



memo pasadena

to **Housing Constraints and Opportunities Commission (HCOC)**
from **Genevieve Sharrow, MIG (Paso Robles Housing Element Consultant)**
re **Housing Element Update**
date **October 16, 2020**

Draft Housing Element

Since the HCOC last met, the City and consultant (MIG) completed the draft Housing Element, incorporating the direction provided by the HCOC on the Housing Plan at the May 21, 2020 meeting. The Housing Element was made available for public review and the Planning Commission and City Council conducted a joint workshop to discuss the Draft Housing Element prior to submitting the draft Housing Element to the State Department of Housing and Community Development (HCD). Comments from the Planning Commission and City Council resulted in edits to the draft Housing Element, including additional information about Paso Robles's successes during the 5th Housing Element cycle, clarifications pertaining to density bonuses, and revisions to a program in the Housing Plan to ensure adequate neighborhood notification for project review.

HCD Review

HCD reviewed the draft Housing Element and had minor comments and clarification edit requests. With these changes, HCD found the Housing Element to be fully in compliance with State law (i.e., "conditionally certified"). The City must adopt substantially the same Housing Element by December 31, 2020 to be fully certified.

Early Implementation Actions

A number of Housing Element programs are being completed in conjunction with the Housing Element to address existing constraints:

Program 6: Mixed Use Overlay

Amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:

- Increase the allowed density from 20 units per acre to 30 units per acre.
- Allow residential, commercial, or mixed-use development for maximum flexibility.

- Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter.

Program 15: Zoning Ordinance Amendments

- Amend the Zoning Ordinance to remove number of stories limit in the multifamily residential zoning districts (R-2, R-3, R-4, and R-5) and regulate based on height in feet.
- Amend the Zoning Ordinance to remove the requirement for a community room/day care center for projects with 32 or more units in multifamily zoning districts.
- Amend the Zoning Ordinance to allow all properties within the R-3 zoning district to achieve three units if minimum lot sizes can be met.
- Amend the Zoning Ordinance to add a definition of manufactured home, update the definition of mobile home, and remove the definition for modular home. Update Zoning Ordinance Table 21.6.200 (Permitted Land Uses for All Zoning Districts) as needed.

Program 16: Development Plan for 009-751-063 (Creston Village Surplus Parcel)

Consider an amendment to the Development Plan, Zoning Ordinance, and General Plan for APN 009-751-063. This parcel is vacant and located adjacent to an assisted living facility. Consider amendments that would facilitate development of this parcel at densities matching the R-3 zoning district.

Program 17: Fractional Units

To encourage smaller units that are affordable by design, initiate a Zoning Ordinance amendment that recognizes fractional density units as follows:

- Studio and one-bedroom dwelling < 600 square feet = 0.50 unit
- 1-bedroom dwelling 601 - 1,000 square feet = 0.66 unit
- 2-bedroom+ dwellings = 1.00 unit

Program 18: Planning Commission Threshold of Review

Amend the Zoning Ordinance to revise the threshold of review for a Development Plan. The Zoning Ordinance requires a Development Plan for, among other conditions, five or more dwelling units per lot. The Zoning Ordinance Amendment will revise this threshold to 10 or more dwelling units per lot.

Additional Housing Element Programs to Implement

Multiple other Housing Element programs will be implemented in the next few years, including:

- Program 3: ADU Ordinance (1 year)
- Program 13: Objective Design Standards (1 year)
- Program 11: Energy Conservation info available (1 year)

- Program 14: Low Barrier Navigation Centers and Supportive Housing by right (1 year)
- Program 12: SB 35 materials (1 year)
- Program 10: Density Bonus Ordinance (2 years)
- Program 5: Housing for people with Disabilities info brochure (2 years)
- Program 27: Enhanced Community Engagement Strategies (2 years)
- Program 25: Parking Standards for Smaller Units (2 years)
- Program 26: Development Plan Findings (2 years)
- Program 28: Zoning Ordinance Definition of Family (2 years)

The Housing Plan, including all implementation programs, is attached. Additional efforts may be identified by the HCOC.

2.0 Housing Plan

With this Housing Element, the City establishes a policy foundation for committing available resources to meet the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies and defines specific programs to meet those needs. This section describes the qualitative goals, policies, and action items and the quantified objectives for the provision of safe, adequate housing for all Paso Robles residents. An assessment of current (2020) local housing conditions and needs has been prepared to inform the formulation of qualitative goals, policies, and action items and quantitative objectives. (See Chapters 4 and 5 for the assessment.)

To make adequate provision for the housing needs of people all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all the following:

1. Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
2. Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

The responsibility for administering the Housing Element and ensuring that policies are implemented largely will rest with the Community Development Department. Funding for all programs—for which the expense will be staff time—will be the Community Development Department annual budget. Staff time funding sources are Community Development Block Grant funds (20 percent of annual allotments allowed for administrative and capacity building activities) and the City's General Fund. Funding sources for housing construction, rehabilitation, and/or preservation projects are noted for specific action items below.

2.1 Goals, Policies, and Action Items

Goal H-1: Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.

Policy H-1.1 Provide an adequate number of housing sites to accommodate the City's share of regional housing needs and special housing needs.

Policy H-1.2 Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership and rental housing.

Policy H-1.3 Promote and expand housing opportunities for all segments of the community, recognizing such factors as income, age, family size, and special needs. Integrate such housing opportunities in every neighborhood or planning area and avoid concentrations of any type of housing—and low-income housing in particular—in specific areas of the City.

Policy H-1.4: Integrate the childcare needs of those who live and work in Paso Robles into the City’s planning processes. Support the provision of affordable on-site childcare facilities, where possible, in or near housing, transportation, and employment centers so as to be convenient to residents and workers. Promote intergenerational facilities that offer benefits to both the older and younger generations.

Goal H-2: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.

Policy H-2.1 Facilitate housing development affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy H-2.2 Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy H-2.3 Continue to utilize federal and State subsidies, as well as City resources to the fullest extent possible, to assist in meeting the housing needs of lower-income residents, including extremely low-income residents.

Policy H-2.4 Support regional efforts to address homelessness.

Policy H-2.5 Explore efforts to build a capital pool to support affordable housing.

Goal H-3: Identify creative solutions to address and, where possible, remove potential governmental and non-governmental constraints to housing production and affordability.

Policy H-3.1 Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.

Policy H-3.2 Assess proposed ordinances and policies affecting housing development for effects on housing cost, recognizing that some increases in housing costs might be offset by decreases in other household costs (e.g., energy bills).

Policy H-3.3 Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

Policy H-3.4 Educate applicants on how to navigate the development approval process; facilitate building permit and development plan processing for residential construction.

Policy H-3.5 Encourage and provide incentives for the development of affordable housing.

Goal H-4: Conserve and improve the condition of the City's existing housing stock and neighborhoods, and in particular, below market rate housing.

Policy H-4.1 Assist in the preservation of all units at risk of converting from affordable housing to market rate housing.

Policy H-4.2 Maintain an inventory of market rate housing that is affordable by design.

Policy H-4.3 Create conditions that eliminate the causes and spread of blight.

Policy H-4.4 Invest in neighborhoods that have aging and deteriorating housing and infrastructure.

Policy H-4.5 Encourage energy conservation and sustainable building measures in new and existing homes.

Policy H-4.6 Promote and encourage sustainable development, green building practices, and the conservation of natural resources for all new residential development and for the retrofitting of existing housing.

Policy H-4.7 Encourage development and long-range planning that uses compact urban forms that foster connectivity, walkability, alternative transportation modes.

Goal H-5: Affirmatively further equal and fair access to housing opportunities for all residents.

Policy H-5.1 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy H-5.2 Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

2.2 Implementing Programs

The programs below identify actions the City will take to make sites available during 2018-2028 with respect land use and development standards and services/facilities to accommodate the City's share of regional housing need for each income level. The programs also address identified housing issues in Paso Robles and approaches to meet State law housing requirements. Program numbers reference corresponding goals above.

Program 1: Adequate Sites

The City of Paso Robles has a Regional Housing Needs Allocation (RHNA) of 383 units for the 2018-2028 RHNA planning period after credits for permitted or approved units are taken into consideration. Overall, the City can adequately accommodate the RHNA under existing General Plan policy and Zoning Ordinance standards. The residential sites inventory to address the 6th cycle RHNA consists of a proposed development site with the capacity for 952 units, projected 405 new accessory dwelling units, and 11 vacant sites with capacity for 290

units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. Also, the City will continue to track the affordability of new housing projects and progress toward meeting the City’s RHNA. Maintaining adequate sites will also include evaluation of all proposed General Plan and Zoning amendments for their effect on the City’s capacity for meeting its RHNA.

While the City is not responsible for the actual construction of these units, the City is responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage construction of all types of housing units.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State
Quantified Objective: 383 units

Program 2: No Net Loss

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether sufficient capacity exists to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2028 Housing Element sites inventory, and make written findings that: 1) any density reduction is consistent with the General Plan and 2) the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing: As part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations

Program 3: Accessory Dwelling Units

Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the provisions in State law, including permit streamlining processes and fee assessment. Consider, as part of this ordinance, reduced parking for ADUs throughout the Uptown/Town Centre Specific Plan beyond areas within one-half mile of quality transit stops. Support countywide efforts to provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Promote development of ADUs by providing written information at the City’s planning counter and on the City’s website. Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within one year of Housing Element adoption; annual monitoring
Quantified Objective: 405 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)

Program 4: Special Needs Housing

Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

Encourage developers of single-family dwellings to incorporate universal design and/or "visitability" improvements.

Funding Source: Community Development Department budget (staff time) and other sources, as available
Responsible Party: Community Development Department
Timeframe: Ongoing
Quantified Objective: 15 units (this Objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)

Program 5: Housing for Persons with Disabilities

Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions:

1. Assist developers who seek State and federal monies to support housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
2. Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.
3. Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Support grant applications- at least once during the planning period; develop informational material - within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities – ongoing

Program 6: Mixed Use Overlay

Amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:

1. Increase the allowed density from 20 units per acre to 30 units per acre.
2. Allow residential, commercial, or mixed-use development for maximum flexibility.
3. Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department and City Council
Timeframe: In conjunction with Housing Element adoption
Quantified Objective: 70 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)

Program 7: Affordable Housing Support

1. Work with developers to increase the supply of new housing for all income groups and special needs. Examples may include prioritizing staff time to process permits for units affordable to lower-income households; providing technical assistance in applying for government financing (e.g., HOME funds); concessions and incentives, using General Funds to offset City development fees; and providing preliminary staff review of development proposals at no cost to developers. The City will continue to work with the Paso Robles Housing Authority, Habitat for Humanity, and other affordable housing entities to provide financial and/or technical assistance in maintaining or expanding affordable housing resources.
2. Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. The City will promote these incentives to developers on the City’s website and during the application process.
3. Encourage provision of affordable housing in the vicinity of the Cuesta College North County Campus through the designation of multifamily sites near the campus.
4. For those housing units and/or projects for lower-income households assisted with General Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.
5. Continue to convene the Housing Constraints and Opportunities Committee (HCOC), which includes representation by affordable housing developers, housing advocates, local builders, and elected and appointed officials to review housing issues and make recommendations to the City Council on ways to increase housing production.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing
Quantified Objective: Assist 5 affordable housing projects

Program 8: Uptown/Town Centre Specific Plan

Actively implement the vision for development and redevelopment of the West Side as established in the Uptown/Town Centre Specific Plan. This will include seeking grants for infrastructure improvements, preparing an appendix to expand the list of acceptable architectural styles, providing technical assistance to developers in understanding and applying the new development standards, and regular monitoring and updating the plan to ensure that development standards effectively promote affordable housing.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing

Program 9: Resources to Address Homelessness

Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue to support local programs that provide emergency resources. Continue to participate in regional efforts to address homelessness and coordinate homeless services.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing

Program 10: Density Bonus

Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law, including recorded affordability restrictions. Update the City's density bonus ordinance to remain in compliance with Government Code §65915 and enhance applicability for the Uptown/Town Centre Specific Plan. The update will clarify an applicant's ability to consolidate certain concessions to facilitate affordable housing development and provide flexibility.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Updated density bonus ordinance adoption - within two years of Housing Element adoption; reviewing ordinance for compliance with State law - ongoing
Quantified Objective: 25 Density Bonus units (this Objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)

Program 11: Energy Conservation

Encourage and facilitate energy conservation; help residents minimize energy-related expenses. Actions may include:

1. Continued implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation
2. Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers
3. Providing informational material at the Community Development Department counters from PG&E and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses
4. Continuing to enforce the State energy standards of the California Green Building Code.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing; energy conservation information available one year after adoption of the Housing Element

Program 12: Development Process Streamlining

Continue to streamline project review processes by:

1. Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process
2. Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Paso Robles and provides SB 35 eligibility information

3. Supporting regional efforts to develop pre-approved stock development plans to streamline the plan check process for ADUs

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing; SB 35 informational material within one year of Housing Element adoption

Program 13: Objective Design Standards

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within one year of Housing Element adoption

Program 14: Special Needs Housing Laws

Review the Zoning Ordinance and make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses, if the proposed housing development meets specified criteria. If located within one-half mile of a public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 15: Zoning Ordinance Amendments

1. Amend the Zoning Ordinance to remove number of stories limit in the multifamily residential zoning districts (R-2, R-3, R-4, and R-5) and regulate based on height in feet.
2. Amend the Zoning Ordinance to remove the requirement for a community room/day care center for projects with 32 or more units in multifamily zoning districts.
3. Amend the Zoning Ordinance to allow all properties within the R-3 zoning district to achieve three units if minimum lot sizes can be met.
4. Amend the Zoning Ordinance to add a definition of manufactured home, update the definition of mobile home, and remove the definition for modular home. Update Zoning Ordinance Table 21.6.200 (Permitted Land Uses for All Zoning Districts) as needed.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department

Timeframe: In conjunction with Housing Element adoption

Program 16: Development Plan for 009-751-063 (Creston Village Surplus Parcel)

Consider an amendment to the Development Plan, Zoning Ordinance, and General Plan for APN 009-751-063. This parcel is vacant and located adjacent to an assisted living facility. Consider amendments that would facilitate development of this parcel at densities matching the R-3 zoning district.

Funding Source: Community Development Department budget

Responsible Party: Community Development Department

Timeframe: In conjunction with Housing Element adoption

Program 17: Fractional Units

To encourage smaller units that are affordable by design, initiate a Zoning Ordinance amendment that recognizes fractional density units as follows:

- Studio and one-bedroom dwelling < 600 square feet = 0.50 unit
- 1-bedroom dwelling 601 - 1,000 square feet = 0.66 unit
- 2-bedroom+ dwellings = 1.00 unit

Funding Source: Community Development Department budget

Responsible Party: Community Development Department

Timeframe: In conjunction with Housing Element adoption

Program 18: Planning Commission Threshold of Review

Amend the Zoning Ordinance to revise the threshold of review and noticing criteria for Development Plans and Site Plan reviews associated with multifamily development. The Zoning Ordinance requires a Planning Commission approved Development Plan for, among other conditions, five or more dwelling units per lot. The Zoning Ordinance Amendment will revise this threshold to more than 10 dwelling units per lot. Multifamily development projects with 10 or fewer units will become subject to Site Plan review approval by the Development Review Committee (DRC). The Site Plan review procedure will be modified to add a public noticing requirement.

Funding Source: Community Development Department budget

Responsible Party: Community Development Department

Timeframe: In conjunction with Housing Element adoption; review one year after implementation to review effectiveness and consider additional amendments, as warranted

Program 19: Non-Governmental Constraints

Understand the market factors that hinder affordable and market rate residential development. Monitor and evaluate development standards, development financing issues, and advances in housing construction methods. Recognize that although the City cannot influence market factors (non-governmental constraints and legislative decisions), if non-governmental constraints are identified, the City will review, and as feasible revise, any development regulations or processes that can potentially lessen those constraints.

Funding Source: Community Development Department budget

Responsible Party: Community Development Department

Timeframe: Ongoing

Program 20: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Paso Robles a copy of the 2020-2028 Housing Element. The City will also confirm that the agencies and entities providing water or sewer services have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower-income households (Government Code Section 65589.7).

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within 30 days of adoption of the Housing Element; coordination - ongoing

Program 21: At-Risk Housing

Continue or undertake the following activities during the Housing Element planning period to guard against the loss of housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units.

1. Monitor the status of subsidized affordable projects that are at risk of conversion to market rate.
2. Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects.
3. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low-income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition.
4. If conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Contact owners/operators annually and ongoing

Program 22: Housing Choice Vouchers (Section 8)

The Housing Authority for the City of San Luis Obispo (HASLO) administers the Housing Choice Vouchers (Section 8) Program for all jurisdictions in the County of San Luis Obispo. The City will continue to work with HASLO for administration of the Housing Choice Voucher program and will support additional Housing Choice Vouchers in the community. Make information available to landlords, property managers, and current voucher holders on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).

Funding Source: U.S. Department of Housing and Urban Development (HUD)
Responsible Party: Community Development Department, San Luis Obispo Housing Authority
Timeframe: Ongoing; make information available within two years of Housing Element adoption
Quantified Objective: Preservation of 386 vouchers in use in Paso Robles

Program 23: Housing Rehabilitation

Work with non-profit organizations to obtain financial assistance to rehabilitate dwellings owned or rented by lower-income households.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Quantified Objective: 10 rehabilitated housing units per year
Timeframe: Ongoing

Program 24: Affirmatively Further Fair Housing

Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will:

1. Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City’s web site and at a variety of other locations such as community and senior centers, local social service offices, and other public locations including City Hall the City Library.
2. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).
3. Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements.
4. Evaluate all proposed amendments to the General Plan’s Land Use Map and the Zoning Map for their effect on the City’s policy of integrating diverse housing opportunities in each neighborhood or planning area.
5. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.
6. Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts.
7. Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Ongoing

Program 25: Parking Standards for Smaller Units

Review parking standards (outside of the Uptown/Towne Center Specific Plan) for smaller units (studios and one-bedroom units) and modify as needed to facilitate and encourage a variety of housing types including affordable lower income housing. Continue to allow for reduced parking for mixed use development, porous spaces, bicycle parking, and motorcycle parking.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within two years of Housing Element adoption

Program 26: Development Plan Findings

In conjunction with the development of objective design standards, modify findings for multifamily residential units to remove subjective findings and rely on objective criteria for review and approval, consistent with the Housing Accountability Act.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within two years of Housing Element adoption

Program 27: Enhanced Community Engagement Strategies

Continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input. Implement a language access policy that establishes standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within two years of Housing Element adoption

Program 28: Zoning Ordinance Definition of Family

Evaluate the Zoning Ordinance definition of “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory. Modify/replace the definition as appropriate.

Funding Source: Community Development Department budget
Responsible Party: Community Development Department
Timeframe: Within two years of Housing Element adoption

2.3 Quantified Objectives

Table H2-1 summarizes the City’s quantified objectives for the 2020-2028 planning period by income group as required by law.

Table H2-1: 2021-2028 Quantified Objectives

Objectives	Income Levels				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Construction Objective*	266	223	439	816	1,744
Rehabilitation Objective*	80		--	--	80
Total Construction/ Rehabilitation Objective	569		439	816	1,824
Conservation/Preservation Objective*	386		--	--	386

*Note: The City of Paso Robles is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

The Construction Objective represents the City's remaining (after counting as credit the units with approved or issued permits) 2018-2028 RHNA of 383 units. The Rehabilitation Objective represents objectives for the Housing Rehabilitation program. The Conservation/Preservation objective refers to maintenance of the current level of assistance through the Housing Choice (formerly Section 8) Voucher program from the San Luis Obispo Housing Authority.

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