

Attachment 2

HOUSING ELEMENT 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 6th Cycle RHNA and identify quantified objectives towards meeting the RHNA;
- Summarize new residential construction activity between January 1, 2024 and December 31, 2024 applies towards the 6th Cycle RHNA;
- Summarize the City’s efforts to assist the development of affordable housing, including removing constraints undertaken through December 31, 2024;
- Report on progress towards implementing the Action Items contained in the 6th Cycle Housing Element.

New Housing Units: 6th 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’s obligation is not to ensure unit construction within this timeframe but rather to ensure that there is sufficient land appropriately zoned and adequately served to accommodate the assigned housing need. 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: 6th 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
TOTAL	1,446	1,947	383

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

Attachment 2

various types of units. Of these endeavors, the City is recently updated the Zoning Code and identified zoning standards that would encourage development of housing while also removing zoning standards that create unnecessary barriers. One example of a reduced standard was reducing the minimum building separation between structures, from 10 feet to 6 feet. This reduction increases buildability, especially on narrow lots.

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, 2024 and December 31, 2024, there were 310 units under construction with permits being issued in 2024. Of these, 179 units were single-family residential and above the moderate-income level, with 47 of these being for houses in the subdivision located in the River Oaks II tract, and 126 houses within Planning Areas 13 and 15 of the Olsen South Chandler Ranch Specific Plan. Additionally, 129 permits issued were for ADUs and 2nd units and these were split evenly between the low-income and moderate-income level. Of these, 107 ADUs were issued as part of Planning Area 13 of the Olsen South Chandler Ranch Specific Plan. Lastly, 2 permits were for multi-family residential units.

It should be noted that this section reports the year a permit is issued and/or under construction. Therefore, although there may have been other units under construction in 2024, permits may have been issued in a prior year and received their Certificate of Occupancy in 2024. For those units, they 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.

Attachment 2

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

Income Level	6 th Cycle RHNA Allocation	Permitted Units Issued by Affordability						Total Units by Income Level	Total Units Remaining by Income Level
		Projection Period (2019-2020)	2021	2022	2023	2024	2025-2028		
Extremely Low & Very Low	356	0	0	23	65	0	--	88	268
Low	224	9	14	15	66	64	--	168	56
Moderate	259	54	29	220	33	67	--	403	0
Above Moderate	607	22	29	45	44	179	--	319	288
Total Units	1,446	85	72	303	208	310	--	978	
								Total Remaining for RHNA Period	612

New Housing Units: Completed

Between January 1, 2024 and December 31, 2024, a total of 147 new dwelling units were issued Certificates of Occupancy. Of the 147 units, 48 were single family units, 18 were accessory dwelling units (ADU's), 3 were classified as Second Units, and 78 were multi-family units. The dwelling units can be divided among the following income groups:

Above Moderate	48
Moderate	89
Low	10
Very Low	0
Total	147

Of these 147 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.

Attachment 2

Table 4: Progress Towards Meeting RHNA – Completed Units

Income Level	6 th Cycle RHNA Allocation	Completed Units by Affordability							Total Units by Income Level	Total Units Remaining by Income Level
		2019	2020	2021	2022	2023	2024	2025-2028		
Extremely Low & Very Low	356	52	54	0	0	0	0	--	106	250
Low	224	23	27	8	6	12	10	--	86	138
Moderate	259	90	18	14	22	92	89	--	325	0
Above Moderate	607	14	11	10	24	38	48	--	145	462
Total Units	1,446	179	110	32	52	142	147	--	662	
Total Remaining for RHNA Period										784

New Housing Units: Entitled vs. Proposed

Between January 1, 2024 and December 31, 2024, there were 28 residential units that received a discretionary planning entitlement. All of these units were multiple-family residential units within the moderate-income level.

Between January 1, 2024 and December 31, 2024, there were 525 residential units that were either in plan check or ready to be issued. Of these, 161 units were single-family residential and above the moderate-income level, 134 were ADUs and split evenly between the low-income and moderate-income level, and 230 units were multi-family residential units also of the moderate-income level.

Although development trends are showing a slowdown in the number of multiple-family units in the entitlement stages, there is a sufficient number of entitled single-family residential units from the prior reporting year, which boasted 833-units, of which nearly half were for single-family development. This means that there could be deficiencies with future housing for low and very low-income categories which are typically provided by the denser multiple-family developments via either density bonus projects or projects by the Paso Robles Housing Authority. Additional efforts need to be considered that would encourage applications for the entitlements of more multi-family projects.

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 finaled in May 2018.

Attachment 2

- 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.
- 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 1 home upgrades in 2024. Fortunately, the non-profit group has indicated that multiple applications for the 2025 year are already being received, which should improve home preservation efforts for the following reporting year.

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. It is worth noting that there has not been any recent activity to conserve housing units at risk of converting to market rate.

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.

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 AB 1600 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

Attachment 2

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 recent years, mostly to discuss programs identified in the 6th cycle Housing Element to move forward with implementation. In total, the HCOC met one times during the 2024 year. Topics discussed by the HCOC included reviewing the City's progress on the Comprehensive Update to the Zoning Code, which was ultimately completed and approved by City Council in October 2024, as well as reviewing an update to the City's Development Impact Fees.

Attachment 2

Progress Toward Implementation of 2021-2028 Housing Element Action Items

The table on the following pages reports efforts made through December 31, 2024 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 12/31/24
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.
No Net Loss	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.	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	City staff continues to administer this program with new applications for development.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
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>	Within one year of Housing Element adoption; annual monitoring	Staff time was spent in 2024 towards completing an ADU Ordinance update which was folded into a comprehensive update to the Zoning Code (completed 10/1/24). Subsequent ADU updates were made in response to State law changes that were to take effect 1/1/25. 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 come 2025.
Special Needs Housing	<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>	Ongoing	<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>Building permits were issued for both of these projects in June 2023. The 69-unit project was completed in 2024 with full occupancy achieved, and the 79-unit project is anticipated to be completed in early 2025.</p>

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
Housing for Persons with Disabilities	<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"> 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. 2. Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities. 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. 	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	The City continues to administer these programs.
Mixed Use Overlay	<p>Amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:</p> <ol style="list-style-type: none"> 1. Increase the allowed density from 20 units per acre to 30 units per acre. 2. Allow residential, commercial, or mixed-use development for maximum flexibility. 3. Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter. <p>This program has a quantified objective of 70 units.</p>	In conjunction with Housing Element adoption	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.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
Affordable Housing Support	<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>	Ongoing	<p>Staff time was spent in 2021 to assist with approval of the RiverWalk Terrace project (which was entitled 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 entitled 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>Building permits were issued for both of these projects in June 2023. The 69-unit project was completed in 2024 with full occupancy achieved, and the 79-unit project is anticipated to be completed in early 2025.</p> <p>Additional staff time was spent in 2024 with the Paso Robles Housing Authority to discuss future site that could support affordable housing.</p>

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
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	On October 17, 2023, the City Council directed staff to initiate a General Plan Amendment and Rezone to expand the boundaries of the UTCSP, with the goal of allowing more opportunities for affordable housing types per the form based code. Some staff time was spent in 2024 on this endeavor, but has since been on hold.
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	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. The City continues to administer these programs as needed.
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 2024 towards the Density Bonus Update. This was completed with the overall Zoning Code update which was approved 10/1/2024.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
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.
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.
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	Objective Design Standards were adopted in conjunction with regulating Urban Lot Splits and Two-Unit projects in 2021. Staff time was spent in 2024 towards updating Objective Design Standards for multi-family and mixed use projects. This was completed with the overall Zoning Code update which was approved 10/1/2024.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
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 completed a comprehensive update to the Zoning Code and incorporated changes to ensure compliance with this program.
Zoning Ordinance Amendments	<ol style="list-style-type: none"> 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. 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. 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. 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. 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. 	In conjunction with Housing Element adoption and annual monitoring	This is complete.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
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.
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"> • Studio and one-bedroom dwellings that are less than 600 square feet = 0.50 unit • Studio and one-bedroom dwellings that are between 601 and 1,000 square feet = 0.66 unit • 2-bedroom+ dwellings and all dwellings over 1,000 square feet = 1.00 unit 	In conjunction with Housing Element adoption	This is complete.
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.
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 1 time in 2024 to discuss additional housing related issues and constraints to development.

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
Water and Sewer Service Providers	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).	Within 30 days of adoption of the Housing Element; coordination - ongoing	This is complete. City staff continues to coordinate with water/sewer providers as new housing developments are submitted for review, including projects that contain affordable units.
At-Risk Housing	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. 1. Monitor the status of subsidized affordable projects that are at risk of conversion to market rate. 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. 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. 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.	Contact owners/operators annually and ongoing	Ongoing support as needed

Attachment 2

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/24
Housing Choice Vouchers (Section 8)	<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>	Ongoing; make information available within two years of Housing Element adoption	Information related to the Voucher Program is maintained on the City website.
Housing Rehabilitation	<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>	Ongoing	Habitat for Humanity completed 1 home upgrade in 2024.