



City of Grover Beach Housing Update

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Grover Beach Housing Update

Introduction

- Grover Beach is about 2 square miles with 13,500 population
- City is built-out with few vacant lots with most residential lots no larger than 7,500 s.f.
- Most development consists of small in-fill development of 2-4 units
- Commercial lots also small with little turnover requiring developers to consolidate lots



Grover Beach Housing Update

Council Housing Goal

- Housing and Homelessness included in FY 2020-21 Council Goals as one of four Major City Goals:

“Housing and Homelessness. Collaborate with developers and non-profits in efforts to increase housing availability particularly affordable housing units and partner with regional agencies and organizations to address homelessness challenges in the city and region.”



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Council Actions

- Council has taken many steps in recent years to remove barriers to facilitate housing production:
 - Adopted Development Code update to remove barriers to mixed-use projects and allow all residential projects on Grand Ave. between 5th and 8th and 11th to 14th St.
 - Approved consultant recommendations to improve and streamline development review process
 - Waived Development Impact Fees for ADUs
 - Decreased numerous parking standards
 - Eliminated minimum lot size and other barriers to maximizing PUD densities



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Housing Element

- What is the Housing Element?
 - One of seven mandated General Plan Elements
 - Addresses existing and projected housing needs of all income categories
 - State sets schedule for Housing Element Updates
 - Planning Period: 2020-2028
 - Required to adopt by December 31, 2020



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Housing Element Update

- Housing Element is a critical component of City's blueprint to provide affordable housing opportunities and demonstrate how it will accommodate our RHNA
 - Includes existing conditions information
 - Assesses the City's ability to meet its RHNA
 - Creates policy and implementation programs
- Does NOT:
 - Provide funding
 - Make changes to ordinances or zoning
 - Construct or authorize construction



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Housing Element Update

- PlaceWorks is City consultant assisting staff
- Public workshop on HE update held in February
- Draft HE released in early July
- Joint Planning Commission & City Council Workshop on July 27



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Regional Housing Needs Allocation (RHNA)

Jurisdiction	Total Allocation	Very Low 24.60%	Low 15.50%	Moderate 18.00%	Above Moderate 41.90%
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
Unincorporated	3,256	801	505	585	1,365
Regional Total	10,810	2,660	1,675	1,940	4,535



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Regional Housing Needs Allocation (RHNA)

- State does not require construction of City's 369 allocated units but rather that land is available and zoning allows for development
- Preliminary assessment is City can meet total of 369 units but may be short of the 148 low-income units
- If City unable to demonstrate it can meet the required 148 low income units, Council would need to consider rezoning properties
- The rezoning could include increasing densities and/or allowing projects by right if 20% of units are affordable



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Grant Funding

- State has provided cities with several non-competitive grant opportunities to assist with housing
- Local Early Action Planning or LEAP grants providing \$65,000 to assist in updating the HE
- Permanent Local Housing Allocation or PLHA provides about \$140,000/yr to assist with development and/or acquisition for an affordable housing project
- Council has allocated PLHA funds to the San Luis Obispo County Housing Trust Fund in hopes of leveraging additional funding



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Grant Funding

- SB 2 provides \$160,000 to facilitate housing production
- Council has identified several topics to be considered including:
 - Allowing Residential Projects by Right
 - Affordable Housing Density Bonus
 - Increase Residential Densities
 - Inclusionary Housing Ordinance
 - Remove Potential Barriers to In-fill Housing



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Cleaver Property

- In May Council directed staff to prepare a Request for Qualifications to consider an affordable housing project on a city owned lot
- Cleaver property is 37,000 square feet and could accommodate about 20 units
- July 6 Council will consider selecting a developer to move forward with the design and entitlement process



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Cleaver Property





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Accessory Dwelling Units

- City in the process of updating its ADU ordinance
- Outdated and needed to be updated to comply with State laws
- Provide more flexibility where possible such as elimination of parking and smaller size
- Planning Commission recommended approval – June 22 City Council Meeting





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Accessory Dwelling Units

- After ADU Ordinance is completed, next steps include:
 - Preparing pre-approved ADU plans for use by the public eliminating plan review costs and time
 - Creating a handout to explain the simple ADU approval process
 - Updating website to promote the development of ADUs





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Tiny Homes

- Council directed staff to develop an ordinance to allow Tiny Homes
- Provides another housing option
- Proposed ordinance similar to the City of San Luis Obispo
- Planning Commission recommended approval – June 22 City Council Meeting





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Questions or Comments?