

City of

**Paso
Robles**



Housing Element Update

Community Workshop

January 29, 2020

Overview

- Introductions
- Housing Element Background
- Share your thoughts:
 - What are the key housing issues in Paso Robles?
 - How can City policies best address local housing needs?

Housing Element Basics

- A state-required element of the General Plan
- Only General Plan element that requires review and “certification” by a State agency, the Department of Housing & Community Development (HCD)
- 2021-2028 update due December 31, 2020

Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

Housing Element Content

Constraints to Housing Development

- Governmental
- Nongovernmental*
- Market
- Environmental
- Infrastructure*

Resources and Sites Inventory

- Sites for all Income Levels
Reuse of previous sites*
- Administrative Resources
- Financial Resources

Housing
Plan
2020-2028

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Progress toward
Implementing Previous
Housing Element

**Denotes 6th Cycle Changes*

Housing Element Role

The Housing Element DOES...

- Assess and address constraints to development
- Guide housing development policy
- Identify opportunities to meet the City's housing needs

The Housing Element DOES NOT...

- Require the City to build the housing units identified in the RHNA
- Solve all housing problems

What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

In Paso Robles, 40% of all households experience housing cost burden

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data, 2012-2016

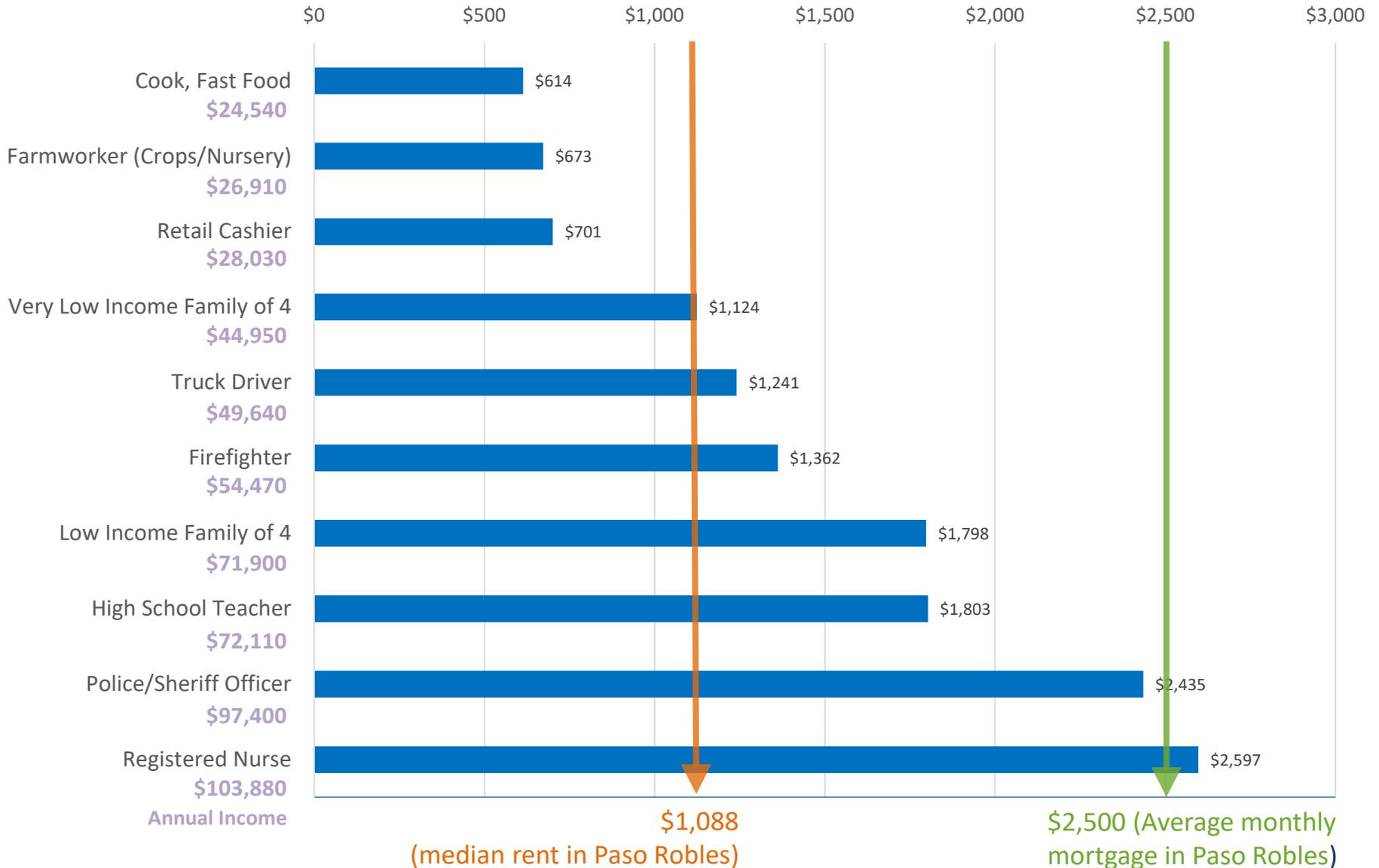
State Income Thresholds

Affordable housing = 30% of household income

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$18,900	\$21,600	\$24,300	\$26,950	\$30,170
Very Low (31-50% AMI)	\$31,500	\$36,000	\$40,500	\$44,950	\$48,550
Low (51-80% AMI)	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700
Moderate (81-120% AMI)	\$73,500	\$84,000	\$94,500	\$105,00	\$113,400

AMI = Area Median Income
 San Luis Obispo County AMI = \$87,500
 Source: CA HCD, 2019

Affordable Housing Cost



Jobs/Housing Ratio

Jurisdiction	Share of Region's Jobs	Share of Region's Housing Units	Jobs/Housing Ratio
Paso Robles	13.7%	10.2%	1.27
Arroyo Grande	5.9%	6.6%	0.84
Atascadero	8.2%	10%	0.77
Grover Beach	3%	4.7%	0.59
Morro Bay	3.4%	5.7%	0.57
Pismo Beach	4.4%	4.8%	0.87
San Luis Obispo	31.1%	18.3%	1.61
Unincorporated	30.3%	39.7%	0.72
Regional Total			0.95

Source: Modeled estimated results from SLOCOG Regional Land Use Model, jurisdictional indicators (2018).

What is the RHNA?

Regional Housing Needs Allocation:



What is the RHNA?

Jurisdiction	Population (2015 Estimate)	Housing Units (2015 Estimate)	2020 - 2028 RHNA	% of SLOCOG 2020 – 2028 RHNA
Paso Robles	31,348	11,846	1,446	13.4%
Arroyo Grande	17,678	7,615	692	6.4%
Atascadero	30,401	11,651	843	7.8%
Grover Beach	13,340	5,459	369	3.4%
Morro Bay	10,640	6,605	391	3.6%
Pismo Beach	8,068	5,549	459	4.2%
San Luis Obispo	45,950	21,245	3,354	31.0%
Unincorporated	118,950	46,038	3,256	30.1%
Regional Total	276,375	116,008	10,810	100%

Sources: Modeled estimated results from SLOCOG Regional Land Use Model, jurisdictional indicators (2018).

Paso Robles RHNA by Income Group

Income Group	% of SLOCOG AMI	Paso Robles 2020 – 2028 RHNA	% Of Units
Very Low	31-50%	356	24.6%
Low	51-80%	224	15.5%
Moderate	81-120%	259	17.9%
Above Moderate	120% +	607	42.0%
Total		1,446	100%

Source: SLOCOG Regional Housing Needs Allocation Plan, 2019.

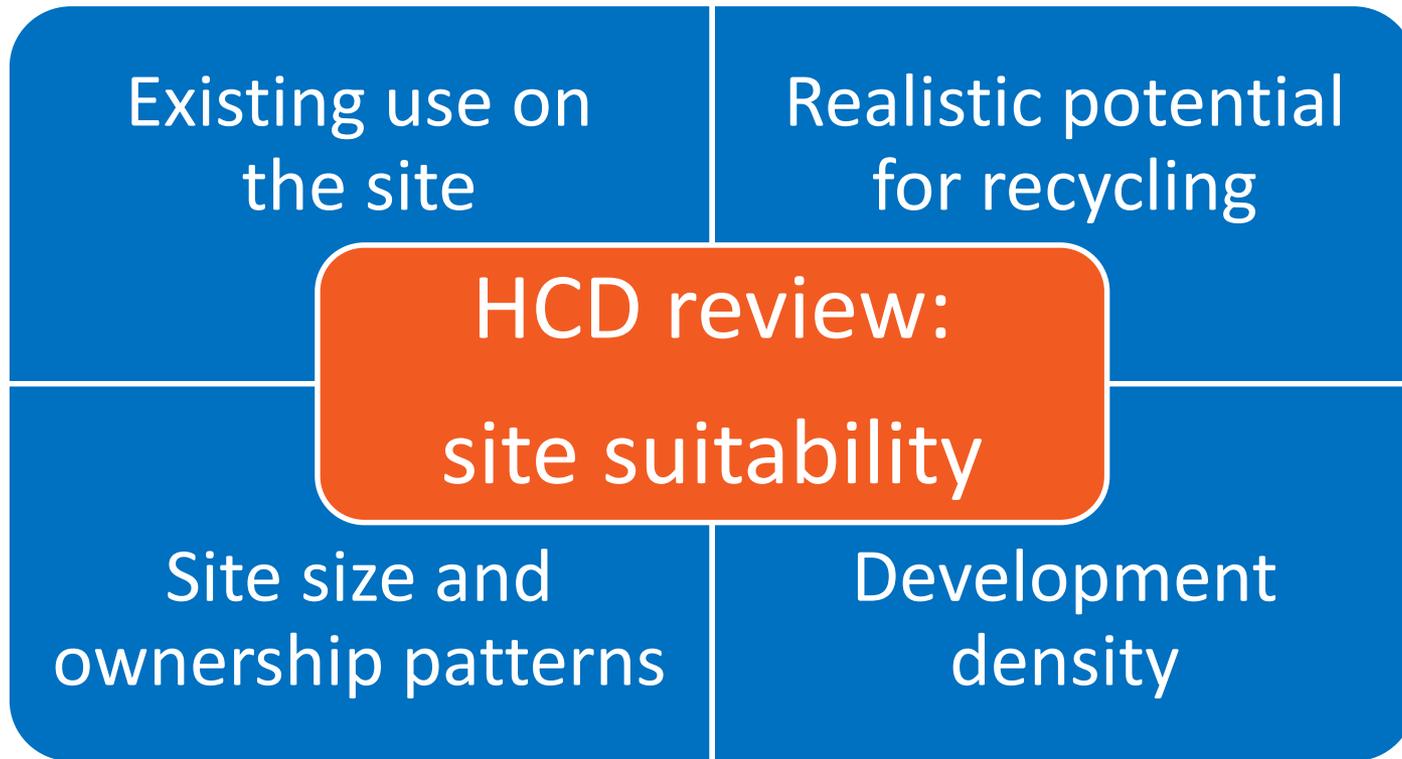
Goal for accommodating housing need through land use policies and planning (zoning)

(not a construction obligation)

Meeting the RHNA

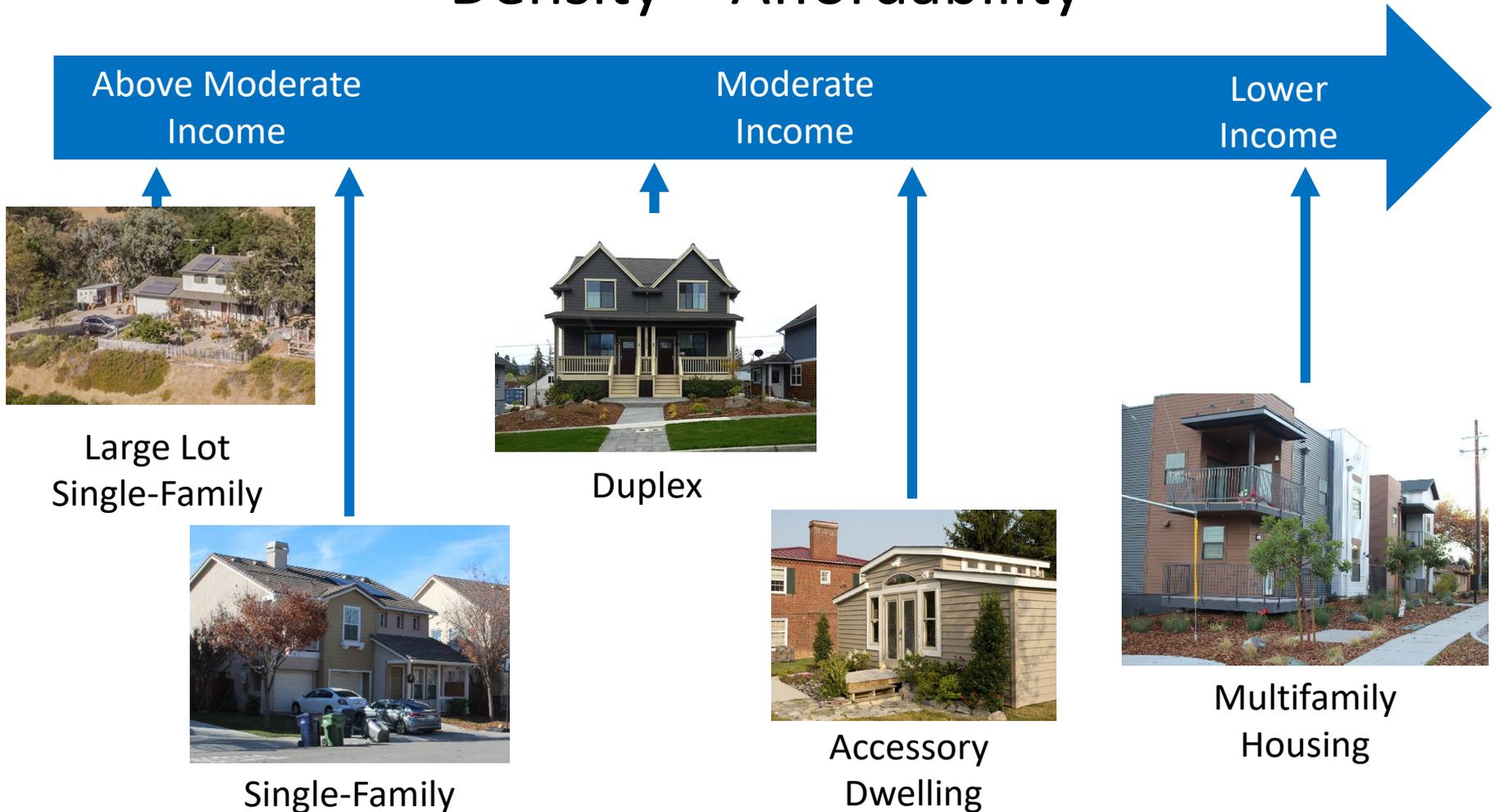
- Approved projects
 - Projects that have received approval since December 31, 2018
- Potential sites
 - Vacant sites
 - Underutilized sites that could redevelop (Higher-density sites for lower-income RHNA)

HCD Review: Site Suitability Criteria



Housing Element Sites Assumption

Density = Affordability



Example Residential Densities

20 units per acre



Poway, California

24 units per acre



Pajaro, California

Housing Element Timeline

Public Input



HCOC Meetings & Community Workshops to Receive Input

Winter 2020



Update Housing Element with New Input, Sites Inventory and Housing Plan

Spring 2020



HCOC and Workshop to Review Draft Housing Element

May 2020

State HCD Review

Summer 2020



Environmental Analysis

Summer 2020



Planning Commission and City Council Consideration

Late 2020

Public Input



Your Ideas

- What are the major housing issues in Paso Robles?
- What are the challenges to overcome?
- Where can new housing be accommodated?
- What are creative solutions to address constraints?

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Shared Housing

- Housing in exchange for an agreed level of support in the form of financial exchange, assistance with household tasks, or both
- Can reduce housing costs for homeowners
- Assist seniors with household assistance
- Shared housing programs can screen and interview applicants, conduct background and reference checks



Cohousing

- Housing community of private homes supplemented by shared facilities
- The community is planned, owned and managed by the residents
- Shared facilities, resources and some meals
- Cohousing supports people in all stages of life: singles, couples, families, empty nesters and retirees
- Oakland, Emeryville, Berkeley

Pleasant Hill, CA



Oakland, CA



Mountain View, CA

Micro Homes/Apartments

- Micro Homes:
 - ~400 to 900 square foot detached homes
- Micro Apartments:
 - Compact, one-room living units with ~150-300 square feet of space
 - Can be:
 - Self contained: apartments with kitchen/bathroom
 - Communal: kitchenette plus communal kitchen



Grand Oaks (approved 30 units), Atascadero, CA



San Francisco, CA

Flex Housing

- Homes with convertible space to adjust the size or function of existing areas
- Can expand or subdivide rooms, areas, units
- Convert with moveable or removable walls and strategically located windows
- Add a bedroom for an older family member or separate a unit to rent for additional income
- Focuses on accessibility and providing “life cycle” housing



Charleston, SC



Seattle, WA



Vancouver, BC, Canada

Accessory Dwelling Units

- Self-contained dwelling
 - attached or detached
 - factory built or custom
- New State laws encourage “ADU” construction



Accessory Dwelling Unit prototype



Accessory Dwelling Unit prototype