

HOUSING

POLICY REFORMS AND PROGRAMS IDENTIFIED BY COUNTY SUPERVISORS ON OCTOBER 4TH 2016

POLICY REFORMS

1. **Develop a matrix for discretionary vs. ministerial permit processing:** This details permits that require discretionary approval versus those which have ministerial approval to provide clarity to all parties including staff, the applicant, and the public.
2. **Designate additional land for residential uses:** Amending the Land Use and Circulation Elements to zone additional land to Residential Multi Family (RMF) and Residential Single Family (RSF) land use categories to accommodate needed housing to meet expected population growth during the next five years and beyond to 2025.
3. **Expand multi-family residential zoning:** Expand multi-family residential zoning in cities and census-designated places throughout San Luis Obispo County with a strong emphasis on sites that are outside of the Coastal Zone and that do not currently have concentrations of multi-family housing.
4. **Reduce, waive and defer fees:** Explore ways to reduce fees for development of affordable housing. Reduced fees could include payment of developer impact fees for deed restricted affordable housing projects with inclusionary housing funds. Defer impact fees for all types of development until final inspection or certificate of occupancy.
5. **Scale fees to unit size:** Fee based on unit size instead of a flat fee per unit to encourage the building of smaller units
6. **Encourage accessory/secondary dwelling by allowing in more zoning districts and relaxed standards:** Revise County ordinances and fees to encourage development of secondary dwellings. For example, the County will consider revising road requirements and public facility fees for secondary dwellings. Expanded opportunities exist by looking at the minimum parcel size requirements for secondary dwelling units as well as allowing use of a single water meter for a secondary unit and the main unit.
7. **CEQA administrative Draft Review:** Amend the local CEQA Policy Guidelines to include the process and procedures whereby the applicant may be consulted during the preparation process with the ability to review and comment on the factual information in the Administrative Draft EIR, and the scope of the analysis in supporting the conclusions of the document.
8. **Review current ordinances for amendments to farm worker housing:** Revise existing Farm Support and/or Group Quarters ordinances. For example, the maximum distance to site group quarters from a worksite is currently five miles. This requirement could be modified to increase this distance if growers provide transportation to employees.

FINCANCING PROGRAMS

1. Investigate Options for First Time Homebuyer Program

Napa County Proximity Housing Homebuyers Assistance Program: The program will provide down payment assistance of up to ten percent (10%) in the form of a homebuyers' assistance loan for qualified buyers toward an eligible property. The purpose of the program is to promote affordable workforce housing, while reducing greenhouse gasses and commutes for people who work in Napa County. An eligible applicant must work in the County of Napa and the applicant's total household income cannot exceed 120% of Napa County's median income for the household size. In the case of SLO County, the other large community that is outside of the county that people commute from is Santa Maria in Santa Barbara County. To apply this locally, boundaries within our county would need to be established in the places where people drive to affordability.

County First Time Homebuyer Program: The County of San Luis Obispo previously obtained funding through the California Department of Housing and Community Development for a First Time Homebuyer Program (FHTB). The FHTB program helped a total of 35 low income families in San Luis Obispo buy homes by providing down payment assistance. In 2007 and 2011, the State HCD awarded \$1.6 million (\$600,000 in 2007 and \$1 million in 2011) in grant funds to the County to operate the FHTB program and to provide financial assistance to low income home buyers. The FHTB program operated from 2007 until summer of 2015 when the program ran out of grant funds. Currently there are no funds through Cal HCD for this program.

2. Investigate Options to benefit from the Golden State Financing Authority

GSFA has distinguished itself as a leader in housing finance in California for over two decades helping more than 65,800 individuals and families purchase a home. GSFA has gifted over \$128 million in down payment assistance grants and helped over 16,500 homeowners to make energy efficiency upgrades to their properties.