

Please Start Here

General Information	
Jurisdiction Name	Morro Bay
Reporting Calendar Year	2024
Contact Information	
First Name	Airlin
Last Name	Singewald
Title	Community Development Director
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Phone	8057726291
Mailing Address	
Street Address	595 Harbor Street
City	Morro Bay
Zipcode	93442

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_11_18_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Morro Bay	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/01/2021 - 12/31/2028

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		24
Total Units		32

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	3	1	0
Single-family Detached	12	14	4
2 to 4 units per structure	0	2	2
5+ units per structure	0	0	35
Accessory Dwelling Unit	15	15	18
Mobile/Manufactured Home	0	0	0
Total	30	32	59

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	30	32
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	21
Number of Proposed Units in All Applications Received:	26
Total Housing Units Approved:	25
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	20	25
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	19
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Morro Bay	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2021 - 12/31/2028

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica			
1				2	3	4	5							6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 659157	
Summary Row: Start Data Entry Below							0	0	0	0	0	7	19	26	25	0				
	068-194-003	2970 Cedar Ave		CDP23-018	ADU	R	3/4/2024							1	1	1	1	0	NONE	No
	068-222-017	2744 Alder Ave		CDP23-022	ADU	R	3/12/2024							1	1	1	1	0	NONE	No
	068-263-008	470 La Jolla St		CDP23-030	ADU	R	3/5/2024							1	1	1	1	0	NONE	No
	065-033-013	443 Whidbey Way		CDP24-003	ADU	R	3/21/2024							1	1	1	1	0	NONE	No
	066-115-004	260 Pacific St		CDP23-015	ADU	R	2/21/2024							1	1	1	1	0	NONE	No
	068-362-001	525 Bonita St		CDP24-005	ADU	R	4/11/2024							1	1	1	1	0	NONE	No
	068-214-015	2870 Cedar Ave		CDP23-017	SFD	O	4/30/2024							2	2	2	2	0	NONE	No
	066-037-010	1145 Morro Ave		CDP24-010	SFD	O	5/16/2024							1	1	2	2	0	NONE	No
	066-142-001	540 Monterey Ave		CDP24-020	ADU	O	6/3/2024							1	1	1	1	0	NONE	No
	068-351-052	684 Ponderosa St		CDP24-019	ADU	R	6/25/2024							1	1	2	2	0	NONE	No
	066-066-007	850 Napa Ave C		CDP24-021	ADU	R	7/11/2024							1	1	1	1	0	NONE	No

Jurisdiction	Morro Bay
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2021 - 12/31/2028

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-12/31/2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	97	-	-	26	-	-	-	-	-	-	-	26	71
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	60	-	-	8	-	-	-	-	-	-	-	8	52
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	70	1	-	1	-	-	-	-	-	-	-	35	36
	Non-Deed Restricted		8	6	5	6	8	-	-	-	-	-		
Above Moderate		164	41	26	14	6	24	-	-	-	-	-	111	53
Total RHNA		391												
Total Units			50	32	54	12	32	-	-	-	-	-	180	211
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		49		-	4	-	-	-	-	-	-	-	4	45

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Morro Bay	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H-1.1.1	The City will make affordable housing projects the highest priority of residential development. Affordable housing projects will have priority over any limitations in the allocation of new residential growth in each year as well as the first allocation of water and other resources if availability is limited, as is consistent with the Local Coastal Plan.	Annually	The City advocates for affordable housing by providing information directly to the public about opportunities for accessory dwelling units and density bonuses. Development options are explained to prospective applicants. One 35 unit affordable housing project was presented and received planning approval in 2020. The project completed construction and received a certificate of occupancy in early 2024, and is now available to residents. The new zoning code has been implemented which requires more projects to comply with the affordability component and/or pay the new increased inclusionary housing fee rates.

<p>Program H-1.1.2</p>	<p>To ensure there is a sufficient supply of multi-family zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will assist developers with proposals to combine small residential lots into larger developable lots, allowing a higher density residential development and more efficient use of the available vacant land. The City will continue to meet with local developers to discuss development opportunities and incentives available for lot consolidation and/or in general to facilitate development of affordable housing units. The following incentives will be considered when required for affordable housing development feasibility on a project-by-project basis:</p>	<p>Ongoing</p>	<p>The City works with Applicants on a case-by-case basis to identify areas where affordable housing units can be accommodated and has approved a fee deferral loan and allocation of inclusionary housing fees to provide financial assistance to future affordable housing projects, like the recently completed 35 unit affordable housing project. The City's Affordable Housing Ordinance does provide incentives for density bonuses and options for development standards to be relaxed consistent with State housing law, which has been clarified in the updated general plan (Plan Morro Bay), local coastal plan adopted in August 2022 and zoning code approved in December 2022, which is now fully effective.</p>
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<p>Program H-1.1.3</p>	<p>To ensure affordable multifamily projects meet maximum densities, the City will continue to implement objective project reviews to promote flexibility in development standards (height, parking, and setbacks) and will continue to promote the use of density bonuses and developer incentives to increase densities. Following adoption of the comprehensive Zoning Ordinance update, the City will biannually review the multifamily development standards in the Zoning Ordinance and revise as necessary to ensure they do not act as a constraint to the development of affordable housing in the city. The City will give priority to deed-restricted, rental or for-sale, affordable housing projects that provide housing for extremely low-, very low-, and low-income persons.</p>	<p>Case-by-case</p>	<p>The City completed the comprehensive update of our General Plan, Local Coastal Plan (LCP), and Zoning Ordinance (2022) to better accommodate this goal. The draft GP/LCP known as Plan Morro Bay was completed in 2018 and a draft was submitted for review to the Coastal Commission, comments were received in early 2020. The updated documents were approved and went into effect in August 2022. The draft documents include new standards which would allow for residential uses in commercial districts (above or behind commercial), specifically to assist with providing additional affordable-by-design housing opportunities while also maintaining the commercial core of the downtown area. In addition, the City's Zoning Ordinance was updated and recently approved and certified by the Coastal Commission. One provision is to require minimum density criterion be met in higher density zoning districts to prohibit single family residential development in high density zones.</p>
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<p>Program H-1.1.4</p>	<p>In order to create a vibrant pedestrian- and bicycle-friendly small-town urban atmosphere in the downtown area and ensure optimal access to services and public transportation, the City will encourage the development of new high-density housing in and adjacent to the downtown commercial district. To facilitate this goal, the City will inventory vacant and underutilized lots in and adjacent to the downtown business district, identify sites or areas where rezoning to high-density residential or mixed use categories might be desirable, and modify the City's zoning map as appropriate.</p>	<p>6/1/2023</p>	<p>The City's efforts to conduct this inventory are ongoing. A Downtown Design District subcommittee was created to further discuss this issue and present recommendations to City Council in early 2025.</p>
<p>Program H-1.1.5</p>	<p>In order to comply with recently adopted state law and further housing development opportunities, the City will make the changes detailed in the 2020-2028 adopted Housing Element to zoning as part of the comprehensive Zoning Ordinance update that is currently in progress.</p>	<p>3/1/2024</p>	<p>The City was awarded funding through the SB2 planning grant and the REAP Jurisdictional and Regional grant allocations to achieve these changes. The consultant work on the implementation policies is completed, new ordinances were approved by the City in December 2023 and was certified by the Coastal Commission in March 2024.</p>

<p>Program H-1.1.6</p>	<p>The City will, to the extent feasible, allocate water resources to allow maximum growth to full buildout consistent with limitations contained in the certified Local Coastal Plan, General Plan, and Ordinance 266 (Measure F) as amended. At least annually, the Community Development Department will provide an update to the City Council on available water supplies, projected demand under the General Plan, and the status of projects to ensure adequate supply to meet the needs of the community in accordance with the OneWater Plan, the General Plan, and this Housing Element.</p>	<p>Annually</p>	<p>The City is planning efforts for water supply, wastewater, and stormwater infrastructure. The Community Development Department gives annual updates to the City Council. This includes identifying annual water allocations as required. Additionally, the City continues to identify areas that require upgraded sewer and water line infrastructure to accommodate the higher capacity service necessary to serve a higher density development. The City continues to work with affordable housing developers to determine options that will address the capacity shortfall issues short term or long term without a delay in the project approvals.</p>
<p>Program H-1.1.7</p>	<p>The City will continue to work with the private sector and nonprofit agencies and to secure funds and be supportive of developers or sponsors pursuing funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income housing units (including mobile homes). As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households. The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.</p>	<p>Annually</p>	<p>The City continues to apply for funding as available and promote the funding opportunities to qualified local project sponsors.</p>

<p>Program H-1.1.9</p>	<p>Prior to 2014, housing developments in Morro Bay were not required to maximize densities allowed by zoning. Recovery from the recession, market conditions, availability of bank financing, and insurance requirements favored the construction of single-family detached houses. However, the economy has strengthened, allowing the City to strongly encourage and support higher densities to assist in an increase in the housing supply and further support the goal to obtain densities closer to those envisioned by zoning policies.</p>	<p>12/1/2022</p>	<p>To further this goal, the City will review specific sites for higher density mixed residential projects and will review and update the zoning code to support mixed use/mixed income housing communities.</p>
<p>Program H-1.1.16</p>	<p>The City affordable housing in-lieu fee fund will be used to assist nonprofit and for-profit developers to construct lower-income housing, including assistance with land acquisition, deferred entitlement fees, help with financing costs, costs to rehabilitate or preserve existing affordable units, prepare other implementation measures consistent with this Housing Element, and/or monitor housing policies and programs on an ongoing basis.</p>	<p>Annually allocation of available funds to qualified projects</p>	<p>Assuming that market conditions continue to be strong during the the eight-year Housing Element time frame, the City estimates that it will assist the creation of from two to seven new affordable units.</p>

<p>Program H-1.1.19</p>	<p>The City will continue to permit accessory dwelling units (including Junior ADUs) through a primarily ministerial review process (by right) in compliance with State law. An administrative coastal development permit, which does not require approval at a Planning Commission hearing but does require noticing, is required for new accessory dwelling units in or outside the coastal appeals jurisdiction. The zoning regulations will be updated to address the recent changes to state accessory dwelling unit law as part of the comprehensive Zoning Ordinance update. As part of the activities included in the City's SB 2 grant work plan, the City will explore additional ADU regulations that are less strict than what is allowed under State law. This will include exploration of allowing tiny homes or microhomes and developing a brochure on how ADUs can be built in Morro Bay.</p>	<p>12/1/2021 (updated to July 2022)</p>	<p>The City was awarded funding through the SB2 planning grant and the REAP Jurisdictional and Regional grant allocations to achieve these changes. Update 2022/2025: The contract was granted for assistance in the HE implementation measures. The updated zoning code, which includes the new section on ADU's and JADU's has been approved by the City and was certified by the California Coastal Commission in March 2024.</p>
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<p>Adaptive Reuse/Supportive Housing</p>	<p>Policy H-2.2: Adaptive Reuse. Encourage adaptive reuse of existing homes, hotels, and other types of buildings to creatively maximize housing opportunities allowed in the zoning/land use plan POLICY H-4.3:Community Involvement. Encourage supportive housing and transitional housing operators to assist homeless people to get the help they need to become contributing members of the community. Community involvement includes finding temporary housing opportunities in under-utilized existing housing stock or empty commercial buildings.</p>	<p>Project approved 2021, working on facility upgrades required for state licensing</p>	<p>The city is currently processing an application for a change in use from a motel to supportive housing. The project will provide 24-27 new residential rooms to assist the clients to overcome their addictions and become a contributing member of the community. 2022 update: This project was approved in 2022.</p>
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<p>ADU, JADU and Secondary Units</p>	<p>Program H-1.1.19: The City will continue to permit accessory dwelling units (including Junior ADUs) through a primarily ministerial review process (by right) in compliance with State law. An administrative coastal development permit, which does not require approval at a Planning Commission hearing but does require noticing, is required for new accessory dwelling units in or outside the coastal appeals jurisdiction. The zoning regulations will be updated to address the recent changes to state accessory dwelling unit law as part of the comprehensive Zoning Ordinance update. As part of the activities included in the City’s SB 2 grant work plan, the City will explore additional ADU regulations that are less strict than what is allowed under State law. This will include exploration of allowing tiny homes or microhomes and developing a brochure on how ADUs can be built in Morro Bay.</p>	<p>Ongoing</p>	<p>The City implements State law as it continues to update with regards to Accessory Dwelling Units. Because the City is located in the coastal zone, an ADU does require an Administrative Coastal Development Permit but which does not require Planning Commission approval. The City also encourages accessory dwelling units when communicating to the public or providing guidance on potential housing projects. The City also recently established a pre-designed ADU program, available to all interested applicants.</p>
<p>Section 8 Subsidies</p>	<p>POLICY H-2.1: Section 8 Subsidies. Enforce the State requirement that property owners consider Section 8 vouchers for rental housing.</p>	<p>Ongoing</p>	<p>The City supports Section 8 housing subsidies and coordinates with the Housing Authority of San Luis Obispo (HASLO) which is the local agency that manages the local Section 8 program.</p>
<p>Mobile Home Park Upkeep</p>	<p>Policy H2.4: Mobile Home Park Preservation. Support improvements to existing mobile home parks to preserve affordability</p>	<p>Ongoing</p>	<p>The City engaged a mobile and manufactured home study as part of the Housing Element 2020-2028 update and will use the data received to promote the continued use and upkeep of economically viable mobile home parks by keeping park residents and owners informed of opportunities through HCD and other funding sources to maintain mobile home parks through energy retrofits, housing rehabilitation, new types of mobile housing (park units, tiny homes, etc.), and weatherization programs.</p>

<p>At-Risk Units</p>	<p>Program H2.1.5: The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. No units have been identified as at risk of converting to market rate within 10 years of the beginning of the 6th-round Housing Element planning period. The City will continue to monitor the status of affordable housing projects, and as their funding sources near expiration, will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable.</p>	<p>Ongoing</p>	<p>The City maintains a list of subsidized housing units. This information regarding those properties at risk of conversion is included in the Housing Element. Those properties that are closest to affordability expiration have been in contact with the City and are attempting to submit for tax credit applications to finance project renovations.</p>
<p>Conversion to Condominiums</p>	<p>Program H-2.1.6 The City will continue to comply with Government Code Section 65590 et seq. that sets forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.</p>	<p>Ongoing</p>	<p>The City currently implements Government Code Section 65590.</p>
<p>Demolished & Delapidated Units</p>	<p>Program H-2.1.6: The City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.</p>	<p>Ongoing</p>	<p>The City will continue the code enforcement program to address a variety of issues, including unsafe or dilapidated housing units. When violations are cited code enforcement will offer to provide homeowners with a list of potential resources.</p>

<p>Senior and Special needs Housing</p>	<p>Program H-3.1.2</p> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, single parent-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. This will include promotion of the City's existing reasonable accommodation procedure through creation of a handout that will be available at the City and on the City's website.</p>	<p>Ongoing</p>	<p>The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, County, state, and federal governments. In addition, as appropriate, the City will assist and/or provide support for applications for funding under state and federal programs designated specifically for special needs groups.</p>
<p>City of MB local housing goals</p>	<p>GOAL STATEMENT: (1)Identify low-income housing opportunities, (2) explore achievable options for unhoused residents, and (3) speed up processing of ADU permits to increase the availability of affordable housing.</p>	<p>Through 2025</p>	<ul style="list-style-type: none"> • Implement Housing element (including reviewing housing by right and objective design guidelines) • Review possible upzone of Seashell Estates property for proposed housing project •Explore achievable options at the City level (emergency warming shelters, pallet homes, etc.) •Continue participation in County's 5-year Housing& Infrastructure Plan •Continue participation in the County-wide 5-year Strategic Plan to address homelessness (Homeless Outreach Case Manager) •Identify affordable housing incentive program •Speed up processing of ADU permits to increase the availability of affordable housing

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

and restrictions for the unit. Before adding information to this

derate Income	Notes
	6
<u>Date Converted</u>	<u>Notes</u>

Jurisdiction	Morro Bay
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Local governments are required to inform HCD about any local tenant preference ordinance the local government has adopted. Effective January 1, 2023, local governments adopting a tenant preference are required to create a v

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

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Table 1

Tenant Preferen

rnment maintains when the jurisdic
webpage on their internet website c

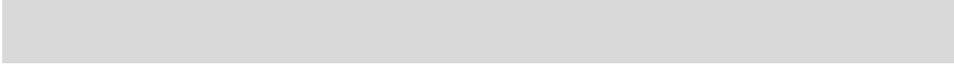


RESS REPORT

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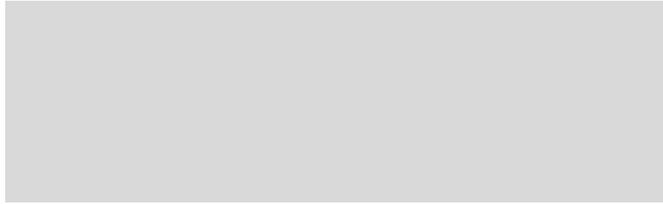
nce Policy

ction submits their annual progress report on housing approvals and production, pe
containing authorizing local ordinance and supporting materials, no more than 90 d



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er Government Code 7061 (SB 649, 2022, Cortese).
lays after the ordinance becomes operational.



Jurisdiction	Morro Bay
Reporting Year	2024 (Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity's application for funding a or 50515.03, as applicable.

Total Award Amount	\$
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested
HE 2020-2028 consultant work	\$30,905.00	\$30,905.00
On-line Building permit software and im,plementation	\$34,095.00	\$34,095.00

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tak

Completed Entitlement Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Building Permits Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted

Very Low	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Certificate of Occupancy Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

0
0
0
0
8
24
32

Current Year
13
0
21
0
1
7
17
59

ized based on the eligible uses specified in Section 50515.02

Other Funding	Notes
None	
None	100% completed