

# 2013 HOUSING ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Grover Beach

**Reporting Period** 1/1/2013 - 12/31/2013

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
1263 Mentone Ave	Apts	R		1	3		4		1		
1381 Longbranch Ave	Apts	R			2		2				
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	1	1	2	2			
(10) Total by income Table A/A3			▶	▶	1	6	1	8	2		
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary**  
**Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	1					1	1
No. of Units Permitted for <b>Above Moderate</b>	1					1	1

\* Note: This field is voluntary

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(CCR Title 25 §6202 )

**Jurisdiction**            City of Grover Beach

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**Reporting Period**        1/1/2013 -        12/31/2013

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	44			4						4	40
	Non-deed restricted											
Low	Deed Restricted	32						1			1	31
	Non-deed restricted											
Moderate	Deed Restricted	36	1		3		2				6	21
	Non-deed restricted*			3				6			9	
Above Moderate		81	19	13	4	6	1	2	5		50	31
Total RHNA by COG. Enter allocation number:		193										
Total Units    ▶    ▶    ▶			20	16	11	6	1	4	12		70	123
Remaining Need for RHNA Period    ▶    ▶    ▶    ▶    ▶												

Notes: units serving extremely low-income households are included in the very low-income permitted units totals.

\*assumed moderate income level - 2008:3 secondary dwelling units; 2013:1 secondary dwelling unit; 2 1bedroom apartment units, 3 3br apartment units

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Jurisdiction City of Grover Beach  
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**Table C**  
**Program Implementation Status**

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
1 Provide an adequate supply of sound housing affordable to all residents of Grover Beach.	1.1 The City shall ensure that there is an adequate supply of vacant or underutilized residential land for development at specific densities to meet the housing objectives for affordable housing. This will include exploring opportunities to meet or exceed the Regional Housing Needs Allocation. The City will also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.	1.1.1 In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2007 – 2014 RHNA, the City shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 50 very low and low-income units at a minimum of 20 dwelling units per acre "by right" (without a conditional use permit or any other discretionary action). A minimum of 16 units will be accommodated per site. At least half (50 percent) of these sites shall be zoned for residential uses only. The applications can be subject to design review as long as the project does not trigger the CEQA review process. The City has identified a site that could be rezoned to meet the State requirements and has the potential to accommodate the remaining 50 very low- and low-income units allocated for this planning period. The site (9.89 acre lot on 1600 block of Atlantic City Ave, APN 060-031-005) is discussed in detail in Chapter 4.	Community Development Department	General Fund	50 units	To be Completed by June 2011	Completed: Development Code and Zoning Map adopted by City Council in October 2012
		1.1.2 The City will prepare an inventory of State, federal, City and Improvement Agency owned land and will analyze that land for possible housing sites. If appropriate sites are identified, the City will approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing.	Community Development Department	General Fund	N/A	The database will be updated annually	Reviewed and updated 6/2013

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
1 Provide an adequate supply of sound housing affordable to all residents of Grover Beach.	1.1 The City shall ensure that there is an adequate supply of vacant or underutilized residential land for development at specific densities to meet the housing objectives for affordable housing. This will include exploring opportunities to meet or exceed the Regional Housing Needs Allocation. The City will also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.	1.1.3 In June 2008, an amendment to the City Zoning Ordinance went into effect which applied a Planned Development (PD) Overlay Zoning District to the blocks along West Grand Avenue. This overlay district is generally bounded to the north by Ramona Avenue and to the south by Rockaway Avenue and encompasses commercial properties along West Grand Avenue from east of Highway 1 to Oak Park Boulevard. The purpose of this overlay zone is to promote flexible and relaxed development standards, beyond what is permitted in the underlying zoning district. In addition, Innovative site planning and other aspects of project design are encouraged which will facilitate the development of small parcels in the area. The PD Overlay encourages mixed-use projects, which include residential uses, and redevelopment of underutilized land. The City shall encourage implementation through the following actions: Providing assistance for lot consolidations through the Improvement Agency or development incentives, such as priority permit processing or flexible development standards. The City shall actively contact property owners and developers to promote lot consolidations; The City shall conduct an annual marketing program to promote development opportunities provided by the PD Overlay District.	Community Development Department	General Fund, Improvement Agency	N/A	Within two yrs. of HE adoption (by November 2, 2011)	N/A
		1.1.4 The City's Improvement Agency shall make Improvement Agency funds available for the development of affordable housing through agency loans and grants. In order to encourage extremely low-income housing, the City will prioritize funding for projects that include extremely low-income units. A public outreach program will disseminate information on the City's website, on the Cable TV channel, City Seabreeze Newsletter, and hand outs that can be distributed to affordable housing developers and made available at the City Community Development Department.	Community Development Department	Improvement Agency	12 Extremely Low, Very Low, or Low Income dwelling units.	Ongoing	Funding no longer available with the dissolution of the Improvement Agency.
		1.1.5 The City will investigate the possibility of becoming the primary recipient of Community Development Block Grant funds rather than applying to San Luis Obispo County for CDBG funding.	Community Development Department	General Fund	N/A	Investigate and decide whether to pursue within one year of Housing Element adoption (by November 2, 2010)	City Council voted to become a non-entitlement city on May 16, 2011

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
1 Provide an adequate supply of sound housing affordable to all residents of Grover Beach.	1.1 The City shall ensure that there is an adequate supply of vacant or underutilized residential land for development at specific densities to meet the housing objectives for affordable housing. This will include exploring opportunities to meet or exceed the Regional Housing Needs Allocation. The City will also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.	<p>1.1.6 The City will consider an Inclusionary Housing Ordinance that requires new housing development projects or subdivisions of five or more units or lots to provide at least 10 percent of the units available to very-low income households, 15 percent of the units available to low-income households, or 20 percent of the units available to moderate income households. The affordable housing requirements may include providing on-site affordable housing units, paying a fee in lieu of providing such housing, or providing the required housing unit(s) off-site in the City.</p> <p>For projects with five units, but less than 10 units, an in lieu fee, as adopted by the City Council will be considered. For projects of ten or more units, on-site or off-site housing units are required, unless the City Council makes findings authorizing the payment of in lieu fees. The Ordinance shall require that all affordable units be maintained as affordable housing for at least 30 years for projects outside the Improvement Agency area boundaries, and at least 45 years for projects inside the Improvement Agency area boundaries (as required by California Community Redevelopment Law). If such an ordinance is adopted, the City shall investigate incentives such as increased density, reduced parking requirements, reduced or deferred permitting fees, and/or expedited permit processing.</p>	Community Development Department	General Fund	25 units	Within two yrs. of HE adoption (by November 2, 2011)	The City Council has not yet considered an Inclusionary Housing Ordinance. Awaiting outcome of California Supreme Court cases (BIA vs City of San Jose, Sterling Park vs City of Palo Alto).
		<p>1.1.7 The City will establish an Affordable Housing Fund to accept inclusionary in-lieu fees, Improvement Agency set-aside funds, and other housing-related fees or funds. This fund will be used to acquire property, construct affordable housing, write-down land or financing costs, or to rehabilitate existing substandard or at-risk units. The City will also adopt guidelines and criteria for the utilization of these funds, including priorities and procedures.</p>	Community Development Department, Administrative Services, and Administration	General Fund	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Home Repair Loan Program approved by CC 9/08/09. 13 applicants approved & homes rehabilitated.

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
1 Provide an adequate supply of sound housing affordable to all residents of Grover Beach.	1.1 The City shall ensure that there is an adequate supply of vacant or underutilized residential land for development at specific densities to meet the housing objectives for affordable housing. This will include exploring opportunities to meet or exceed the Regional Housing Needs Allocation. The City will also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.	1.1.8 The City shall continue to implement the affordable housing density-bonus and incentive/concession program adopted in August, 2007 by City Ordinance No. 07-06. This program meets the requirements of Government Code Section 65915 provides incentives for affordable housing projects not meeting the State threshold of five units. All affordable units are to be maintained as affordable housing for at least 30 years for projects outside the Improvement Agency area boundaries and at least 45 years for projects inside the Improvement Agency area boundaries (as required by California Community Redevelopment Law).	Community Development	General Fund	10 units	Ongoing	Ongoing
		1.1.9 The City will continue to partner with other agencies and non-profits for assistance with affordable housing programs such as the Section 8 Rental Voucher Program and other programs and opportunities that meet the needs of extremely low income households. The City intends to utilize these relationships for program implementation, administration, income verifications, and monitoring of the City's density bonus and inclusionary housing programs. Additionally, the City will work with these partners on applications for financial assistance. Potential local partnership opportunities include, but are not limited to, the San Luis Obispo City Housing Authority, the San Luis Obispo County Housing Trust Fund, and People's Self Help Housing.	Community Development Department	Improvement Agency Fund	Conserve 180 existing Section 8 vouchers	Ongoing	Ongoing. Home Repair Loan Program w/CAP of SLO County approved 9/8/08 & 13 homes rehabilitated.
1 Provide an adequate supply of sound housing affordable to all residents of Grover Beach.	1.2 The City will encourage development of a mix of different housing types including multi-family and single family homes, duplexes, mixed-use developments, second units, caretaker units, mobile or manufactured homes, transitional housing, emergency shelters and farmworker and employee housing.	1.2.1 The City shall amend the Zoning Ordinance to modify the mixed-use residential standards in non-residential zoning districts to allow the residential component of the project to be located above, to the side, or to the rear of the non-residential portion and to allow the residential use of a mixed-use project to be detached from the non-residential use as long as the non-residential use is located entirely along the front of the project site.	Community Development	General Fund	Five mixed-use residential dwelling units per year	Within one year of HE adoption (by November 2, 2010)	Completed: Development Code adopted October 2012.
		1.2.2 The City shall revise Part 40 of the Municipal Code to potentially decrease lot size and make other changes in development standards to encourage development of small, underutilized parcels in the R-3 zoning districts. The City, through recent amendments to the Code, has also expanded the allowable lot coverage in the R-3 zone to 60 percent to provide a further incentive for development of small parcels.	Community Development	General Fund	N/A	Within one year of HE adoption (by November 2, 2010)	The City Council has not yet considered revisions to this section.

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		1.2.3 Although no current need for farmworker housing exists, the City will amend the Zoning ordinance to insure compliance with Health and Safety Code Sections 17021.5 and 17021.6.	Community Development	General Fund	N/A	Within three years of HE adoption (by November 2, 2012)	The City Council has not yet considered farmworker housing.
2 Maintain the coastal community character of housing to enhance the livability and quality of each neighborhood.	2.1 Affordable housing shall be designed with quality and care to fit in with the community and to be consistent with the Grover Beach Local Coastal Plan where the Coastal Zone applies in Grover Beach.	2.1.1 Affordable housing developments that are proposed to be two stories or more shall be designed to respect existing coastal views, where possible.	Community Development	General Fund	N/A	Ongoing	Ongoing
	2.2 Affordable housing developments shall incorporate interesting architectural and structural design features, including but not limited to varied roof lines, recessed second and third stories, courtyard housing, horizontal and vertical wall offsets, and other features to enrich the livability and attractiveness of these developments.	2.2.1 The architectural design of affordable housing developments shall incorporate safe and attractive pedestrian linkages to common open space areas, public transit and other uses in the public realm.	Community Development	General Fund	N/A	Ongoing	Ongoing
3 Provide a variety of housing choices and increase the supply of new housing, to meet the fair share of regional needs of the community.	3.1 The City will support new affordable housing development by working with developers to identify appropriate locations for their projects and facilitate the use of Improvement Agency funds, CDBG grants, and City Affordable Housing Fund money to help offset the cost of affordable housing development.	3.1.1 The City will prepare an Affordable Housing Development Guidebook identifying funds available and the process for applying to use City or Improvement Agency funds available for affordable residential projects. This Guidebook will be available at City Hall and on the City website.	Community Development, Administration	General Fund and Improvement Agency	N/A	Within three years of HE adoption (by November 2, 2012)	Guidebook completed January 2011; Updated December 2013

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		3.1.2 The Improvement Agency shall provide funding for the construction of new affordable housing to be developed in partnership with affordable housing developers. The City will prioritize funding for developments that incorporate extremely low-income units. Developers who receive financial assistance from the City or Improvement Agency for their project will be required to record a covenant on the project deed(s) that requires the units to be rented or for resale at below market, affordable rates as established in the County of San Luis Obispo Affordable Housing Standards.	Community Development	Project Applicant	Eight Low or Very Low Income dwelling units	Ongoing	Ongoing. 4 Habitat for Humanity units at 506 Longbranch Finaled 11/25/09. Possible 4 units at 920 S. 10th.
4 Promote special needs housing to meet the needs of senior citizens, large families, single parents, the disabled, and homeless.	4.1 Housing for senior or disabled persons shall be encouraged in affordable housing developments.	4.1.1 In accordance with the California Building Code, multistory dwelling units in apartment buildings with three or more dwelling units or condominiums with four or more dwelling units shall continue to install design features in at least 10 percent of the units for handicapped accessibility.	Community Development	Project Applicant	N/A	Ongoing	Ongoing
		4.1.2 The City shall encourage residential developers of five or more dwelling units to offer an optional accessible design to home buyers whose households have one or more disabled persons.	Community Development	Project Applicant	N/A	Ongoing	Ongoing
4 Promote special needs housing to meet the needs of senior citizens, large families, single parents, the disabled, and homeless.	4.1 Housing for senior or disabled persons shall be encouraged in affordable housing developments.	4.1.3 In order to encourage housing for extremely low and low income households, the City shall allow single-room occupancy units (SROs) in the R-2, C-R-2, R-3, and C-R-3 zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.	Community Development	General Fund	Five extremely low-income units	Within two yrs. of HE adoption (by November 2, 2011)	Completed: Development Code adopted October 2012.
	4.2 Senior housing development shall be supported in locations near public services, such as transit stops, medical services, retail centers, and community recreation areas.	4.2.1 To encourage senior housing, the City will consider a senior housing overlay that provides incentives for developers of senior housing in certain areas. The City shall also reduce the parking standards required for senior housing developments located near commercial services and transit routes by amending the parking regulations of the Zoning Ordinance.	Community Development	General Plan and Improvement Agency	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Completed: Development Code adopted October 2012.

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
	4.3 The City shall provide development incentives for housing developers who provide affordable opportunities for large families in new residential developments.	N/A					The City has a development incentive program.
	4.4 The City shall provide development incentives for housing developers who provide or locate near services for large families and single parents.	N/A					The City has a development incentive program.
	4.5 The City shall support the redevelopment of residential or commercial property for farmworker housing, transitional housing, and other special needs housing, in appropriate locations.	4.5.1 Underutilized motels or other commercial structures located in appropriate areas that are in need of rehabilitation shall be identified, contacted, and offered financial assistance and other incentives to convert and/or upgrade their buildings for permanent special needs housing that could serve disabled, elderly, extremely low income, and very low income persons.	Community Development	General Fund or Code Enforcement Fees	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Inventory completed September 2010.
	4.6 The City shall encourage barrier free development for disabled or special needs individuals by providing reasonable accommodations from the strict application of the Zoning Ordinance. This will be accomplished by implementing programs that meet the requirements of Government Code Section 65583.	4.6.1 The City shall implement measures to mitigate constraints for disabled or special needs persons who may seek a reasonable accommodation. The City shall complete the following actions: Establishment of a dedicated application procedure allowing a disabled person to apply for a reasonable accommodation from the strict interpretation of the zoning regulations. This application will be attached to the City's Building Permit and Planning Review applications and will outline a specific permit process for an applicant to obtain a reasonable accommodation. This procedure will also incorporate group homes or residential care facilities that specifically serve disabled persons. The approval authority for a reasonable accommodation will be given to the Community Development Director; Reduced parking requirements may be granted to projects that serve disabled or special needs person if the project can demonstrate a reduced need for parking. The approval authority for this parking reduction will be given to the Community Development Director.	Community Development	General Fund	N/A	Within one year of HE adoption (by November 2, 2010)	Completed: Development Code adopted October 2012.

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		4.6.2 The City will publish information handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These information handouts will be made available at City Hall and the Grover Beach Post Office.	Community Development	General Fund	N/A	Within one year of HE adoption (by November 2, 2010)	Completed
		4.6.3 The City shall amend the Zoning Ordinance to comply with SB 2 and permit emergency shelters without a conditional use permit (CUP) or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing (including design/architectural review). The City will consider the R-3, L-M, and C-1 zoning districts to allow emergency shelters by right. This will be implemented either by allowing the use by right in the entire zone or through use of an overlay on a particular site or sites. The zone(s) or site(s) must have adequate capacity for at least one homeless shelter.	Community Development	General Fund	N/A	Within one year of HE adoption (by November 2, 2010)	Completed: Development Code adopted October 2012.
5 Conserve existing sound housing and support the maintenance, improvement and rehabilitation of existing housing when feasible.	5.1 The City shall continue to expand participation in the Community Development Block Grant (CDBG) program to obtain funds for rehabilitation of homes for low- and very-low income households.	5.1.1 The City will continue seeking funds for loans and grants through the Community Development Block Grant program to assist in financing and rehabilitating affordable residential projects (extremely low, very low, and low-income). Approximately \$15,000 is currently spent on rehabilitations per year under CDBG through grants administered by the EOC, a non-profit organization based in San Luis Obispo. The City shall continue to distribute information on the rehabilitation program to citizens in the City Seabreeze newsletter and on the City's public access cable channel.	Community Development	CDBG Program	20 Rehabilitated units	Ongoing	Ongoing
		5.1.2 The City shall identify existing owner-occupied housing that received a financial subsidy(ies) through programs such the CDBG for gap financing, track the term remaining on the financing, and develop a program to reallocate the funds into new affordable housing units.	Community Development	CDBG Program, other funding as appropriate	N/A	Ongoing	Ongoing

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
	5.2 The City shall continue to implement demolition restrictions to conserve sound housing.	5.2.1 Housing that provides living accommodations for low- and moderate-income households shall not be demolished unless any of the following criteria apply: It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and that the cost of remediating the code violations would: 1) result in housing that is not affordable to low- and moderate-income households; or 2) exceed 50 percent of the assessed value of the structure in its present condition; It is necessary to carry out a public project that would improve coastal access or other direct public benefit; The unit to be demolished is owner-occupied housing; The unit to be demolished is a non-conforming use according to the requirements of the General Plan or Zoning Ordinance; The unit to be demolished will be replaced with a rental unit available to low- or moderate-income households.	Community Development	General Fund	N/A	Ongoing	Ongoing
	5.3 Code enforcement activities that result in identifying homes that need rehabilitation or other structural work to provide safe, standard housing shall be provided reasonable timeframes in which to correct deficiencies.	5.3.1 Those who are very-low and low income householders that are displaced due to abatement of unsafe structures may be provided relocation assistance as provided by State law.	Community Development	General Fund, Housing Trust Fund, and Improvement Agency	N/A	Ongoing	Ongoing
6 Ensure that adequate land is available for housing, and assure adequate residential and non-residential land to support a "jobs - housing" balance.	6.1 The City shall identify vacant and underutilized properties available for development, redevelopment and/or intensification to provide adequate land available at necessary densities to meet the City's housing needs.	6.1.1 Rights-of-way within the City vary from 60 feet to 100 feet. The City shall continue to evaluate locations and the appropriateness of narrowing certain residential streets to a maximum of 60 feet in width. The City shall also continue to evaluate potential financial mechanisms to vacate public street right-of-way to adjacent residential properties in order to provide property owners with more land to build additional housing units.	Community Development	General Fund and/or Improvement Agency	N/A	Ongoing	Ongoing

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
	6.2 The City may identify land that would be appropriate for commercial development south of Farroll Road and west of South 13th Street to provide services for workforce employees, daily retail needs for residential areas, and locations appropriate for workforce housing.	6.2.1 The City shall prepare an update of the General Plan Land Use Element and shall consider appropriate locations for workforce residential and non-residential development south of Farroll Road between South 4th and South 13th Streets. The environmental review will evaluate public facility resources needed to meet housing demand.	Community Development	General Fund	N/A	The Land Use Element update is underway and completion is projected for Winter 2010	Completed: LUE update Adopted 2/16/10.
7 Reduce development constraints where appropriate to encourage creativity and to provide incentives for the development of affordable housing.	7.1 The City shall review site development standards, development review procedures and development fees and shall modify them if necessary, to ensure that they do not unreasonably constrain the development, conservation, and rehabilitation of housing. Also, if necessary, consideration will be given to modifying the review process for multi-family projects developed in the R-3 and C-R-3 zones.	7.1.1 The City shall review and potentially amend the Non-Conforming provisions of the Zoning Ordinance to lower the review authority required from the Planning Commission to staff level, to allow additions to non-conforming residential structures.	Community Development	General Fund	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Completed: Development Code adopted October 2012.
		7.1.2 The City shall update housing, planning, and building public hand out materials to improve their effectiveness and to reflect regulation and policy amendments. These handouts will be made available at City Hall and the City website.	Community Development	General Fund	N/A	Within three years of HE adoption (by November 2, 2012), and as zoning regulations are amended	Ongoing.

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		7.1.3 The City shall implement revised parking regulations to remove potential constraints and provide incentives for the development of affordable housing. The City shall utilize the following measures: The City shall utilize the state parking requirements for eligible affordable housing developments as provided for in Government Code Section 65915 (p); A housing project applicant may request parking reductions as set forth by Section 9138.8. 3. The City shall explore the option of a parking district for commercial and mixed-use projects along West Grand Avenue and major arterial roads to facilitate residential development.	Community Development	General Fund	N/A	Within two yrs. of HE adoption (by November 2, 2011)	The City Council has not yet considered parking revisions.
		7.1.4 The City shall monitor programs, standards, procedures, and fees as part of the annual General Plan review to ensure that they do not constrain affordable housing development.	Community Development	General Fund	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Ongoing.
	7.2 The City shall provide expedited permit processing for affordable housing developments.	7.2.1 The City shall continue to evaluate the City's development fee structure and consider the reduction of fees for affordable housing units where possible. For affordable housing units within the boundaries of the Improvement Agency, the Agency may assist with the payment of development fees.	Community Development	Improvement Agency	N/A	Within two yrs. of HE adoption (by November 2, 2011)	The City Council has not yet considered revisions to Development Impact Fees.
	7.3 The City shall provide a set of incentive programs to encourage the development of second units as potential affordable housing stock.	7.3.1 The City encourages the development of second units as affordable housing and shall promote second units, create development incentives, and monitor their construction and affordability. Actions that the City shall take include the following:					

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		<ul style="list-style-type: none"> <li>• The development of a public relations program to publicize the benefits of the City's second unit ordinance and the process of applying for the relevant permits.</li> <li>• Staff will create a brochure for circulation by a one-time citywide distribution, publish quarterly promotional articles in appropriate newsletters and newspapers, and maintain the brochure at City Hall and the City website;</li> <li>• Applications for second units will be eligible for priority permit processing to encourage the construction of second units. This priority processing status will apply to both new second units on lots with an existing primary unit and to the construction of new primary units that provide a second unit as part of the project;</li> <li>• The development of a system to track and monitor the construction of second units and the availability and affordability of second units as rental units.</li>   <li>• On an annual basis, the City will compare the results of the tracking system with its Regional Housing Needs Allocation (RHNA) The building permit database will be utilized to facilitate this tracking system.</li> </ul>	Community Development	General Fund	30 second units	Within the Planning Period	Completed December 2013
8 Ensure energy efficiency in the development of new and existing housing stock	8.1 Grover Beach shall require housing developments be constructed with energy-efficient materials and methods.	N/A					N/A
	8.2 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units during remodeling will be encouraged.	8.2.1 The City will implement Title 24 compliance of the California Code on all new development or remodeling through its building plan check process.	Community Development	Building Permits	N/A	Ongoing	Ongoing
		8.2.2 The City will continue to provide information about conservation programs, rebates, retrofits, and low-income assistance programs available through local utility providers. This information will be available to the public at the Community Development Department.	Community Development	N/A	N/A	Ongoing	Ongoing

Goal	Policy	Program	Responsibility	Funding	Objective	Timeframe	Status
		8.2.3 The City shall continue to require that all new subdivisions are designed and housing tracts constructed to make maximum use of solar access to structures and that landscaping plans utilize plants that enhance solar access during the winter months.	Community Development	Building and Planning Permits/ Applications	N/A	Ongoing	Ongoing
9 To ensure equal housing opportunities for all persons regardless of age, race, sex, religion, marital status, national origin, family size, disabilities, or other potential barriers that prevent choice in housing.	9.1 The City shall support efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability or other potential barriers.	9.1.1 The City will disseminate information in Spanish and English on Housing Program assistance available from the Housing Authority and Department of Equal Housing and Employment regarding fair housing laws. The City will post fair housing information at the following locations: City of Grover Beach Website; Grover Beach City Hall - Community Development Department; Seabreeze Newsletter - Published by Grover Beach City Hall; Ramona Park Community Center; Trouville Community Center; Grover Beach Post Office; State Superior Court - Grover Beach Branch; County Public & Environmental Health - Grover Beach Branch. The City has acted and will continue to act as an information station for people who experience housing discrimination, referring them to the Housing Authority and Department of Equal Housing and Employment for assistance.	Community Development	General Fund	N/A	Within one year of HE adoption (by November 2, 2010)	Links to Housing Authority and Department of Equal Housing and Employment are available on the City's website
		9.1.2 The City will continue to refer persons who report that they are experiencing housing discrimination to the California Rural Legal Assistance center.	Community Development	N/A	N/A	Ongoing	Ongoing

**General Comments:**