

2020-2028 HOUSING ELEMENT

County of San Luis Obispo

Context

Shaping San Luis Obispo County to better serve its current and future residents:

- **Participation.** The Housing Element provides information on planned County actions.
- **Awareness.** The Housing Element provides information on the housing shortage, its impacts on our communities, and how it can be addressed.

The Lack of Housing Affordability

- **Low Affordability.** San Luis Obispo County is one (1) of the least affordable housing markets in the United States (National Association of Home Builders, 2019).
- **High Home-Purchasing Costs.** According to a report by the National Association of Home Builders (2019 Fourth Quarter Housing Opportunities Index), only 16.5 percent of families can afford to purchase a median priced home in San Luis Obispo County.
- **High Home-Rentals Costs.** A study by Apartment List (a real estate rental site) determined that 52 percent of San Luis Obispo County renters spent more than 30 percent of their salaries on rent in 2017.
- **Homelessness.** A 2019 count of persons experiencing homelessness throughout San Luis Obispo County estimates that approximately 1,483 persons were homeless at some point during 2019.

What is the Housing Element?

The Housing Element is:

- One of the required elements of the County of San Luis Obispo General Plan
- The overarching strategic housing plan for the unincorporated county

The Housing Element serves four (4) main purposes:

- Establish Framework
- Assess Housing Needs
- Report on Progress
- Qualify for Funding

What the Housing Does Not Do

The Housing Element does not:

- Provide funding
- Make actual changes to ordinances or zoning
- Construct or authorize construction of residential developments

Purpose of Updating the Housing Element

- The Housing Element update process allows the public, stakeholders, developers, decision makers, and staff to work together to develop a framework that achieves this purpose.
- This Housing Element will guide planning, development, and funding related to housing, through December 2028.
- At the end of this eight (8) year planning period, the Housing Element will be updated again.

Regional Housing Needs Allocation

JURISDICTIONS	TOTAL SHARE	INCOME CATEGORY			
		Very Low	Low	Moderate	Above Moderate
		24.6%	15.5%	18.0%	41.9%
Unincorporated County	3,256	801	505	585	1,365
Arroyo Grande	692	170	107	124	291
Atascadero	843	207	131	151	354
Grover Beach	369	91	57	66	155
Morro Bay	391	97	60	70	164
Paso Robles	1,446	356	224	259	607
Pismo Beach	459	113	71	82	193
San Luis Obispo	3,354	825	520	603	1,406
Regional Total	10,810	2,660	1,675	1,940	4,535
Note: Number of shares represent number of housing units needed					
Source: 2019 San Luis Obispo Council of Governments Regional Housing Needs Allocation Plan					

Remaining Share of Housing Needs

	TOTAL	INCOME CATEGORY			
		Very Low ⁽¹⁾	Low	Moderate	Above Moderate
Unincorporated County's Share	3,256	801	505	585	1,365
Housing Units Approved, Under Construction, or Completed (Jan - Aug 2019)	388	15	14	0	359
ADUs Approved, Under Construction, or Completed (Jan - Aug 2019)	37	0	18	19	0
ADUs Projected Through Dec 2028	1,665	832		566	267
Remaining Share of Housing Needs	1,166	427		0	739
Note 1: The low-income category includes the extremely low-income category.					

Identified Vacant Parcels

Income Category	IDENTIFIED VACANT PARCELS		HOUSING UNITS		
	Total Number of Parcels	Number of Parcels by Land Use Category	Number of Realistic Potential Housing Units ⁽¹⁾	Remaining Share of House Needs ⁽²⁾	Unincorporated County's Share
Very Low and Low	36	RMF: 13	1,505	427	1,306
		CR: 23			
Moderate	42	RMF: 13	1,361	0	585
		CR: 29			
Above Moderate	193	RSF: 184	1,217	739	1,365
		RR: 9			

Note 1: Based on realistic development capacity of 18 dwelling units per acre.

Note 2: For more information on this, see "Remaining Share of Housing Needs" section.

Housing Element Contents

- Chapter 1: Introduction
- Chapter 2: Glossary
- Chapter 3: The Need for Housing is a Regional Issue
- Chapter 4: Goal, Objectives, Policies, and Programs
- Chapter 5: Evaluation of Previous Housing Element
- Chapter 6: Housing Needs Assessment
- Chapter 7: Sites Analysis

Framework for Housing



Goal and Objectives

Housing Goal for Unincorporated County:

Achieve an adequate supply of safe and decent housing that is affordable to all residents of the unincorporated county.

- **Objective HE 1.00 (General Housing).** Facilitate the development and preservation of housing units that are diverse in type, size, and ownership level to meet the needs of residents of varying lifestyles and income levels.
- **Objective HE 2.00 (Affordable Housing).** Facilitate the development and preservation of housing that is affordable to households of moderate-income or lower, households of workforce-income, and seniors.
- **Objective HE 3.00 (Homelessness).** Provide support for services that reduce homelessness and housing of persons experiencing or at risk of experiencing homelessness.

Policy Example #1

Policy HE 1.01

(Strategic Regional Residential Development)

Support and prioritize new residential development in areas identified for strategic regional residential development and other areas that are (a) located along priority transportation corridors (i.e. highways identified by San Luis Obispo Council of Governments as priorities for regional infrastructure investments), (b) located in or between areas with higher concentration of jobs and services, and (c) located within or in close proximity to existing urbanized areas or communities. This includes, but is not limited to, supporting and prioritizing the following in such areas:

- improvements to infrastructure and facilities;
- reductions in infrastructure constraints for the development of housing to the extent possible; and
- increases in the supply of land for residential uses.

Policy Example #2

Policy HE 2.04

(Barriers to Affordable Housing)

Reduce regulatory barriers to the development of affordable housing.

Policy Example #3

Policy HE 3.02

(Regional Approach on Homelessness)

Collaborate with other jurisdictions to support a county-wide approach to reducing homelessness.

Program Example #1

Program A

Strategic Regional Residential Development

- **Purpose:** To focus public outreach, land use planning, infrastructure and facility improvements, and funding primarily in areas described under Policy HE 1.01.
- **Description:** Create an implementation plan to facilitate strategic regional residential development.

Program Example #2

Program B

AB 686 Affirmatively Further Fair Housing

- **Purpose:** To ensure that meaningful actions will be taken to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- **Description:** Take actions and/or update the Fair Housing Plan to affirmatively further fair housing and ensure compliance with AB 686.

Program Example #3

Program V

Residential and Commercial Mixed-Use Developments

- **Purpose:** To incentivize developments that harmoniously incorporate residential and commercial uses.
- **Description:** Explore options to incentivize developments that harmoniously incorporate residential and commercial uses, and if appropriate, amend ordinances to include such incentives. The relationship between the amount of public benefit and the incentive options would be heavily considered.

Thank You

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Housing Element Update Website

[https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-\(2020-2028-Housing-Element\).aspx](https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-(2020-2028-Housing-Element).aspx)

Survey

[https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-\(2020-2028-Housing-Element\)/Housing-Element-Public-Input-Survey.aspx](https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Housing-Element-Update-(2020-2028-Housing-Element)/Housing-Element-Public-Input-Survey.aspx)