

Jurisdiction	Arroyo Grande	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2021 - 12/31/2028	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	0	0	9	0	7	19	35	0	0			
	006-097-001	867 Castillo Del Mar		ARC24-002	SFD	O	1/5/2024							1	1			NONE	No
	007-032-003	216 Cobble Creek Way		ARC24-004	SFD	O	4/3/2024							1	1			NONE	No
	006-097-015	457 Del Mar		ARC24-010	SFD	O	7/23/2024							1	1			NONE	No
	006-097-020	451 Del Sur		ARC24-012	SFD	O	11/12/2024							1	1			NONE	No
	006-097-016	480 Del Sur		ARC24-013	SFD	O	12/4/2024							1	1			NONE	No
	007-491-020	145 Bridge St		PPR24-008	SFA	R	7/17/2024							1	1			NONE	No
	007-780-023	478 Rosemary Lane		BLD24-000041	ADU	R	1/25/2024			1					1			NONE	No
	006-441-001	585 Halcyon Rd		BLD24-000062	ADU	R	2/7/2024			1					1			NONE	No
	077-191-004	1075 Maple St		BLD24-000083	ADU	R	2/23/2024			1					1			NONE	No
	077-204-027	332 S Halcyon Rd		BLD24-000092	2 to 4	R	4/22/2024						4		4			NONE	No
	077-204-027	314 S Halcyon Rd		BLD24-000096	2 to 4	R	4/23/2024						2		2			NONE	No
	077-204-027	312 S Halcyon Rd		BLD24-000160	2 to 4	R	4/2/2024						3		3			NONE	No
	006-077-007	861 Turquoise		BLD24-000168	ADU	R	4/7/2024			1					1			NONE	No
	077-102-011	362 N Elm St		BLD24-000180	ADU	R	4/15/2024			1					1			NONE	No
	007-211-012	182 Tally Ho Rd		BLD24-000196	ADU	R	4/24/2024			1					1			NONE	No
	007-018-004	435 Mercedes Ln		BLD24-000198	ADU	R	4/26/2024			1					1			NONE	No
	007-871-020	257 La Cresta		BLD24-000206	ADU	R	4/29/2024			1					1			NONE	No
	006-097-001	867 Castillo Del Mar		BLD24-000227	SFD	O	5/10/2024							1	1			NONE	No
	006-165-002	617 Cornwall Ave		BLD24-000240	ADU	R	5/16/2024							1	1			NONE	No
	077-302-012	565 Gayfair Terrace		BLD24-000253	ADU	R	5/24/2024			1					1			NONE	No
	007-561-006	501 Allen St		BLD24-000268	ADU	R	6/4/2024						1		1			NONE	No
	006-381-004	594 Newman Dr		BLD24-000281	ADU	R	6/11/2024						1		1			NONE	No
	006-097-006	779 Castillo Del Mar		BLD24-000321	SFD	O	6/28/2024							1	1			NONE	No
	007-032-003	216 Cobble Creek Way		BLD24-000364	SFD	O	7/19/2024							1	1			NONE	No
	007-565-018	307 Noguera Pl		BLD24-000500	ADU	R	9/30/2024						1		1			NONE	No
	077-361-034	575 Carmella Ln		BLD24-000522	ADU	R	10/14/2024						1		1			NONE	No
	077-192-058	365 Walnut St		BLD24-000529	ADU	R	10/17/2024						1		1			NONE	No
	007-491-023	121 Nelson St		BLD24-000531	ADU	R	10/17/2024						1		1			NONE	No
	077-021-006	1450 Newport Ave		BLD24-000630	ADU	R	12/11/2024						1		1			NONE	No
														0					
														0					
														0					
														0					

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	0	62	13	0	13	7		95
006-097-001	867 Castillo Del Mar										0
007-032-003	216 Cobble Creek Way										0
006-097-020	451 Del Sur										0
006-097-015	457 Del Mar										0
077-011-010	700 Oak Park Blvd.				62				1	10/4/2024	63
077-264-001	691 Lancaster Dr					1				2/9/2024	1
007-186-042	269 Larchmont Dr					1				4/11/2024	1
077-361-004	520 Carmella Dr					1				1/11/2024	1
077-341-014	375 Ledo Pl					1				1/8/2024	1
007-553-020	400 Allen St					1				4/4/2024	1
007-783-067	685 Via Bandolero					1				2/5/2024	1
006-097-018	485 Del Sur								1	3/19/2024	1
077-051-001	296 Hillcrest Dr					1				3/13/2024	1
007-544-016	326 S Mason St					1				2/1/2024	1
077-192-023	1055 Ash St					1				2/8/2024	1
007-553-025	325 E Cherry Ave					1				6/25/2024	1
007-780-023	478 Rosemary Ln					1				7/29/2024	1
006-441-001	585 Halcyon Rd					1				4/12/2024	1
077-191-004	1075 Maple St					1				9/27/2024	1
077-204-027	312 S Halcyon Rd								3	9/12/2024	3
006-077-007	861 Turquoise Dr							1		6/13/2024	1
077-102-011	362 N Elm St							1		5/22/2024	1
007-211-012	182 Tally Ho Rd							1		6/3/2024	1
007-018-004	435 Mercedes Ln							1		8/8/2024	1
007-871-020	257 La Cresta Dr							1		10/3/2024	1
006-097-001	867 Castillo Del Mar								1	8/12/2024	1
006-165-002	617 Cornwall Ave							1		9/18/2024	1
077-302-012	565 Gaynfair Terr							1		9/27/2024	1
007-561-006	501 Allen St							1		8/16/2024	1
006-381-004	594 Newman Dr							1		9/3/2024	1
007-032-003	216 Cobble Creek Way								1	11/18/2024	1
007-565-018	307 Noguera Pl							1		12/9/2024	1

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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 01/01/2019-12/31/2020	2021	2022	2023	2024	2025	2026	2027	2028		Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	170	-	-	-	-	-	-	-	-	-	-	170	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	107	20	-	-	62	-	-	-	-	-	110	-	
	Non-Deed Restricted		-	6	9	13	-	-	-	-	-			
Moderate	Deed Restricted	124	-	-	-	-	-	-	-	-	-	28	96	
	Non-Deed Restricted		-	7	8	13	-	-	-	-	-			
Above Moderate		291	103	14	4	15	7	-	-	-	-	143	148	
Total RHNA		692												
Total Units			123	14	17	32	95	-	-	-	-	281	414	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028		7	
	Extremely low-Income Need											Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		85		-	-	-	-	-	-	-	-	-	85	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Arroyo Grande		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A.1-1: To comply with Assembly Bill (AB) 1397, the Development Code shall be amended to allow Assessor's Parcel Numbers (APNs) 077-011-010, 077-204-028, 077-211-022, and 077-221-031 in the land inventory in this sixth-round Housing Element to be developed for residential use by-right, in accordance with California Government Code Section 65583.2(c).	Development Code amendment	Amend zoning by December 31, 2023	This program was completed on August 27, 2024 when City Council adopted Ordinance No. 732 allowing by-right residential development in accordance with Government Code Section 65583.2(c). Development of the ordinance was done in consultation with HCD staff. Furthermore, an entitlement for 63 units was approved for APNs 077-011-010 was approved in 2021. Building permit BLD22-000631 was issued on 10/4/2024 for this project.

<p>A.1-2: The City shall amend the Development Code to revise the requirements for the Traffic Way Mixed-Use District to remove the limitation of only live-work residential uses. A mix of residential use types shall be allowed consistent with all the mixed-use zoning districts (except the Industrial Mixed-Use District). The Development Code shall also be amended to allow residential projects at densities up to 20 units per acre in the Traffic Way Mixed-Use District.</p>	<p>Development Code amendment</p>	<p>Within three years of Housing Element adoption</p>	<p>This effort will be incorporated into the current comprehensive general plan update and subsequent development code update.</p>
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<p>A.1-3:To mitigate the loss of affordable housing units, new housing developments shall be required to replace affordable housing units lost due to new development. In accordance with 65583.2 subdivision (g), the City also will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p>	<p>Maintain affordable housing stock in accordance with Government Code.</p>	<p>Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2020–2028</p>	<p>The City maintains an inventory of affordable units, which is referenced when new applications propose to demolish existing units to ensure compliance with this Program and state law.</p>
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<p>A.2-1: The City shall continue to encourage and publicize on the City's website the accessory dwelling program to increase public awareness, including a flowchart to aid in the application process. The City will also amend the accessory dwelling unit regulations in the Development Code for consistency with updates to state law. In addition, as part of the ordinance update, the City will evaluate ADU requirements related to off-street parking, lot coverage and open space, setbacks, maximum size and height and passageways, entrances and orientation; and adjust them as feasible to be more permissive than what is required by state law. The City will evaluate and adopt pre-approved accessory dwelling unit plans to streamline the approval process and lower development costs for applicants.</p>	<p>Expected outcome is continued consistent production of accessory dwelling units as an affordable housing alternative.</p>	<p>Amend Development Code by May 31, 2021 and if needed later in the planning period to address any new updates to state law, and enforce state law until the zoning is updated. Assess ADU approval progress by the end of 2022 and every two years thereafter, and conduct additional outreach and amend the housing element after that if ADU numbers are not tracking with projections in Chapter 4 of the Housing Element.</p>	<p>Pre-designed plans are approved are available to the public and were used for the issuance of 9 building permits in 2024. The City's website has been updated to reflect the update and informational materials are available to the public. ADU Ordinance amendments adopted by City Council on March 26, 2024 and December 10, 2024 to bring the City's ordinance into compliance with State law. The City also partnered with SmartShare Housing Solutions to host two free community workshops to educate residents about ADUs and publicize the City's pre-designed ADU plans.</p>
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<p>A.2-2: To further encourage ADU creation, the City shall establish an amnesty program in compliance with Senate Bill 13 to facilitate the process of bringing unpermitted ADUs into compliance with local regulations including the building code by owners of this type of unit. Senate Bill 13 requires under certain circumstances specified by state law, that enforcement of violations related to unpermitted ADUs be delayed for 5 years if correcting the violations are not necessary to protect health and safety. The City program would consider reductions in fees associated with necessary upgrades to bring the unit up to code along with providing information and staff assistance with the steps in the process to bring the unit up to code.</p>	<p>Expected outcome is adding accessory dwelling units to the City's housing stock as unpermitted units become legal.</p>	<p>Develop and put amnesty program into place by May 31, 2022.</p>	<p>Although a separate amnesty program for ADUs has not been adopted, staff makes every effort to assist property owners with legalizing unpermitted ADUs and thus this program is currently being implemented. Additionally, the City most recently updated its ADU ordinance in response to new legislation that became effective on January 1, 2025. The adopted ordinance is currently under review and pending certification by HCD.</p>
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<p>A.3-1: The City shall amend the Municipal Code to encourage the development of affordable housing projects, including expedited permitting, providing financial assistance through the City's In-Lieu Affordable Housing Fund, requiring lot consolidation, and providing greater flexibility in development standards.</p>	<p>Additional affordable units</p>	<p>Within five years of Housing Element adoption</p>	<p>City staff regularly informs applicants of available funding from the City's affordable housing trust fund to support the creation of affordable housing. Affordable Housing Trust funds were allocated to the affordable housing project approved at APN 077-011-010. Staff will pursue completion of this program during 2025.</p>
<p>A.3-2: The City shall amend the Development Code to provide additional incentives specifically for extremely low-income housing projects. Incentives may include flexible standards for on- and off-site improvements, such as reduced parking requirements, reduced curb, gutter, and sidewalk requirements; reduced or deferred water and/or sewer connection fees; development review and permit streamlining procedures; or financial incentives and assistance.</p>	<p>Draft program or ordinance to incentivize and/or streamline permitting and procedures for extremely low-income housing developments</p>	<p>Amend Development Code by 2022</p>	<p>The City has implemented a policy to comply with SB 937 which allows developers to delay payment of certain impact fees until final occupancy. The City also adopted an ordinance in 2022 to allow tiny homes on wheels as an allowed housing type. Purchasing and installing a tiny home on wheels is a lower cost option than a traditional build ADU.</p>

<p>A.3-3: The City shall consider a program to waive, reduce or defer impact fees for ADUs and projects with deed-restricted affordable units.</p>	<p>Consider and potentially establish a fee waiver or reduction for ADUs and affordable units</p>	<p>Amend Fees by December 31, 2021</p>	<p>In 2022, City Council adopted a program that waives permit fees and utility connection fees in exchange for reserving ADUs for lower income households. This is done through the recordation of a deed restriction and requires affordability for a term of 7 years for units that are rented to very-low income households and 10 years for units rented to low income households.</p>
<p>A.10-1: To facilitate affordable housing, the City shall comply with State Density Bonus Law. The City shall update Development Code Chapter 16.82 to comply with current state density bonus law. The City will continue to update Chapter 16.82 on an ongoing basis to comply with any future updates to State Density Bonus Law (Government Code Section 65915 et seq.), as well as evaluate proposed Development Code amendments to assess whether they pose any constraints to developer utilization of density bonuses.</p>	<p>City-initiated Development Code amendments</p>	<p>Amend Development Code Chapter 16.82 to comply with Government Code Section 65915 et seq. – Within 1 year of Housing Element adoption; Assess Development Code Amendments - Ongoing</p>	<p>On August 27, 2024 the City Council of Arroyo Grande adopted Ordinance No. 732 which adopts state density bonus law in the development code by reference.</p>

<p>A.10-2: To encourage higher densities and reduce constraints to multifamily housing production, the City shall amend the Development Code to allow densities up to 20 du/ac in the OMU District and up to 25 du/ac in the FOMU and GMU districts for 100% multifamily housing projects with a Minor-Use Permit (MUP) subject to design review through the Architectural Review Committee. Mixed-use projects will continue to have a maximum allowed density of 20 du/ac in OMU and 25 du/ac in FOMU and GMU.</p>	<p>Remove barrier to construct affordable housing</p>	<p>Within 2 years of Housing Element adoption</p>	<p>No amendments have been initiated, however, the comprehensive General Plan Update project that is underway includes a task that will develop a zoning overlay for these zoning districts to allow denser development to implement this program.</p>
<p>A.12-1: The City shall continue to maintain its geographical information system (GIS) mapping and planning database inventory of vacant and underutilized "opportunity sites."</p>	<p>Maintain land availability inventory</p>	<p>Ongoing</p>	<p>The City is working with a consultant to create and maintain land inventory database. This program is ongoing.</p>
<p>A-14.1: The City shall establish a program to assist first-time home buyers.</p>	<p>Development of a first-time home buyers' program</p>	<p>Within 2 years of Housing Element adoption</p>	<p>Creation of the program has not begun.</p>

<p>B.2-1: The City may contract with the Housing Authority of San Luis Obispo, local non-profit organizations, or a regional monitoring agency for the monitoring of affordable units to ensure compliance with terms of development agreements and/or affordable housing agreements.</p>	<p>Expected outcome is consistent monitoring of affordable units.</p>	<p>Ongoing</p>	<p>The City is pursuing agencies to assist with monitoring affordable housing units. Until a contract is in place, Community Development staff monitors the affordable housing inventory and assists with transfers of these properties. This program is ongoing.</p>
<p>B.5-1: The City shall monitor the loss of permanent housing from vacation rentals and consider modifying the Development Code to adjust for this loss.</p>	<p>Program to monitor vacation rentals</p>	<p>Ongoing</p>	<p>City Council adopted updates to the City's short term rental ordinance on October 11, 2022. The revised ordinance establishes a cap on the number of vacation rentals and increases the buffer distance between any two short term rentals.</p>
<p>C.1-1: The City shall continue to allocate financial resources to augment extremely low, very low, and low-income housing development based on the financial projection of the In-Lieu Affordable Housing Fund.</p>	<p>Funding to finance affordable housing</p>	<p>During City budgeting cycle</p>	<p>The City allocated \$1,078,370 to the affordable housing project under construction at 700 Oak Park Blvd, which is being developed by the Housing Authority of San Luis Obispo. The City continues to collect in-lieu fees when applicable and maintains open communication with developers interested in building affordable housing units.</p>

<p>C.4-1: The City shall continue to meet with local non-profit and private developers semi-annually or more frequently if opportunities arise, to promote the extremely low, very low, and low-income housing programs and programs for special needs residents (including those who are homeless) outlined in the Housing Element. The City shall direct private housing developers to funding sources (such as federal and state housing grant fund programs and local housing trust funds) to promote affordable housing, as outlined in the policies of Goal C.</p>	<p>Increased awareness of the City's desire to provide affordable housing and to accommodate affordable housing</p>	<p>Twice per year</p>	<p>Staff meets with the identified parties as time permits and whenever development opportunities arise. This program is ongoing.</p>
<p>C.4-2: The City shall continue to participate in financial incentive programs established by the San Luis Obispo County Housing Trust Fund, such as a revolving loan program.</p>	<p>Leverage of financial resources to augment development of affordable housing</p>	<p>Ongoing</p>	<p>The City participates whenever possible. This program is ongoing.</p>
<p>D.1-1: The City shall encourage specific plans for land within its sphere of influence that include increased capacity for residential development.</p>	<p>Possible increased land inventory to support affordable housing</p>	<p>Ongoing, as specific plans are approved</p>	<p>The land use alternatives phase will contemplate potential annexations and development of specific plans in areas that are likely to develop. This program is ongoing.</p>

<p>D.1-2: The City shall review the parking standards for affordable and senior housing projects and reduce them to the greatest extent possible.</p>	<p>Remove constraints associated with parking requirements for affordable and senior housing projects</p>	<p>Review parking standards by December 31, 2022; Revise parking standards in Development Code by December 31, 2023.</p>	<p>No amendments have been initiated, but the City complies with parking maximum established by state law that apply to affordable housing projects. Additional analysis will be conducted during the comprehensive General Plan Update currently underway.</p>
<p>E.1-1: The City shall evaluate and consider amending the inclusionary affordable housing requirements in the Development Code (Chapter 16.80) based on experience using the requirements in producing affordable units. In addition, the City shall continue to amend the in-lieu fee as needed and as called for in Chapter 16.80.</p>	<p>Amendments to the inclusionary affordable housing requirements and inclusionary in-lieu fee</p>	<p>Within two years of Housing Element adoption</p>	<p>The City's existing affordable housing in-lieu fee of 5% of a project's construction valuation is similar to other jurisdictions in San Luis Obispo County. Amendments will be considered on an annual basis.</p>
<p>F.1-1: The City shall work with non-profit organizations to maintain a list of persons interested in development projects containing affordable housing. Agendas for all City meetings related to these projects shall be sent to persons on the list. The City shall also continue to post the agendas on the City's website.</p>	<p>Increased public awareness of affordable housing projects.</p>	<p>Ongoing</p>	<p>Agendas for public hearings are posted at City Hall and on the City website in accordance with Government Code requirements. A list of interested parties has been established.</p>

<p>F.1-2: The City shall address and remove, replace or modify the use permit requirements for multifamily development in multifamily zones to promote certainty in the approval process, increase objectivity and address the CUP and MUP requirements as a constraint.</p>	<p>Remove barrier to construct affordable housing</p>	<p>Within two years of Housing Element adoption</p>	<p>No amendments have been initiated. The comprehensive General Plan Update currently underway includes a task to develop objective design standards that will increase the objectivity and certainty in the approval process.</p>
<p>F.1-3: Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.</p>	<p>Remove barriers to construct affordable housing</p>	<p>12/1/2021</p>	<p>This guidance is currently being drafted and will be posted on the City's website upon completion.</p>
<p>F.1-4: Conduct a comprehensive review of the Development Code and the General Plan and replace any subjective standards that may apply to housing projects with objective design standards in compliance with applicable State law. This will include revising the findings for design review to be objective.</p>	<p>Streamline review process and remove barriers to construct affordable housing</p>	<p>12/1/2025</p>	<p>No amendments have been initiated, however, objective design standards will be developed as part of the comprehensive General Plan Update currently underway.</p>

<p>F.1-5: The City will establish a written process to comply with Senate Bill 1087 and identify ways to move forward with improvements to water and wastewater infrastructure as needed in order to maintain sufficient infrastructure and capacity to serve the City's housing need. This will include working on planning, funding and construction of infrastructure.</p>	<p>Maintain sufficient water and wastewater infrastructure and capacity</p>	<p>Assess annually</p>	<p>The City's Utilities Division of the Public Works Department uses an on-call consultant to perform modeling of the water and wastewater system to ensure sufficient capacity is available for affordable housing projects. This program is ongoing.</p>
<p>G.1-1: The City shall continue to coordinate with the San Luis Obispo Housing Authority to maintain and expand Section 8 rental housing assistance to qualified households.</p>	<p>Continued affordable housing</p>	<p>Ongoing, when eligible</p>	<p>The City issued permits for an affordable housing development proposed by the San Luis Obispo Housing Authority consistent with this program. Future opportunities for partnership will be evaluated as potential projects arise.</p>
<p>G.1-2: The City shall develop a program to offer housing developers an alternative to meet affordable housing requirements by contributing some "sweat equity" on projects where existing housing units will be rehabilitated or conserved as affordable, pursuant to the City's Affordable Housing Program.</p>	<p>Conservation and rehabilitation of existing housing stock</p>	<p>Within two years of Housing Element adoption</p>	<p>This program has not yet implemented.</p>

<p>G.2-1: The City shall continue to consider abatement of unsafe or unsanitary structures, including buildings or rooms inappropriately used for housing contrary to adopted health and safety codes. Where feasible, the City will encourage rehabilitation and allow reasonable notice and time to correct deficiencies.</p>	<p>Conservation of existing housing stock</p>	<p>Ongoing</p>	<p>Code enforcement staff ensure housing units are maintained in accordance with applicable building codes.</p>
<p>H.1-1: The City will monitor the list of all dwellings in Arroyo Grande that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. No units have been identified as at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period.</p>	<p>Preservation of existing affordable units</p>	<p>Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis – in particular at the time of change of ownership.</p>	<p>City staff maintains a list of affordable housing units, applicable deed restrictions, and occupancy agreements for the subject properties. It also provides assistance when refinancing or transfers of these properties is requested. This program is ongoing.</p>

<p>I.1-1: The City shall continue to promote housing opportunities for seniors and other special needs groups by identifying sites suitable for senior and transitional housing and considering other incentives to promote senior and transitional housing. Single-room occupancy units (SROs) shall be added to the use tables in the Development Code as allowed in all mixed-use zoning districts with a CUP. SROs shall be allowed in the MFVH zoning district with an MUP.</p>	<p>Increased housing opportunities for seniors and other special needs groups</p>	<p>Identifying sites - Ongoing; Development Code Amendments – Within two years of Housing Element adoption</p>	<p>No amendments have been initiated regarding SROs as a land use allowed with a minor use permit. This update will be included in the comprehensive General Plan Update currently underway.</p>
<p>I.5-1: To encourage farmworker housing, the City will amend the zoning ordinance to identify farmworker housing as a residential use in the use tables. The City Zoning Ordinance will be amended to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code, Section 17021.5 and Section 17021.6.</p>	<p>Increased housing opportunities for farmworkers</p>	<p>Within two years of Housing Element adoption</p>	<p>These code amendments have not been initiated.</p>

<p>I.5-2: Revise the definition of family in the Development Code to comply with state law.</p>	<p>Clarify state compliant definition of family</p>	<p>Within two years of Housing Element adoption</p>	<p>The Development Code definition has been analyzed and determined to be in compliance with state law.</p>
<p>J.1-1: The City shall continue to participate in the South San Luis Obispo County working group cooperating with other cities, the county, and other agencies in the development of programs aimed at providing homeless shelters and related services.</p>	<p>Continued cooperation in providing homeless shelter and services</p>	<p>Ongoing</p>	<p>An ordinance was adopted which expands the zoning districts where emergency shelters are allowed by-right. The City is considering regulations for establishment of safe parking programs for the unhoused. This program is ongoing.</p>
<p>J.2-1: The City shall consider implementing an overnight parking program, or a similar program, for the homeless in appropriate zoning districts.</p>	<p>Provide approved parking locations for the homeless to sleep</p>	<p>Within two years of Housing Element adoption</p>	<p>The City is considering regulations for establishment of safe parking programs for the unhoused. This program is ongoing.</p>

<p>J.2-2: Per AB 2162, the City will review its Development Code to ensure compliance with AB 2162 related to allowing supportive housing. The Development Code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zoning districts that allow multifamily housing or mixed-use development, including nonresidential zoning districts, as applicable.</p>	<p>Allow supportive housing per state law</p>	<p>Review Development Code by 2021. Make revisions by 2022.</p>	<p>This program has not yet implemented.</p>
<p>J.2-3: As set forth in AB 101 (2019), the City will review its Development Code and make revisions, if necessary, to allow low-barrier navigation centers for the homeless pursuant to Government Code Sections 65660–65668.</p>	<p>Allow low-barrier navigation centers for homeless per state law</p>	<p>Review Development Code by 2021. Make revisions by 2022</p>	<p>This program has not yet implemented.</p>
<p>K.1-1: The City shall explore models to encourage the creation of housing for persons with disabilities, including developmental disabilities.</p>	<p>Increased access to housing and housing resources for disabled persons, including information and services available for developmentally disabled persons</p>	<p>Establish a model program within two years of Housing Element adoption</p>	<p>This program has not yet implemented.</p>

<p>K.2-1: The City shall create a policy or amend the Development Code to provide persons with disabilities seeking equal access to housing an opportunity to request reasonable accommodation in the application of City building and zoning laws.</p>	<p>Greater accessibility for disabled persons accommodated through the design review process for discretionary residential projects</p>	<p>Within one year of Housing Element adoption</p>	<p>This program has not yet implemented.</p>
<p>L.1-1: The City shall continue working to implement water conservation incentive programs, including the Plumbing Retrofit Program, and energy conservation programs, such as those described by San Luis Obispo County Energy Watch and others, as applicable.</p>	<p>Reduce usage of water and electrical resources</p>	<p>Ongoing</p>	<p>The City participates in a "Cash for Grass" program to reduce water used for irrigation. An ordinance prohibiting the installation of irrigated turf in front yards of new single family residential and commercial projects was adopted in 2023. Other opportunities implement water conservation measures are ongoing.</p>
<p>L.1-2: Consistent with Measure E-5 of the City's Climate Action Plan, the City shall establish a program to allow residential projects to receive minor exceptions if they meet 25 percent of items on the Tier 1 list of the California Green Building Code (Title 24) or 15 percent of items on the Tier 2 list of that code.</p>	<p>Encourage energy efficiency in new residential buildings</p>	<p>Establish program within two years of Housing Element adoption</p>	<p>This program has not yet implemented.</p>

<p>M.1-1: The City will continue to promote the enforcement of policies of the State Fair Employment and Housing Commission and shall resolve housing discrimination complaints through assistance from HUD, and/or local, regional private fair-housing organizations. The City will develop a fair-housing program to implement San Luis Obispo County's Urban County Team's fair-housing program, "Fair Housing Analysis of Impediments," and prepare a brochure that promotes equal housing opportunities and addresses discrimination.</p>	<p>Dissemination of information through the City.</p>	<p>Ongoing; Brochure available within one year of Housing Element adoption, strategy to implement Urban County Team fair housing program within one year of County Fair Housing Plan adoption.</p>	<p>The City's website included information regarding Fair Housing Law on the Community Development webpage. The City investigates complaints when they are submitted. This program is ongoing.</p>
<p>M.1-2: Arroyo Grande will develop a plan to Affirmatively Further Fair Housing (AFFH).</p>	<p>Dissemination of information at the City Hall front counter, education at City Council meetings.</p>	<p>Create plan by January 2022 and implement on an ongoing basis.</p>	<p>This program has not yet implemented.</p>

