



ECONOMIC STRATEGY PROJECT
Building Design & Construction Cluster
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September 7, 2016

Planning Commission
County of San Luis Obispo
1050 Monterey Street
San Luis Obispo, CA 93408

Re: Workforce Housing Ordinance & Design Guidelines

Dear Commissioners,

We, as members of the Building, Design and Construction Cluster of the Economic Vitality Corporation's Economic Strategy Project, a group of building, industry professionals committed to a thriving and healthy community, along with our community partners have worked alongside County Staff to help craft the Workforce Housing Ordinance & Design Guidelines. After carefully reviewing the latest revisions to the Workforce Housing Ordinance & Guidelines, we offer the following input:

Workforce Housing Ordinance

Recommendations for consideration:

- **22.30.477 E- 8 - Inclusionary Housing Element**: We recommend a 75 percent reduction in the inclusionary requirement, or a 50 percent reduction in the inclusionary requirement for a workforce housing subdivision, provided those units could be satisfied with secondary dwellings. Lowering the inclusionary requirement would allow for more "Workforce Housing," those whose area median income falls between the 120 – 160 percent range. The inclusionary element forces developers to create "Affordable Housing" seriously impacting the feasibility of creating workforce housing units, which is the intent of this ordinance. Eliminating or substantially reducing the inclusionary element makes common sense in that it removes a barrier for the developer to meet the objective of the Ordinance which is to provide Workforce Housing.
- **22.30.477 H-1(a) - Cap on Units**: We recommend an increase in the total number of units from 100 to 200. We also recommend that the Ordinance be applied retroactively to projects that are already in the pipeline that meet the necessary requirements. In order for the ordinance to have a meaningful impact and to attract the attention of developers, at least

200 units should be approved for the pilot program. By applying the Ordinance to those projects already in the pipeline, this will lower the overall cost by pushing projects through the system faster and lower the inclusionary requirement for the project, in turn bringing more affordable housing to our community.

Support:

- 22.30.477 B-1 – Location and Land Use Category: We support the expansion of workforce housing subdivision locations to, “Residential Rural and Residential Subdivisions” as this will allow for projects to be created on lower cost lots.
- 22.30.477 E-4(c) – Balconies: We support the additional language that states a balcony can extend over a public right-of-way. This allows greater flexibility.

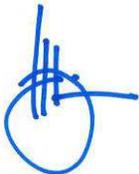
Workforce Housing Design Guidelines

We support the revisions to these guidelines and have no recommended changes as this time. In addition, we would like to note that we are especially pleased with the revision regarding the owner occupancy requirements for residences, which will mitigate the risks of homes being purchased and sold for a profit or converted to vacation rentals which would not help the overarching goal of supplying housing for our workforce.

To demonstrate the necessity of these revisions and ensure their effectiveness, we ask the Commission consider recommending that any projects that meet the Workforce Housing Ordinance & Design Guidelines be expedited through the project review/decision-making process.

We thank you for your due diligence and thoughtfulness through this process and ask that you please consider the above recommendations.

Sincerely,



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Kris Vardas, Chair
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