



General Plan Annual Report 2022

CITY OF ARROYO GRANDE

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Section 1 - Introduction

A. Purpose of the Annual Report

This report reviews the activities that took place to implement the Arroyo Grande General Plan between January 1, 2022 and December 31, 2022. This report fulfills the requirements of Section 65400 of the California Government Code, which requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. This annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs. The City is required to file the annual report with the Office of Planning and Research (OPR), as well as to their legislative bodies. The legislative body for Arroyo Grande is the City Council.

B. Purpose of the General Plan

The General Plan is the foundational development policy document of the City of Arroyo Grande. It defines the framework by which the physical, economic and human resources of the City are to be managed and utilized over time. The General Plan is available for public review at City Hall and on the City's website.

The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests.

C. Status of the Adopted Elements of the City's General Plan

State law requires that the General Plan include seven elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law allows the City to adopt any additional general plan elements that the City deems necessary. The City has adopted the Parks and Recreation, Agriculture, and Economic Development Elements as optional elements, which have the same decision making weight as the mandatory elements. Additionally, the elements of the general plan may combine elements as it deems necessary. The City of Arroyo Grande General Plan combines Agriculture, Open Space, and Conservation elements into a single element. The following is a breakdown of the City's General Plan:

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
Agriculture, Conservation and Open Space Element	Agriculture (Optional)	Define policy for the protection of significant natural resources, providing the setting or context for urban land use development and incorporated City areas.
	Conservation	
	Open Space	
Fringe and Urban Area Land Use Element	Land Use	Provides for the types, density or intensity, design and distribution of existing and potential City areas.
Circulation/Transportation Element	Circulation	Identifies the street pattern and other circulation infrastructure and transportation

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
		systems needed to support the uses identified Land Use Element.
Housing Element	Housing	Identifies and provides an analysis of existing and projected housing needs, an evaluation of housing constraints, a statement of goals, policies, quantifiable objectives and financial resources, and scheduled programs for the preservation, improvement, and development of housing.
Safety Element	Safety	Provides for the protection of lives and property from the adverse effects of natural and man-caused hazards.
Noise Element	Noise	Identifies the sources and outlines policy to protect land uses against adverse noise levels associated with necessary circulation and related activity.
Economic Development Element	Economic Development (Optional)	Defines the objectives, policies and proposals for improved employment, business retention and expansion, and fiscal growth of the community.
Park and Recreation Element	Parks and Recreation (Optional)	Outlines these public facilities and services desired to support the City and area residents, businesses, and visitors' leisure-time activities.

The City's General Plan was comprehensively updated in October 2001. The City's last major revision to the General Plan was completed in January 2017, with the City's approval of the East Cherry Avenue Specific Plan project. Updates to the Housing Element and Circulation Element occurred in 2021. The following is a list of updates to the General Plan since the document's adoption:

Amendment No.	Date	Type	Project
GPA 02-001	November 2003	Land Use Map	Parkside Residences
GPA 02-002	June 2003	Land Use Map	Berry Gardens Subarea 2
GPA 03-001	April 2003	Land Use Map	Village Core Extension
GPA 03-002	September 2003	Land Use Map	Agriculture Designations
GPA 03-003	March 2004	AG/C/OS	Conversion of Prime Ag Land, Farmworker Housing, and Ag Conservation Easements
GPA 04-002	August 2004	Land Use Map	Noyes Road Properties
GPA 04-003	March 2005	Housing Element	Housing Element Update

Amendment No.	Date	Type	Project
GPA 06-001	August 2006	Land Use Map	Castillo Del Mar
GPA 06-002	November 2006	Circ & Parks and Rec Elements	Bike and Pedestrian Plan
GPA 06-003	November 2007	Land Use Map	S. Elm Multi-Family Designation
GPA 06-004	February 2007	Land Use Map	Sunset Drive
GPA 07-001	June 2007	AG/C/OS	Creek Protection Policies
GPA 07-002	November 2007	Housing Element	Affordable Housing Requirements
GPA 09-001	September 2009	Land Use Map	2009 Land Use Map Cleanup
GPA 09-001B	October 2009	Land Use Map	Pearwood Annexation
GPA 11-002	October 2013	Housing Element	2007-15 Housing Element
GPA 12-002	July 2012	Circulation Element	Bicycle and Trails Master Plan
GPA 12-003	October 2012	Economic Development	2012 Economic Development Element
GPA 14-001	March 2014	Land Use Map	Heights at Vista Del Mar Annexation
GPA 14-002	October 2015	Land Use Element	Courtland/Grand
GPA 14-003	March 2016	Housing Element	2014-19 Housing Element
GPA 15-001	January 2017	AG/C/OS Creek Map Land Use Map	E. Cherry Avenue Specific Plan

None of the City’s individual Elements were updated in 2022; however, the City began the process to comprehensively update the City’s General Plan. A Request for Proposals (RFP) was released in November 2022 to solicit a consultant to assist the City with the Update. Since the General Plan has not been updated since 2001, all elements are in need of an update, with the exception of the Housing Element, which was recently updated in accordance with State law. The RFP included the following components in the project scope:

- 1) Development and implementation of a well-defined, inclusive, and robust public outreach strategy, including policies that promote inclusive outreach to diverse communities contained in the City’s Diversity, Equity, Inclusion, and Justice Policy;
- 2) Comprehensive update of existing General Plan Elements (except Housing Element);
- 3) Creation of an Environmental Justice Element;
- 4) An update to the Climate Action Plan;
- 5) Development of objective design standards and an overlay district for the East Grand Avenue corridor; and
- 6) Development Code update

One Proposal for Services was submitted prior to the December 22, 2022 deadline. Council discussed the consultant’s qualifications and recommended scope of work on February 14, 2023, supporting the proposal and directing staff to execute a consultant contract to initiate the Update.

Land Use Element (Adopted October 2001)

No text amendments to the Land Use Element occurred in 2022.

Circulation Element (Adopted June 2021)

No text amendments to the Circulation Element occurred in 2022.

Housing Element (Adopted January 2021)

No text amendments to the Housing Element occurred in 2022.

Table 1 reflects the number of units that were entitled, permitted, and/or finalized in 2022. This is compared to the number of units permitted in 2021. With changes in reporting requirements for the State, future Annual Reports will have comparable data between the current and previous years:

Table 1: Entitled, Permitted, & Finalized Units – 2021 vs. 2022

Income Level	Entitled		Permitted		Finalized	
	2021	2022	2021	2022	2021	2022
Very Low	0	0	0	0	0	0
Low	63	0	0	6	0	7
Moderate	0	5	0	7	0	7
Above Moderate	5	13	14	4	25	4
Total	68	18	14	17	25	18

The year 2022 was the third year of the 6th cycle for purposes of reporting progress towards the Regional Housing Needs Allocation (RHNA). Table 2 reflects the number of units permitted during the first three years of the 6th cycle.

Table 2: 6th Cycle Regional Housing Needs Allocation

Income Level	RHNA by Income	Units Permitted 2020 – 2028
Very Low	170	0
Low	107	26
Moderate	124	7
Above Moderate	291	72
Total	692	105

Agriculture, Conservation, and Open Space Element (Adopted October 2001, Amended June 2007)

No text amendments to the Agriculture, Conservation, and Open Space Element occurred in 2022.

Safety Element (Adopted October 2001)

No text amendments to the Safety Element occurred in 2022.

Noise Element (Adopted October 2001)

No text amendments to the Noise Element occurred in 2022.

Economic Development Element (Adopted October 2012)

No text amendments to the Economic Development Element occurred in 2022.

Parks and Recreation Element (Adopted October 2001)

No text or map amendments to the Parks and Recreation Element occurred in 2022.

Section 2 – Summary of Activity – 2022

The City of Arroyo Grande policies and programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City’s goals and objectives include the City Council’s annual goals and priorities, Budget/Capital Improvement Program, Specific Plans and Master Plans of Development, Zoning and Subdivision Regulations, CDBG Funds, etc.

Planning Commission

The City of Arroyo Grande Planning Commission is designated as the "Planning Agency", as authorized by Section 65100 of the Government Code. The Commission has the discretionary and advisory responsibilities that are authorized by Chapters 2.18, 16.04, and 16.08 of the Arroyo Grande Municipal Code.

During 2022, the Planning Commission took action on the following:

- Three (3) Conditional Use Permits;
- Three (3) Time Extensions;
- Two (2) Lot Line Adjustments;
- Two (2) Appeals;
- One (1) Tentative Tract Map;
- One (1) Tentative Parcel Map; and
- Five (5) Development Code Amendments.

Building and Life Safety Division

The City’s Building and Life Safety Division reviews project plans, issues permits, and provides inspection services for compliance with California's building, fire, mechanical, electrical, plumbing, energy, and disabled access codes, as well as City ordinances.

In 2022, the Building Division received 708 building permit applications and issued 581 building permits. During the past year, City building inspectors made 2,923 construction and safety-related inspections associated with building permit activity. The Building Division finalized and completed 282 building permits in the same period.

Engineering Division

The City’s Engineering Division ensures all construction in the public right-of-way related to land development entitlements comply with adopted codes and engineering standards. Additionally, the Engineering Division, in partnership with the Public Works Department, is responsible for coordinating the implementation of the City’s Stormwater Management Program.

In 2022, the Engineering Division received 162 applications for encroachment permits, 9 grading permit applications, and 51 stormwater permit applications for a total of 222 permit applications received. Major work efforts include the Traffic Way Bridge rehabilitation and replacement project and the Halcyon Complete Streets Plan.

Planning Division

The Planning Division assists the community, the City Council, and the Planning Commission in preparing for the City's future growth and development, as well as reviews current development plans for consistency with local ordinances. The Planning Division administers the Development Code and deals with transportation, housing, community facilities, public safety, open space, design, and the use of land.

The Planning Division provides support staff to the Planning Commission, Architectural Review Committee, and Downtown Parking Advisory Board. Administrative functions include the scheduling of meetings, preparation of agendas, posting of hearing notices, and preparation of minutes.

The Planning Division provides land use analysis, environmental review as required under the California Environmental Quality Act, and prepares staff reports for the aforementioned Commissions and Committees, including the City Council. In 2022, the Planning Division received 151 applications for various land use entitlements (permits), including, land divisions, Conditional Use Permits, Minor Use Permits, and Sign permits. In 2022, the Planning Division spent time working on a number of work items. These work items included:

- Adoption of ordinances updating the City's Accessory Dwelling Unit Ordinance and Short Term Rental Ordinance;
- Adoption of an Ordinance to implement Senate Bill 9;
- Adoption of ordinances creating a Permanent Parklet Program, and allowing Tiny Homes on Wheels;
- Community Service Grant Program;
- Community Development Block Grant Program;
- Participation in a regional effort to develop a pre-designed accessory dwelling unit program; and
- Participation in the Regional Housing Action Team working group.

General Plan Policies and Programs

Community Development Department staff is currently working on a number of items specifically related to the General Plan, as referenced above. Prioritized work efforts for the General Plan include the Halcyon Road Complete Streets Plan, and the continuation of the comprehensive General Plan Update.

Appendix A - Housing Element Reporting Forms

Table A

Jurisdiction		Arroyo Grande		ANNUAL ELEMENT PROGRESS REPORT										Note: "+" indicates an optional field														
Reporting Year		2022 (Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas														
Planning Period		6th Cycle 12/31/2020 - 12/31/2028		Table A																								
Housing Development Applications Submitted														Total	Total	Streamlining	Density Bonus Law	Application										
Project Identifier				Unit Types		Date	Proposed Units - Affordability by Household Incomes							Approved	Disapproved		Applications	Status										
1				2		3	5							6	7	8	9	10	11									
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	Was APPLICATION SUBMITTED pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.							
Summary Row: Start Data Entry Below														0	0	0	0	0	0	5	13	18	0	0				
007-019-040	331 Rodeo Ct.	ARCH22-001	SFD	O	2/25/2022									1	1			No	No	N/A	Approved							
007-019-038	305 Rodeo Ct.	ARCH22-004	SFD	O	5/13/2022									1	1			No	No	N/A	Approved							
007-185-020	208 Larchmont Dr.	ARCH22-006	SFD	O	5/25/2022									1	1			No	No	N/A	Approved							
077-101-020	1214 E Grand Ave	CUP22-002	5+	O	2/8/2022									10	10			No	No	N/A	Approved							
077-211-048	141 S. Elm St.	CUP21-007	5+	R	12/8/2022								5	5				No	No	N/A	Approved							
														0														
														0														

Table A2 (Part 1)

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4					5	6		
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	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	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	5	13		18
	007-019-040	331 Rodeo Ct.		ARCH22-001	SFD	O							1	4/19/2022	1
	007-019-038	306 Rodeo Ct.		ARCH22-004	SFD	O							1	6/7/2022	1
	007-185-020	208 Larchmont Dr.		ARCH22-006	SFD	O							1	6/7/2022	1
	077-101-020	1214 E Grand Ave		CUP22-002	5+	O							10	5/17/2022	10
	077-211-048	141 S. Elm St.		CUP21-007	5+	R					5		12/8/2022	5	
	007-233-014	203 Canyon Way		BLD22-000084	ADU	R									0
	006-0197-013	470 Del Mar Dr.		BLD22-000038	SFD	O									0
	007-780-023	478 Rosemary Dr		BLD21-000379	ADU	R									0
	077-181-048	1194 Ash Street		BLD22-000226	2 to 4	R									0
	077-211-025	1110 Sunset Drive		BLD22-000160	ADU	R									0
	007-019-043	316 Rodeo Court		BLD22-000029	SFD	O									0
	007-545-015	205 S. Mason St		BLD22-000269	ADU	R									0
	006-541-037	724 Dodson Way		BLD22-000351	ADU	R									0
	007-019-040	331 Rodeo Court		BLD22-000317	SFD	O									0
	077-202-003	217 Alder St.		BLD22-000534	ADU	R									0
	077-241-032	1252 Farroll Rd		BLD22-000283	SFD	O									0
	007-186-035	247 Larchmont Dr.		BLD22-000439	ADU	R									0
	006-541-037	724 Dodson Way		BLD22-000406	ADU	R									0
	077-265-016	1220 The Pike		BLD22-000520	2 to 4	R									0
	006-544-012	801 Dodson		BLD22-000545	ADU	R									0
	006-097-004	815 Castillo Del Mar			SFD	O									0
	077-152-013	214 Spruce			ADU	R									0
	077-341-023	366 N Courtland St.			ADU	R									0
	077-951-015	180 Deer Trail Cir.			ADU	R									0
	006-097-002	859 Castillo Del Mar			2 to 4	O									0
	077-172-007	1146 Maple St.			ADU	R									0
	007-572-020	330 Myrtle Dr.			ADU	R									0
	006-541-022	182 S. Alpine St			ADU	R									0
	007-892-011	611 Asilo			ADU	R									0
	077-151-003	1287 Poplar St			ADU	R									0
	007-293-006	207 Oro Dr			ADU	R									0
	007-015-018	164 Rodeo Dr.			2 to 4	O									0
	007-019-044	308 Rodeo Ct.			SFD	O									0
	007-895-039	501 Castillo Ct			ADU	R									0
	007-233-021	293 Tally Ho			ADU	R									0
	007-871-007	1159 Huasna Rd			ADU	R									0

Table A2 (Part 2)

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 Date Issued	# 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	0	6	0	7	4		17
007-019-040	331 Rodeo Ct.										0
007-019-038	305 Rodeo Ct.										0
007-185-020	208 Larchmont Dr.										0
077-101-020	1214 E Grand Ave										0
077-211-048	141 S. Elm St.										0
007-233-014	203 Canyon Way							1		3/30/2022	1
006-0197-013	470 Del Mar Dr.								1	4/20/2022	1
007-780-023	478 Rosemary Dr							1		6/2/2022	1
077-181-048	1194 Ash Street							2		6/23/2022	2
077-211-025	1110 Sunset Drive							1		7/7/2022	1
007-019-043	316 Rodeo Court								1	8/2/2022	1
007-545-015	205 S. Mason St							1		8/29/2022	1
006-541-037	724 Dodson Way							1		9/12/2022	1
007-019-040	331 Rodeo Court								1	9/13/2022	1
077-202-003	217 Alder St.				1					12/16/2022	1
077-241-032	1252 Farroll Rd								1	10/27/2022	1
007-186-035	247 Larchmont Dr.					1				10/31/2022	1
006-541-037	724 Dodson Way				1					11/1/2022	1
077-265-016	1220 The Pike				2					11/22/2022	2
006-544-012	801 Dodson				1					11/29/2022	1
006-097-004	815 Castillo Del Mar										0
077-152-013	214 Spruce										0
077-341-023	368 N Courtland St.										0
077-851-015	180 Deer Trail Cir.										0
006-097-002	859 Castillo Del Mar										0
077-172-007	1146 Maple St.										0
007-572-020	330 Myrtle Dr.										0
006-541-022	182 S. Alpine St										0
007-892-011	611 Asilo										0
077-151-003	1287 Poplar St										0
007-293-006	207 Oro Dr										0
007-015-018	164 Rodeo Dr.										0
007-019-044	308 Rodeo Ct.										0
007-895-039	501 Castillo Ct										0
007-233-021	293 Tally Ho										0
007-871-007	1159 Huasna Rd										0

Table A2 (Part 3)

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name	10						11	12	
			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) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
007-019-040	331 Rodeo Ct.		0	0	0	7	0	7	4		18
007-019-038	305 Rodeo Ct.										0
007-185-020	208 Larchmont Dr.										0
077-101-020	1214 E Grand Ave										0
077-211-048	141 S. Elm St.										0
007-233-014	203 Canyon Way										0
006-0197-013	470 Del Mar Dr.										0
007-780-023	478 Rosemary Dr										0
077-181-048	1194 Ash Street										0
077-211-025	1110 Sunset Drive										0
007-019-043	316 Rodeo Court										0
007-545-015	205 S. Mason St										0
006-541-037	724 Dodson Way										0
007-019-040	331 Rodeo Court										0
077-202-003	217 Alder St.										0
077-241-032	1252 Farroll Rd										0
007-186-035	247 Larchmont Dr.										0
006-541-037	724 Dodson Way										0
077-265-016	1220 The Pike										0
006-544-012	801 Dodson										0
006-097-004	815 Castillo Del Mar								1	6/24/2022	1
077-152-013	214 Spruce							1		6/7/2022	1
077-341-023	366 N Courtland St.							1		4/4/2022	1
077-851-015	180 Deer Trail Cir.							1	1	6/30/2022	2
006-097-002	859 Castillo Del Mar							1		11/10/2022	1
077-172-007	1146 Maple St.							1		4/26/2022	1
007-572-020	330 Myrtle Dr.							1		4/26/2022	1
006-541-022	182 S. Alpine St							1		11/18/2022	1
007-892-011	611 Asilo					1				7/25/2022	1
077-151-003	1287 Poplar St					1				10/20/2022	1
007-293-006	207 Oro Dr					1				3/25/2022	1
007-015-018	164 Rodeo Dr.					1			1	12/16/2022	2
007-019-044	308 Rodeo Ct.								1	9/12/2022	1
007-895-039	501 Castillo Ct					1				4/26/2022	1
007-233-021	293 Tally Ho					1				11/14/2022	1
007-871-007	1159 Huasna Rd					1				12/30/2022	1

Table A2 (Part 4)

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	0						0		0				
007-019-040	331 Flodeo Ct.			N												
007-019-038	305 Flodeo Ct.			N												
007-185-020	208 Larchmont Dr.			N												
077-101-020	1214 E Grand Ave			N												
077-211-048	141 S. Elm St.			N				The applicant indicated that the rents will be \$1,500 inclusive of utilities. At this rent, the units are affordable for moderate income households per the HCD Affordability Calculator								
007-233-014	203 Canyon Way		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-0197-013	470 Del Mar Dr.		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-780-023	478 Rosemary Dr		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-181-048	1184 Ash Street		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-211-025	1110 Sunset Drive		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-019-043	318 Flodeo Court		0	N												
007-545-015	205 S. Mason St.		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-541-037	724 Dodson Way		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-019-040	331 Flodeo Court		0	N												
077-202-003	217 Alder St.		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-241-032	1632 Farroll Pk		0	N												
007-186-035	247 Larchmont Dr.		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								

Table A2 (Part 5)

Table A2 Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units																
Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed	Demolished/Destroyed Units			Density Bonus				
Current APN	Street Address	Project Name	13	14	15	16	17	18	19	20			21	22	23	24
			How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restrictions (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	N						0		0				
006-541-037	724 Dodson Way		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-265-016	1220 The Pike		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-544-012	801 Dodson		0	N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-097-004	815 Castillo Del Mar			N												
077-152-013	214 Spruce			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-341-023	366 N Courtland St.			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-851-015	180 Deer Trail Cir.			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-097-002	853 Castillo Del Mar			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-172-007	1146 Maple St.			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-572-020	330 Myrtle Dr.			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
006-541-022	182 S. Alpine St			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-892-011	611 Avilo			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
077-151-003	1287 Poplar St			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-283-006	207 Oro Dr			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-015-018	164 Rodeo Dr.			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-019-044	308 Rodeo Ct.			N												
007-895-039	501 Castillo Ct			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-233-021	233 Tally Ho			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								
007-871-007	1153 Huszsa Rd			N				Per Regional Rent Study 50% of ADUs qualify as low income and 50% as moderate income								

Table B

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-12/30/2020	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	-	-	-	-	-	-	-	-	-	26	81
	Non-Deed Restricted		-	-	-	6	-	-	-	-	-	-	-	
Moderate	Deed Restricted	124	-	-	-	-	-	-	-	-	-	-	7	117
	Non-Deed Restricted		-	-	-	7	-	-	-	-	-	-	-	
Above Moderate		291	103	54	14	4	-	-	-	-	-	-	175	116
Total RHNA		692												
Total Units			123	54	14	17	-	-	-	-	-	-	208	484
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		85		-	-	-	-	-	-	-	-	-	-	85

Table D (Part 1)

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	An entitlement for 63 units was approved for APNs 077-011-010 was approved in 2021.. Other sites will be evaluated in an on-going basis.
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	No amendments have been initiated. Will likely be combined with the comprehensive General Plan Update commencing in 2023.
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.	Maintain affordable housing stock in accordance with Government Code.	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2020-2028	New housing applications are reviewed for consistency with this Program

Table D (Part 2)

<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>ADU Ordinance amendments adopted by City Council on September 27, 2022 to bring the City's ordinance into compliance with State law. Pre-designed plans are approved and available to the public. The City's website has been updated to reflect the update and informational materials are available to the public.</p>
<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 an amnesty program for ADUs has not been adopted, staff makes every effort to assist property owners with legalizing unpermitted ADUs.</p>

Table D (Part 3)

<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>No progress has been made towards amending the Municipal Code for this purpose, however City staff regularly informs applicants of available funding from the City's affordable housing trust fund to support the creation of affordable housing.</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>No progress has been made towards implementing this program.</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>City Council adopted a program that waives permit fees in exchange for deed restricting ADUs for lower 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 65315 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 65315 et seq. - Within 1 year of Housing Element adoption; Assess Development Code Amendments - Ongoing</p>	<p>City has complied with State Density Bonus Law, however an update to the Development Code has not taken place yet.</p>

Table D (Part 4)

<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. This task will be combined with a comprehensive General Plan Update commencing in 2023.</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 began.</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. 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 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 collects affordable housing in-lieu fees for the Affordable Housing Fund. This program is ongoing.</p>

Table D (Part 5)

<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. 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>Possibilities for annexation are evaluated as they arise. 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. This analysis will be included in the comprehensive General Plan Update commencing in 2023.</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>Inclusionary affordable housing requirements have not yet been evaluated.</p>

Table D (Part 6)

<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 not 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. This analysis will be included in the comprehensive General Plan Update commencing in 2023.</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>December 2021</p>	<p>This program has not yet implemented.</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>December 2025</p>	<p>No amendments have been initiated. This analysis will be included in the comprehensive General Plan Update commencing in 2023.</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>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 approved a housing development where HASLO was the applicant. The project includes affordable units consistent with this program. This program is ongoing.</p>

Table D (Part 7)

<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 and applicable deed restrictions and occupancy agreements. 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. This update will be included in the comprehensive General Plan Update commencing in 2023.</p>

Table D (Part 8)

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	This program has not yet implemented.
I.5-2: Revise the definition of family in the Development Code to comply with state law.	Clarify state compliant definition of family	Within two years of Housing Element adoption	The Development Code definition will be amended along with other minor amendments in 2023.
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	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 homeless to sleep	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 navigation centers for homeless per state law	Review Development Code by 2021. Make revisions by 2022	This program has not yet implemented.
K.1-1: The City shall explore models to encourage the creation of housing for persons with disabilities, including developmental disabilities.	Increased access to housing and housing resources for disabled persons, including information and services available for developmentally disabled persons	Establish a model program within two years of Housing Element adoption	This program has not yet implemented.

Table D (Part 9)

<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. Other opportunities are evaluated on a case by case basis. This program is 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 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>
<p>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.</p>	<p>Provide information about housing programs</p>	<p>Ongoing</p>	<p>Notification is given to all local housing organizations in accordance with this program. This program is ongoing</p>

Table H

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
007-011-055	400 W. Branch St.	Vacant		Surplus Land	0.26	
007-011-056	400 W. Branch St.	Vacant		Surplus Land	4	

Table I

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
006-381-044	580 Cerro Vista Ln.			Application for Parcel Map for Lot Split	12/15/2022					Lot Split approved but no new units constructed yet.

Summary

Jurisdiction	Arroyo Grande		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	12/31/2020 - 12/31/2028	
Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		6
Moderate	Deed Restricted		0
	Non-Deed Restricted		7
Above Moderate			4
Total Units			17
Note: Units serving extremely low-income households are included in the very low-income permitted units totals			
Units by Structure Type			
	Entitled	Permitted	Completed
SFA	0	0	0
SFD	3	4	2
2 to 4	0	4	3
5+	15	0	0
ADU	0	9	13
MH	0	0	0
Total	18	17	18
Housing Applications Summary			
Total Housing Applications Submitted:			5
Number of Proposed Units in All Applications Received:			18
Total Housing Units Approved:			18
Total Housing Units Disapproved:			0