Central Coast Housing Working Group

November 20, 2020
Item #1: Call to Order
Item #2: Roll Call
Item #3: Oral Communications from the Public on Items Not on the Agenda
Item #4: Oral Communications from the Working Group on Items Not on the Agenda
Item #5a: Consent Calendar
(Draft Minutes from the April 24, 2020 Central Coast Housing Working Group Meeting)

Recommended Action: Approve
Item #6a: Update on Central Coast Regional Early Action Planning (REAP) Funding and Activities

Recommended Action: Information
Background

- In April 2020, the CCHWG approved an approach to allocate $7,931,311 in Central Coast REAP funding fairly and equitably to the Central Coast COGs.

- Each of the COG Boards have approved further suballocating funding to their member city and county jurisdictions, and to use for RHNA, as applicable.

- AMBAG, as fiscal agent for the Central Coast REAP grant, has executed an agreement with HCD to accept and administer this funding.
Approach for Allocating Regional Housing Funding

- COGs suballocate funds to their jurisdictions
- COGs may also use some of the funding to develop the RHNA methodology
Suballocation Application

• In summer 2020, each COG sent REAP suballocation applications to their member jurisdictions

• Each application outlines the scope, schedule and budget, certifies that funds will be used in conformance with their state approved uses, and requires an executed MOU with AMBAG as well as its local COG

• As REAP subapplications are submitted, AMBAG staff will process and execute MOUs with each subapplicant and pay invoices as they are submitted
Next Steps

• AMBAG will continue to review applications for REAP funding and issue Notice to Proceed to local jurisdictions

• AMBAG will submit the final application to HCD for payment of the remaining REAP funds
Questions
Item #6b: Central Coast Housing Best Practices Toolkit

Recommended Action: Accept
Introduction

• REAP requires grant recipient regions to identify housing best practices and strategies

• AMBAG prepared this best practices toolkit with input from our partner agencies for our region

• The purpose of this presentation is to discuss the toolkit
Developing the Best Practices Toolkit

- HCD Housing Best Practices
- Review Other Housing Best Practices Studies
- Input from COGs and Jurisdictions
- Select Housing Best Practices
- Draft Review
- Final Toolkit
Table of Contents

1. Introduction
   • AB 101 and REAP funding
2. The California Housing Crisis
3. Housing Planning Strategies
4. Funding Sources for Housing Planning and Policy Updates
Housing Strategies: ADU Example

Accessory Dwelling Units

- Summary and Benefits
- Remove ADU Parking Requirements
- Remove Owner-Occupancy Requirements
- Provide a Path for Permitting Unpermitted ADUs
- Allow ADUs in all Residential Zones
- Build a Campaign
- Model Ordinances/Resources: 6 model ordinances from various cities, 8 other resources included ADU policy guides and analysis of ADU law
Discussion

• Discussion
• Questions
• Contact
  Paul Hierling, Senior Planner
  phierling@ambag.org
Recommendation

• The CCHWG is asked to accept the Central Coast Best Practices Toolkit
Item #6c: Draft Update from CCHWG Members & COG Staff on Housing Activities

Recommended Action: Information
Housing Updates

• SLOCOG Update
• SBCAG Update
• CCHWG Members Updates
SLO Region Housing Element Updates

SLOCOG’s Draft RHNA Plan was reviewed/distributed on 6/5/2019. The final RHNA Plan was adopted on 10/2/2019. The jurisdictions have until December 31st, 2020 to update their housing elements.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Update</th>
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<tbody>
<tr>
<td>Arroyo Grande</td>
<td>60-day HCD review on 10/12/2020. Awaiting HCD comments.</td>
</tr>
<tr>
<td>Atascadero</td>
<td>Adopted 11/10/2020</td>
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<tr>
<td>Paso Robles</td>
<td>Reviewed by HCD and scheduled for City Council on 12/1/2020 for adoption.</td>
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<tr>
<td>Grover Beach</td>
<td>Adopted 11/16/2020</td>
</tr>
<tr>
<td>Morro Bay</td>
<td>Adopted 8/25/2020</td>
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<tr>
<td>Pismo Beach</td>
<td>Adopted 11/17/2020</td>
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<tr>
<td>San Luis Obispo</td>
<td>Adopted 11/17/2020</td>
</tr>
<tr>
<td>County of San Luis Obispo</td>
<td>Adopted 11/17/2020</td>
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Item #7: Next Meeting (March 2021)
Item #8: Adjournment