list-style-type: none"> <li>1. Monitor the status of subsidized affordable projects that are at risk of conversion to market rate.</li> <li>2. Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects.</li> <li>3. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low-income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition.</li> <li>4. If conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.</li> </ol>	<p>Contact owners/operators annually and ongoing</p>	<p>Ongoing support as needed</p>

# Attachment 2

## HOUSING ELEMENT

### ACTION IMPLEMENTATION STATUS

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 22: Housing Choice Vouchers (Section 8)</p>	<p>The Housing Authority for the City of San Luis Obispo (HASLO) administers the Housing Choice Vouchers (Section 8) Program for all jurisdictions in the County of San Luis Obispo. The City will continue to work with HASLO for administration of the Housing Choice Voucher program and will support additional Housing Choice Vouchers in the community. Make information available to landlords, property managers, and current voucher holders on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).</p> <p>This program has a quantified objective of preservation of 386 vouchers in use in Paso Robles.</p>	<p>Ongoing; make information available within two years of Housing Element adoption</p>	<p>Information related to the Voucher Program is maintained on the City website.</p>
<p>Program 23: Housing Rehabilitation</p>	<p>Work with non-profit organizations to obtain financial assistance to rehabilitate dwellings owned or rented by lower-income households.</p> <p>This program has a quantified objective of 10 rehabilitated units per year.</p>	<p>Ongoing</p>	<p>Habitat for Humanity completed 8 home upgrades in 2022.</p>

# Attachment 2

HOUSING ELEMENT  
ACTION IMPLEMENTATION STATUS

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/21
<p>Program 24: Affirmatively Further Fair Housing</p>	<p>Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will:</p> <ol style="list-style-type: none"> <li>1. Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City's web site and at a variety of other locations such as community and senior centers, local social service offices, and other public locations including City Hall the City Library.</li> <li>2. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).</li> <li>3. Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.</li> <li>4. Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.</li> <li>5. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.</li> <li>6. Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts.</li> <li>7. Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.</li> </ol>	<p>Ongoing</p>	<p>City staff continues to administer these programs.</p>