ATTACHMENT 2

ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Housing Element Implementation

Table A Housing Development Applications Submitted

Prior APN Current APN Street Address Project Name Outgoing R=Restricted (second) Deed (nstruction) Non Deed (n	6 7 Proposed Total APPROVET Units by Project 35	Total PROPOSED Units by Project	Total PROPOSED Units by Project	Total <u>PROPOSED</u> Units by Project	Total <u>PROPOSED</u> Units by Project	Total <u>PROPOSED</u> Units by Project	Total <u>PROPOSED</u> Units by Project	Total <u>PROPOSE</u> Units by Project	Tot PROP(Units Proj	.e- <u>P</u>	Moderate- Income	e Mo ed Ir ted	Income Non Deed Restricted	ate- Deed Sted Restrict	Income Deed Restricted	ow-Income Non Deed II	Income Deed	Income Ion Deed	Income Deed	Date Application Submitted (see	Tenure R=Renter	Unit Category (SFA,SFD,2 to	Jurisdiction	Project Name*			
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007-00.00 107-02400 107-0240 107-0240 107-0240 006-00-01 470-04-04 44C2-019 970 0 1 9209204 077-01-01 707-04-07 470-04-04 44C2-019 970 0 1 9209204 077-01-01 707-04-07 810-02-04-04 440-0 R 1 9209204 077-01-01 707-04-07 810-02-0404 440-0 R 1 9209204 077-01-01 707-04-07 810-02-0404 440-0 R 1 9209204 077-01-01 707-04-07 810-02-0404 440-0 R 1 1 9209204 077-01-01 707-04-07 810-02-0404 440-0 R 1 1 1 1 1 9209204 077-02-07 730-07 440-0 R 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Row: St	tart Data Entry Belo	w					0	0	0	0	0	0	Ę	5	5
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Current ABN Street Address Dreject Name'						Table A2						
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077-361-034	575 Carmella Dr					1	 12/20/2024	1
077-192-058	365 Walnut St			 	 	1	 12/30/2024	1
007-491-023	121 Nelson St			 	 	1	 11/21/2024	1
006-154-032	718 Cornwall Ave							0
006-154-044	720 Cornwall Ave							0
007-019-038	305 Rodeo Ct							0
077-201-009	912 Dodson Way							0
077-272-008	1147 Fair Oaks Ave							0
007-821-054	356 Oro Dr							0
077-231-002	1180 Linda Dr							0
007-019-041	345 Rodeo Ct							0
007-014-004	337 Mesquite Ln							0
006-097-007	759 Castillo Del Mar							0
077-353-010	926 Magnolia Dr							0
006-154-001	717 Bennett Ave							0
077-171-047	166 Pine St							0
077-371-043	631 Verde Pl							0
007-254-063	582 Paseo St							0
007-185-020	208 Larchmont Dr							0
007-491-020	145 Bridge St							0
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		Annual Building	Activity Repor	t Summary - I	New Constru	ction, Entitle	d, Permits a	nd Completed	Units		
	Project Identifier				Affordab	ility by Hou	sehold Inco	omes - Certific	ates of Occu	ipancy	
						10				11	12
Current APN	Street Address	Project Name ⁺	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	7	0	6	10		23
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.										0
077-264-001	691 Lancaster Dr										0
007-186-042	269 Larchmont Dr										0
077-361-004	520 Carmella Dr					1				10/14/2024	1
077-341-014	375 Ledo Pl										0
007-553-020	400 Allen St										0
007-783-067	685 Via Bandolero					1				10/14/2024	1
006-097-018	485 Del Sur										0
077-051-001	296 Hillcrest Dr										0
007-544-016	326 S Mason St										0
077-192-023	1055 Ash St										0
007-553-025	325 E Cherry Ave										0
007-780-023	478 Rosemary Ln		1								0
006-441-001	585 Halcyon Rd		ĺ			1				10/16/2024	1
077-191-004	1075 Maple St					1				12/11/2024	1
077-204-027	312 S Halcyon Rd										0
006-077-007	861 Turquoise Dr										0
077-102-011	362 N Elm St										0
007-211-012	182 Tally Ho Rd										0
007-018-004	435 Mercedes Ln										0
007-871-020	257 La Cresta Dr										0
006-097-001	867 Castillo Del Mar										0
006-165-002	617 Cornwall Ave										0
077-302-012	565 Gaynfair Terr										0
007-561-006	501 Allen St										0
006-381-004	594 Newman Dr										0
007-032-003	216 Cobble Creek Way										0

077-381:034 575 Carmela Dr	007-565-018	307 Noguera Pl	I							0
077-192-08 365 Wahut St. Image: Constraint of the state of th		507 Noguera Pr								0
007-491-023 121 Nelson St. 2 11/16/22.4 0061-154-044 720 Conwall Ave 2 11/16/22.4 007-191-030 303 Rodeo Ct 1 2//20.2 1//16/22.4 007-191-030 912 Dodson Way 1 4//802.04 077-227-030 912 Dodson Way 1 4//82.02.04 077-237-030 11/47 Eric Orask Ave 1 4//82.02.04 077-237-030 11/90 Eric Orask Ave 1 5/24.202.4 077-237-030 11/90 Eric Orask Ave 1 1 5/24.202.4 077-237-030 13/90 Eric Orask Ave 1 1 8/90.204.4 077-237-030 13/90 Eric Orask Ave 1 1 8/90.204.4 077-337-030 13/90 Eric Orask Ave 1 1 10/22.204.4 077-373-043 3//90 Eric Orask Ave 1 1		575 Carmelia Dr		 						0
OpenEisA-022 Trit B.conwail Ave Image: Conversion of the second		305 Walnut St	 	 						0
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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

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

						Tab	le B							
					Regional	Housing Nee	ds Allocation	Progress						
						ted Units Iss								
		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
	-													
	Deed Restricted	170	-	-	-	-	-	-	-	-	-	-	-	170
Very Low	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
	Deed Restricted	107	20	-	-	-	62	-	-	-	-	-	110	
Low	Non-Deed Restricted		-	-	6	9	13	-	-	-	-	-		
	Deed Restricted	124	-	-	-	-	-	-	-	-	-	-	28	96
Moderate	Non-Deed Restricted	12-4	-	-	7	8	13	-	-	-	-	-	20	
Above Moderat	te	291	103	14	4	15	7	-	-	-	-	-	143	148
Total RHNA		692												
Total Units			123	14	17	32	95	-	-	-	-	-	281	414
			Progress f	oward extreme	lv low-income h	ousing need, a	s determined pu	ursuant to Gove	rnment Code 6	5583(a)(1).				
		5			,								6	7
		Extremely low- Income Need		2021	2022	2023	2024	2025	2026	2027	2028		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 Jurisdiction Arroyo Grande Note: "+" indicates an optional field **Housing Element Implementation Reporting Year** 2024 (Jan. 1 - Dec. 31) Cells in grey contain auto-calculation formulas Planning Period 6th Cycle 01/01/2021 - 12/31/2028 Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law Date of Project Identifier RHNA Shortfall by Household Income Category Rezone Type Sites Description Rezone 1 2 4 5 6 7 9 10 11 Local Above Minimum Maximum Description of Existing Uses Date of Very Low-Moderate-Rezone Type Parcel Size General Plan Realistic Density Allowed APN Street Address Project Name* Jurisdiction Low-Income Moderate-Zoning Density Allowed Vacant/Nonvacant Rezone Capacity (Acres) Designation Income Income Income Tracking ID^{\dagger} Summary Row: Start Data Entry Below

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Arroyo Grande]
Reporting Year	2024	(Jan. 1 - Dec. 31)	
		Table D	
	Program Implem	entation Status purs	suant to GC Section 65583
Describe progress of a	Il programs including local efforts to r	lousing Programs Prog emove governmental con as identified in the housi	straints to the maintenance, improvement, and development of housing
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.

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.	Development Code amendment	Within three years of Housing Element adoption	This effort will be incorporated into the current comprehensive general plan update and subsequent development code update.
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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.		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.
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City will evaluate ADU	Expected outcome is continued consistent production of accessory dwelling units as an affordable housing alternative.	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	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.
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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.		Within five years of Housing Element adoption	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.
as reduced parking requirements, reduced curb,	Draft program or ordinance to incentivize and/or streamline permitting and	Amend Development Code by 2022	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.

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.	Consider and potentially establish a ree	Amend Fees by December 31, 2021	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.
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.		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	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.

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.	Remove barrier to construct affordable housing	Within 2 years of Housing Element adoption	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.
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."	Maintain land availability inventory	Ongoing	The City is working with a consultant to create and maintain land inventory database. This program is ongoing.
A-14.1: The City shall establish a program to assist first-time home buyers.	Development of a first-time home buyers' program	Within 2 years of Housing Element adoption	Creation of the program has not began.

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.	Expected outcome is consistent monitoring	Ongoing	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.
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.	Program to monitor vacation rentals	Ongoing	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.
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.	Funding to finance affordable housing	During City budgeting cycle	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.

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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.	Increased awareness of the City's desire to provide affordable housing and to accommodate affordable housing	Twice per year	Staff meets with the identified parties as time permits and whenever development opportunities arise.This program is ongoing.
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 Ioan program.	Leverage of financial resources to augment development of affordable housing	Ongoing	The City participates whenever possible. This program is ongoing.
D.1-1: The City shall encourage specific plans for land within its sphere of influence that include increased capacity for residential development.	Possible increased land inventory to support affordable housing	Ongoing, as specific plans are approved	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.

D.1-2: The City shall review the parking standards for affordable and senior housing projects and reduce them to the greatest extent possible.	parking requirements for affordable and	Review parking standards by December 31, 2022; Revise parking standards in Development Code by December 31, 2023.	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.
	Amendments to the inclusionary affordable housing requirements and inclusionary in- lieu fee	Within two years of Housing Element adoption	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.
0 0	Increased public awareness of affordable housing projects.	Ongoing	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.

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.	Remove barrier to construct affordable housing	Within two years of Housing Element adoption	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.
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.	Remove barriers to construct affordable housing	12/1/2021	This guidance is currently being drafted and will be posted on the City's website upon completion.
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.		12/1/2025	No amendments have been initiated, however, objective design standards will be developed as part of the comprehensive General Plan Update currently underway.

	Maintain sufficient water and wastewater infrastructure and capacity	Assess annually	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.
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.	Continued affordable housing	Ongoing, when eligible	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.
	Conservation and rehabilitation of existing housing stock	Within two years of Housing Element adoption	This program has not yet implemented.

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.	Conservation of existing housing stock	Ongoing	Code enforcement staff ensure housing units are maintained in accordance with applicable building codes.
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.	Preservation of existing affordable units	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.	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.

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.	Increased housing opportunities for seniors and other special needs groups	Identifying sites - Ongoing; Development Code Amendments – Within two years of Housing Element adoption	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 currenty underway.
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.	Increased housing opportunities for farmworkers	Within two years of Housing Element adoption	These code amendments have not been initiated.

I.5-2: Revise the definition of family in the Development Code to comply with state law.	I Jarity state compliant definition of family	Within two years of Housing Element adoption	The Development Code definition has been analyzed and determined to be in compliance with state law.
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.	Continued cooperation in providing homeless shelter and services	Ongoing	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.
J.2-1: The City shall consider implementing an overnight parking program, or a similar program, for the homeless in appropriate zoning districts.	Provide approved parking locations for the	Within two years of Housing Element adoption	The City is considering regulations for establishment of safe parking programs for the unhoused. This program is ongoing.

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.	Allow supportive housing per state law	Review Development Code by 2021. Make revisions by 2022.	This program has not yet implemented.
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.	Allow low-barrier pavigation centers for	Review Development Code by 2021. Make revisions by 2022	This program has not yet implemented.
creation of housing for persons with disabilities,	resources for disabled persons, including	Establish a model program within two years of Housing Element adoption	This program has not yet implemented.

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.	Greater accessibility for disabled persons accommodated through the design review process for discretionary residential projects	Within one year of Housing Element adoption	This program has not yet implemented.
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.	Reduce usage of water and electrical resources	Ongoing	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.
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.	Encourage energy efficiency in new residential buildings	Establish program within two years of Housing Element adoption	This program has not yet implemented.

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.	Dissemination of information through the City.	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.	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.
M.1-2: Arroyo Grande will develop a plan to Affirmatively Further Fair Housing (AFFH).		Create plan by January 2022 and implement on an ongoing basis.	This program has not yet implemented.

N-1.1: Prior to any public hearing where the City is considering amending or updating its Housing Element or housing policies, the City will notify all local housing organizations, as well as social service agencies, and post notices at locations frequented by the public.	Provide information about housing programs	Ongoing	Notification is given to all local housing organizations in accordance with this program. The identified organizations have been notified about the General Plan update and encouraged to participate. This program is ongoing
	1	1	1