



Moderate	Deed Restricted	8
	Non-Deed Restricted	20
Above Moderate		10
<b>Total Units</b>		<b>114</b>

Jurisdiction	Atascadero
Reporting Year	2025 (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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1				2	3	4	5											6	7	8	9	10	11		12	13	14		
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(B) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please Indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below																													
	031-191-005	6525 NAVARETTE AVE	SINGLE FAMILY RESIDENCE	DEV25-0025	SFD	O	2/26/2025											72	3	78	1	0			N/A	Withdrawn	Discretionary	WITHDRAWN BY APPLICANT	
	049-101-015	1375 EL CAMINO REAL	10-LOT SFR SUBDIVISION & DEVELOPMENT W/ IMPROVEMEN	DEV25-0036	SFD	O	4/22/2025											10		10					N/A	Pending	Discretionary		
	049-141-022	2450 EL CAMINO REAL	THE EDGE - MIXED USE PROJECT	USE25-0044	S*	R	5/7/2025						3							60					N/A	Pending	Discretionary	OUT FOR CORRECTIONS, SDBL WAIVERS AND CONCESSIONS NOT YET APPROVED BY PLANNING COMMISSION	
	056-121-005	8780 COROMAR AVE	S89 LOT SPLIT	SBDV25-0049	SFD	O	5/27/2025											5		5	1	1	SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial	
	030-292-048	6350 MARCHANT AVE	S-LOT SMALL LOT SUBDIVISION UNDER SB 684	SBDV25-0058	SFD	O	8/21/2025													5					N/A	Approved	Ministerial		
	029-281-040	5200 FRESNO AVE	S89 LOT SPLIT	SBDV25-0061	SFD	O	9/11/2025													1					N/A	Approved	Ministerial		

ANNUAL ELEMENT PROGRESS REPORT

ANNUAL ELEMENT PROGRESS REPORT

APR 2025

Table with columns for Project/Action, Status, Funding, and various performance metrics. Includes sub-sections for 'Measurable Outcomes', 'Measurable Activities', and 'Measurable Results'.

<b>Jurisdiction</b>	Atascadero	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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	Projection Period	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
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	207	-	3	-	-	-	-	-	-	-	-	4	203
	Non-Deed Restricted		-	-	-	-	1	-	-	-	-	-	-	-
Low	Deed Restricted	131	-	1	-	67	-	2	-	-	-	-	132	-
	Non-Deed Restricted		7	12	11	12	13	7	-	-	-	-	-	-
Moderate	Deed Restricted	151	1	1	-	8	-	-	-	-	-	-	207	-
	Non-Deed Restricted		6	53	29	20	26	63	-	-	-	-	-	-
Above Moderate		354	100	66	13	8	78	16	-	-	-	-	281	73
Total RHNA		<b>843</b>												
Total Units			<b>114</b>	<b>136</b>	<b>53</b>	<b>115</b>	<b>118</b>	<b>88</b>	-	-	-	-	<b>624</b>	<b>276</b>

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Atascadero						
Reporting Year		2025 (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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 1.A: Adequate Sites</b>	The City can adequately accommodate the City's current RHNA under existing General Plan and Zoning Regulations standards (266 units remaining after credits for approved projects). The residential sites inventory to address the current RHNA consists of 11 mostly vacant sites with capacity to yield 497 new units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request, and the City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA. The City will also continue allowing housing development on RMF-24 properties identified in the Housing Element Sites Inventory as a by-right use, not subject to a conditional use permit, specific plan, or discretionary action. By right includes but is not limited to housing developments in which at least 20 percent of the units are affordable to lower income households.	12/31/2028	6th Cycle	Continuous	(266 units). Sites analyzed with building permit submittals. Adequate sites remain. Ongoing analysis.	Units	497	2021-2028 Housing Element: <a href="https://www.atascadero.org/sites/default/files/2023-06/ATASCADERO%202021-2028_FINAL%20HOUSING%20ELEMENT.pdf">https://www.atascadero.org/sites/default/files/2023-06/ATASCADERO%202021-2028_FINAL%20HOUSING%20ELEMENT.pdf</a>
<b>Program 1.B: No Net Loss</b>	The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020-2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City has not processed any applications for sites identified in the Housing element that do not align with Housing element goals and policies.	Units	1	None

<p><b>Program 1.C: Mixed-Use Development</b></p>	<p>Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the Downtown zoning districts. To increase project certainty and streamline development, the City will consider identifying appropriate, mid-block locations, outside of downtown, for future mixed-use/residential development (in commercial zoning districts) while considering appropriate jobs/housing balance and fiscal impacts. Considering market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and flexible development standards for units that are affordable to lower-income households. The City will publicize these incentives on the City's website (<a href="http://www.atascadero.org">www.atascadero.org</a>) to make them available in a timely fashion.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(5 mixed-use projects) The City continues to allow and support mixed-use development within the Commercial Retail, Commercial Professional, Commercial Neighborhood, Downtown Commercial, and Downtown Office zoning districts. The upcoming Atascadero 2045 General Plan is slated to increase mixed-use opportunities even further.</p> <p>In 2025, construction permits were issued for mixed-use construction within the Del Rio Marketplace project (42 units), the Grand Oaks microhome development (2 units) and La Moda mixed-use project (9 units). Permits are ready to issue for 20 units in the Dove Creek mixed-use project. A total of 5 mixed-use developments have been granted certificates of occupancy in this cycle, and several more are currently under construction.</p>	<p>Other</p>	<p>5</p>	<p>None</p>
<p><b>Program 1.D: Accessory Dwelling Units</b></p>	<p>Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the latest provisions in State law, including permit streamlining processes. Provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Promote development of ADUs by providing written information at the City's planning counter and on the City's website.</p>	<p>11/10/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(Compliant ADU ordinance within 2 years of Housing Element adoption). The City has adopted its ADU ordinance and maintains updates per State law changes. The most recent update was completed in early 2026. The City maintains 6 pre-approved ADU stock plans originally funded under the REAP program; plans range in size from 320 sf to 1,000 sf. The ADU stock plan program streamlines the review process and provides design cost savings to homeowners. However, additional funding will be required to update the plans with the new building code cycle. The City has permitted the following number of ADUs by year:</p> <p>2021: 15                  2022: 20                  2023: 24                  2024: 24                  2025: 14</p>	<p>Other</p>	<p>1</p>	<p>Most recent ordinance update:  <a href="https://records.atascadero.org/WebLink/DocView.aspx?id=134235&amp;dbid=0&amp;repo=Atascadero">https://records.atascadero.org/WebLink/DocView.aspx?id=134235&amp;dbid=0&amp;repo=Atascadero</a></p>

<p><b>Program 1.E: Special Needs Housing</b></p>	<p>(15 units) Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Complete - The City granted final occupancy to an expansion to California Manor for 76 senior units in May of 2025. The City continues to communicate and work with affordable and special needs housing organizations to support their needs through streamlining reviews and approving time extensions on entitlement approvals. The ECHO expansion project was issued in 2025 and will provide 30 additional beds in a dedicated family wing of the homeless shelter.</p>	<p>Units</p>	<p>77</p>	<p>See BRES22-1829 on Table A2.</p>
<p><b>Program 1.F: Housing for Persons with Disabilities</b></p>	<p>Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions: § Assist developers who seek state and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(One grant application supported during the planning period). The City approved an expansion to the Empire Apartments project which houses lower income disabled individuals. The project would provide 15 new units and 15 renovated units. The City actively supports the SLO Non-Profit Housing Corporation in securing grant funding for this project.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 1.F: Housing for Persons with Disabilities</b></p>	<p>§ Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to work with applicants to encourage the development of housing for those with disabilities through concessions and waivers under State Density Bonus Law and through the reduction of discretionary conditions where possible and applicable. The City adopted a development impact fee deferral loan program for qualifying projects to assist with grant scoring and financing.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 1.F: Housing for Persons with Disabilities</b></p>	<p>§ Work with local organizations such as the Tri-Counties Regional Center and Transitions Mental Health Association to implement an education and outreach program informing local families about housing and services available for persons with disabilities, including developmental disabilities. The program will include the development of an informational brochure available on the City's website or at City Hall.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). City staff, in coordination with our regional housing partners and agencies, continue to provide information on housing and services available to people with disabilities.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<p><b>Program 2.A: Density Bonus</b></p>	<p>Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with state law. Update the City's density bonus ordinance to remain in compliance with Government Code §65915.</p>	<p>11/10/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(Adopt compliant Density Bonus ordinance within 2 years of Housing Element adoption). The City currently implements State law for all projects requesting use of the State Density Bonus program. Because State law allows for only moderate income restrictions on for sale products, the City has not historically seen implementation of the density bonus program result in lower income units. However, some more recent mixed-use developments and higher density rental residential formats have resulted in housing units for low- and very-low-income households. In addition, the City has approved 4 non-profit projects that would add 76 low income units to the City's housing stock if funding can be obtained. These projects (Empire, Macadero, and Del Rio Ridge) utilized the State Density Bonus for development incentives as well as some bonus units. The City has also updated our Municipal Code for consistency with new State Density Bonus Law in conjunction with the adoption of Objective Design Standards for mixed-use and multifamily development.</p>	<p>Other</p>	<p>1</p>	<p>Density Bonus ordinance, A.M.C. §§ 9-3.801 - 9-3.806: <a href="https://ecode360.com/43099206">https://ecode360.com/43099206</a></p>
<p><b>Program 2.B: Inclusionary Housing Ordinance</b></p>	<p>Evaluate the City's inclusionary housing policy and consider replacing the current inclusionary policy with an inclusionary housing ordinance. An inclusionary ordinance must be consistent with state density bonus regulations and address changing economic and regulatory considerations. The City will continue to monitor the impact of its inclusionary housing policy/ordinance on production of market rate housing in response to market conditions. If the City's inclusionary housing approach presents an obstacle to the development of the City's fair share of regional housing needs, the City will consider revising the policy/ordinance accordingly.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(50 units). The City has reviewed options for an updated affordable housing strategy. As the State limits discretionary reviews of housing projects and cost of construction and adherence to State regulatory requirements becomes a factor in project feasibility, the City relies on the State density bonus program to incorporate affordable units into market-rate projects. The City reviewed this issue and decided to encourage utilization of State Density Bonus law rather than disincentivize housing or create cost barriers to housing development with additional requirements. The City's inclusionary policy remains in effect for legislative actions. The City approved the Barrel Creek project in 2023 which included 9 affordable units under the City's inclusionary housing policy.</p>	<p>Units</p>	<p>9</p>	<p>None</p>

<p><b>Program 2.C: Affordable Housing In-Lieu Funds</b></p>	<p>Evaluate the adoption of a policy to determine the best use of City Affordable Housing In-Lieu funds to support the creation of new affordable housing units in Atascadero. Work with affordable housing developers and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(5 affordable units) The City has pledged . \$400,000 of our curemt fund to Del Rio Ridge, a 42 unit non-profit low income project awaiting full funding opportunities. In 2023, the City adopted an impact fee deferral program as a supplement to our affordable housing in-lieu fees. As more projects become ministerial under new State laws, the City's ability to collect in-lieu fees outside of an impact fee on all housing diminishes. Supplementing the in-luie fund was the greatest way to support grant applications and project financing into the future.</p>	<p>Units</p>	<p>42</p>	<p>None</p>
<p><b>Program 2.D: Affordable Housing Technical Assistance</b></p>	<p>Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible. If not already initiated via potential projects, annually consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(5 letters of support). The City continues to provide pre-application consultation for all projects to determine feasibility with Planning, Building, and Fire standards. Recently, the City has coordianted with Del Rio Ridge, California Manor phase 2, the ECHO homeless shelter expansion, Paseo Paloma (a State surplus land act project), and expansion of a non-profit transitional home for low income foster youth. In addition, the City is assisting an SB4 project with pre-planning and process related coordiantion to ensure a streamlined application.</p>	<p>Other</p>	<p>5</p>	<p>None</p>

<p><b>Program 2.E: Affordable Housing Development Incentives</b></p>	<p>Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely-low income households. Atascadero will promote these incentives to developers on the City's website and during the application process.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(Assist 5 lower-income housing projects). The City currently provides deferred impact fee payments for housing development deferring payment until permit final. An impact fee deferral and loan program to further assist the financing projects targeted to lower-income households was adopted in 2023.</p>	<p>Other</p>	<p>8</p>	<p>None</p>
<p><b>Program 2.F: Mixed-Use Standards</b></p>	<p>Adopt mixed-use development standards that facilitate high-quality development and that strike a balance between the community's need for housing and the City's need to preserve viable commercial land uses to help sustain the City's ability to provide essential services. During the formulation of development standards, the City will assess the potential for residential density increases for mixed-use projects. The City will pursue the drafting of new mixed-use developments standards and Objective Design Standards (Program 3.B) to ensure that the City's planning and design goals for mixed-use projects and multi-family housing are met.</p>	<p>11/10/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(Ordinance adopted). The City adopted an Objective Design Standards ordinance applicable to mixed-use and multifamily development on June 25, 2024. These standards provide for 'fractional density' wherein smaller units are counted only as fractions of units vis-a-vis allowable density. This allows developers to build more densely while encouraging the development of units that are affordable by design.</p>	<p>Other</p>	<p>1</p>	<p>MU building design standards: <a href="https://ecode360.com/45540376">https://ecode360.com/45540376</a>  MU site design standards: <a href="https://ecode360.com/43098080">https://ecode360.com/43098080</a></p>
<p><b>Program 2.G: Specific Plans</b></p>	<p>Continue to require the use of specific plans or planned developments for residential projects of 100 or more single-family units to ensure that the distribution of land uses, infrastructure requirements, and implementation measures are consistent with the General Plan and the City's development goals and needs.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objectives). The City has commenced our comprehensive General Plan update and will continue to utilize Specific Plans for larger-scale single-family residential developments.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 2.H: Resources to Address Homelessness</b></p>	<p>Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue cultivating a close relationship with the El Camino Homeless Organization (ECHO) to maintain a safe and secure shelter that meets the immediate needs of families and individuals who have become homeless. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters. Continue to support local programs that provide emergency resources such as motel voucher programs and emergency food provision.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objectives). The City works closely with local non-profit organizations to facilitate programs and locations that meet the needs of homeless and transitional populations. In 2025, the City approved building permits to expand ECHO's capacity by 30 beds through the addition of a modular building on the site. Related entitlement amendments in 2024 also expanded ECHO's meal program to allow for service to a greater number of individuals and families experiencing homelessness and hardship within our community.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 2.I: Single-Room Occupancy Units (SROs)</b></p>	<p>Review and, if necessary, revise siting regulations for single-room occupancy units (SROs) to comply with State law.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>(No quantified objective). The City began a comprehensive zoning code update in conjunction with the General Plan update. SROs will be analyzed as part of this process. Adoption is expected in Summer 2026.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.A: Development Process Streamlining</b></p>	<p>Continue streamlining the project review process by: § Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to review local permitting procedures for opportunities to streamline. The 2045 General Plan, anticipated to be adopted in Summer 2026, includes several provisions to minimize hearing processes and consolidate reviews.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<p><b>Program 3.A: Development Process Streamlining</b></p>	<p>§ Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Atascadero and provides SB 35 eligibility information.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). City staff continue to provide interested applicants with SB 35 streamlining information.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.A: Development Process Streamlining</b></p>	<p>§ Continuing to consolidate all actions relating to a specific project on the same Council or Commission agenda.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to consolidate items on one agenda.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.A: Development Process Streamlining</b></p>	<p>§ Continuing to review minor project modifications through the Design Review Committee and more substantial changes through a Planning Commission process.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to reduce entitlement requirements and timelines where appropriate, approving minor modifications at the staff level or through Design Review Committee to streamline such modifications.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.A: Development Process Streamlining</b></p>	<p>§ Maintaining pre-approved stock development plans to streamline the plan check process for ADUs.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City received grant funding to develop ADU stock plans and plans were finalized and released for use in early 2023. The ADU stock plans provide pre-reviewed building plans for units ranging in size from 320sf to 1,000sf and the City is expanding their use to SB9 developments and multi-family infill to increase housing options, streamline the process, and reduce project costs.</p>	<p>Other</p>	<p>1</p>	<p>Stock plans: <a href="https://www.atascadero.org/service/ADUs">https://www.atascadero.org/service/ADUs</a></p>
<p><b>Program 3.B: Objective Design Standards</b></p>	<p>In compliance with SB 330, adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and architectural features, consistent with state law. Part of the objective design standards creation process will include assessing how the standards can be used to encourage a variety of housing types and limit the size of residential units on multi-family zoned properties to encourage units that are affordable by design.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Complete - The City adopted an Objective Design Standards ordinance applicable to mixed-use and multifamily development on June 25, 2024. These standards provide for 'fractional density' wherein smaller units are counted only as fractions of units vis-a-vis allowable density. This allows developers to build more densely while encouraging the development of units that are affordable by design.</p>	<p>Other</p>	<p>1</p>	<p>Objective design standards: <a href="https://ecode360.com/45540376">https://ecode360.com/45540376</a></p>
<p><b>Program 3.C: Multi-Family Housing Permitting</b></p>	<p>To reduce constraints to multi-family housing production, the City will review and revise the Conditional Use Permit (CUP) requirements for multi-family housing in conjunction with adoption of objective design standards and to comply with the Housing Accountability Act. The Atascadero Zoning Regulations require a CUP for residential projects in the RMF zone over 11 units, excluding RMF-24 properties identified in the Housing Element sites inventory, which are allowed by right. Any revisions to Zoning Regulations will not affect the by-right approval of multi-family projects in the RMF-24 zone on Housing Element sites, which are not subject to a CUP or a Specific Plan. Revisions are intended to facilitate the permitting process for multi-family housing and will be consistent with any by-right or streamlining requirements identified in state law.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Complete - The City revised multi-family CUP triggers with the adoption of objective design standards in June of 2024. Multi-family housing projects of 49 units or less (previously 11 units) which comply with these standards are processed ministerially. These standards are consistent with state law regarding objective design standards and permit streamlining.</p>	<p>Other</p>	<p>1</p>	<p>Multifamily CUP trigger: <a href="https://ecode360.com/45541799">https://ecode360.com/45541799</a></p>

<b>Program 3.C: Multi-Family Housing Permitting</b>	The City will periodically evaluate the approval process for housing projects to ensure compliance with the intent of the Housing Accountability Act.	12/31/2028	6th Cycle	Continuous	(No quantified objective). City staff continue to review new housing laws and evaluate our own processes to ensure continued compliance.	Other	1	None
<b>Program 3.D: RMF Zone Height</b>	Amend the Zoning Regulations to remove number of stories limit in the Residential Multi-Family (RMF) Zone and regulate based on height in feet, allowing for adequate emergency response and community character preservation. Amend Zoning Regulations definitions and exceptions to height limits, as appropriate, to facilitate three-story development in the RMF Zone.	11/10/2023	6th Cycle	Completed	Completed - The City updated the zoning regulations in 2021 to remove the number of stories restriction and increase height for architectural features.	Other	1	Height limits: <a href="https://ecode360.com/45543273">https://ecode360.com/45543273</a>
<b>Program 3.E: Small Lot Subdivisions</b>	Consider adopting small lot subdivision standards that incorporate specific site and building development standards (such as parking, height, yard space, architecture) in exchange for flexible minimum lot sizes. Consider allowing small lot subdivisions without rezoning. Small lot subdivision standards can eliminate the need for multi-family planned developments that are currently subject to a rezoning process. Establishing a set of high-quality standards for each small lot subdivision, instead of minimum lot size, can save substantial staff time and applicant costs and would allow for increased creativity with site design while increasing ownership opportunities for all income segments of the community (affordable by design).	12/31/2028	6th Cycle	Completed	Completed - The City adopted standards for small-lot subdivisions in conjunction with the adoption of Objective Design Standards in June of 2024.	Other	1	Small lot subdivision standards: <a href="https://ecode360.com/43098040">https://ecode360.com/43098040</a> <a href="https://ecode360.com/45540566">https://ecode360.com/45540566</a>
<b>Program 3.F: Rural Residential Development Standards</b>	Adopt a Rural Residential Zone in the Zoning Regulations consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone to facilitate the development of a variety of housing types.	11/10/2024	6th Cycle	In Progress	(Adopt RR zone). The City is reviewing all zoning districts as part of the comprehensive General Plan Update and will adopt revisions as needed. The General Plan and comprehensive Zoning Code update are expected to be complete in summer 2026.	Other	1	None
<b>Program 3.G: Emergency Shelter (ES) Overlay Zone</b>	Review the Emergency Shelter (ES) Overlay Zone for continued compliance with state law; evaluate the need and expand the zone, as appropriate, to other appropriate properties, subject to the locational and operational criteria outlined in the Zoning Regulations.	11/10/2023	6th Cycle	Completed	(ES overlay zone regulations reviewed and amended if appropriate). The City works closely with ECHO, the non-profit organization that runs the shelter in the existing ES overlay zone. The City will continue to monitor need for expansion and added services. The City approved an update to ES overlay zone regulations and Conditional Use Permit amendment to expand ECHO's capacity by 30 beds through the addition of a modular building on the site, which began construction in 2025.	Other	1	ES overlay zone: <a href="https://ecode360.com/43098279">https://ecode360.com/43098279</a>

<p><b>Program 3.H: Special Needs Housing Laws</b></p>	<p>Review the Zoning Regulations and if necessary, make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>(Update zoning regulations if noncompliant). The City complies with State law at this time. Additional standards and guidance are being examined with the General Plan Update process.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.I: Housing Financing Constraints</b></p>	<p>Continue to work with the development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community, including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City communicates with non-profit organizations and housing developers regularly regarding funding challenges and grant opportunities. Unfortunately, most grant applications are heavily weighted to communities with State identified disadvantaged communities. Our local SLOCOG has revised this analysis to include additional factors that more accurately identify known areas that should be considered disadvantaged from a funding perspective however, these regional definitions cannot be used in many State level applications, creating additional funding obstacles for lower income housing opportunities. Further, the added costs from increased requirements in the State building code updates and infrastructure costs associated with development within a semi-rural community, in addition to Water Quality Control Board Requirements and increased CEQA challenges from special interest groups make financial feasibility difficult to attain without subsidy.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.J: Non-Governmental Constraints</b></p>	<p>Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to attend building industry seminars and is a lead participant in local ICC chapter meetings. Current identified constraints include solar requirements for new residential projects which significantly drive up costs, accessibility requirements that make projects infeasible when dealing with a City with challenging topography, State stormwater management requirements which limit the developable area of a site and therefore reduce density, limited funding for streets, roads, and other City infrastructure that drive up permit costs and fees, PG&amp;E costs and availability to support new construction, outdated disadvantaged community mapping that limits Atascadero's ability to be competitive in grant funding opportunities for affordable housing, infrastructure, services, the cost of construction materials, and lending hesitency.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<p><b>Program 3.K: Capital Facility Fees</b></p>	<p>To encourage affordability by design, the City will modify the Capital Facility Fee schedule to index fees based on size of unit, providing lower rates for small units where there is a demonstrated nexus.</p>	<p>11/10/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>(Capital facility fee modification). The City has adopted a fee schedule that reduces fees for the development of accessory dwelling units that are greater than 750 square feet and eliminates impact fees for units less than 750 square feet. The City is currently working with a fee consultant to update the capital facility fee program and evaluate a program that encourages smaller units and affordability by design. This effort must be done in concert with the Citywide General Plan update to determine infrastructure impacts and needs. A revised nexus study and fees are anticipated to be adopted in in 2028.</p>	<p>Other</p>	<p>1</p>	<p>2025 Fee Schedule:  <a href="https://www.atascadero.org/sites/default/files/AS%20-%202025%20Adopted%20Fee%20Schedule%20Effective%20July%2028%2C%202025.pdf">https://www.atascadero.org/sites/default/files/AS%20-%202025%20Adopted%20Fee%20Schedule%20Effective%20July%2028%2C%202025.pdf</a></p>
<p><b>Program 3.K: Capital Facility Fees</b></p>	<p>The City will continue to monitor impact fees and the Capital Facility Fee schedule to identify barriers to housing development, particularly affordable units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to monitor the impact of capital facility fees on housing development. The city's impact fees were adopted in 2006 and area far below the cost of providing infrastructure. While all costs deter development, the city's fees remain lower than surrounding jurisdictions.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.L: Water and Sewer Service Providers</b></p>	<p>In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Atascadero a copy of the 2020-2028 Housing Element.</p>	<p>11/10/2021</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Completed - The City distributed the final Housing Element to key City Staff in charge of sewer facilities and to the Atascadero Mutual Water Company, the City's water service provider.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.L: Water and Sewer Service Providers</b></p>	<p>The City will also confirm that the agencies and entities providing water or sewer services have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households (Government Code Section 65589.7). The City will also explore possible options to ease the burden of water service fees (working with the Atascadero Mutual Water Company) and sewer service fees (through the Department of Public Works) for affordable housing projects (both deed-restricted and market rate affordable units).</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to coordinate internally and with Atascadero Mutual Water Company to reduce the impact of service and connection fees on affordable housing projects.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.M: Energy Conservation</b></p>	<p>Encourage and facilitate energy conservation and help residents minimize energy-related expenses by:          § Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers;</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective), The City continues to comply with this program.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.M: Energy Conservation</b></p>	<p>§ Providing informational material at the Community Development Department counters from PG&amp;E and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building (San Luis Obispo Green Build), and resources to assist lower-income households with energy-related expenses; and</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective), The City continues to comply with this program.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 3.M: Energy Conservation</b></p>	<p>§ Continuing to strictly enforce the state energy standards of the California Green Building Code.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective), The City continues to comply with this program.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<b>Program 3.N: Definition of Immediate Family</b>	Amend the Zoning Regulations to remove the definition of "immediate family" from the Zoning Regulations and any standards related to that definition, including Section 9-6.107(a)(1)(i) and 9-6.107(a)(3), which requires immediate family to occupy accessory dwelling units in the A zone.	11/10/2022	6th Cycle	Completed	(No quantified objective). This update was completed with our annual zoning code update in 2022.	Other	1	Land use definitions: <a href="https://ecode360.com/43098137">https://ecode360.com/43098137</a>
<b>Program 3.O: Farmworker Housing in RS Zone</b>	Amend the Zoning Regulations for the RS Zone to comply with California Health and Safety Code Section 17021.6, which generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less designed for use by a single household) be treated as an agricultural use.	11/10/2022	6th Cycle	Completed	(No quantified objective). These updates to the RS zone were completed in 2022.	Other	1	None
<b>Program 4.A: Housing Rehabilitation and Preservation</b>	(20 units) As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units. The City will continue using code enforcement to identify housing maintenance issues and to expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.	12/31/2028	6th Cycle	Continuous	(20 units rehabilitated). While the City does not have many units that are considered unsafe or degraded, local non-profit organizations regularly look at grant funding opportunities to expand and rehabilitate existing lower income housing. The City has recently approved 2 such projects (Empire Apartments and Macadero Apartments) that will rehabilitate approximately 34 units and add an additional 21 units under renewed 55 year deed restrictions. These projects are awaiting secured funding. In addition, the City is working with property owners at 5455 El Camino Real to upgrade and rehabilitate 10 units rented to lower-income individuals through a subsidized program. Phase 2 of the California Manor project also included renewal of 93 low-income units for 55 years in conjunction with the construction of their new senior apartment building, which itself includes 67 low-income units and 8 moderate-income units and received final occupancy in 2025.	Units	93	None
<b>Program 4.B: Community Development Block Grant</b>	Continue to participate in federal grant programs, such as the Community Development Block Grant (CDBG) program, to obtain loans and/or grants for housing rehabilitation and homeless services.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City participates in federal grant programs, including CDBG, while seeking other grant opportunities. However, there are limited funds available in our region, and most CDBG funds are utilized for accessibility improvements, ECHO, and City recreation sports program scholarships.	Other	1	None
<b>Program 4.C: Affordable Housing Preservation and Development</b>	Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new affordable housing units. Utilize inclusionary housing funds, as available and appropriate, to assist in the development of affordable housing by non-profit agencies. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multi-family rental housing for low-income households. Specifically, the City will:  - Contact potential affordable housing developers	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City continues to involve affordable housing developers in discussions regarding new housing regulations and opportunities, and has taken these discussions into account during the preparation of the upcoming General Plan Update, anticipated to be adopted in Summer 2026. The City approved a 30 bed expansion at ECHO that is currently under construction. Habitat for Humanity is pursuing an SB4 project on a local church property and is receiving City support. They are awaiting funding at this time. The City also adopted a deferred impact fee loan program for qualifying affordable housing projects to assist with grant scoring and financing.	Other	1	None

<b>Program 4.C: Affordable Housing Preservation and Development</b>	- Assist non-profits and other housing advocates in preparing applications for funding opportunities and financings	12/31/2028	6th Cycle	Continuous	(No quantified objective). City Staff continues to assist with grant applications when needed. The city adopted a deferred impact fee laon program to assist with grant scoring and project financing.	Other	1	None
<b>Program 4.C: Affordable Housing Preservation and Development</b>	- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City continues to work with applicants to encourage the development of affordable housing through concessions and waivers under State Density Bonus Law and through the reduction of discretionary conditions where possible and applicable.	Other	1	None
<b>Program 4.D: Affordable Housing at Risk of Conversion</b>	The City will continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units. The City will keep track of and apply for funding opportunities to preserve at-risk units and assist other organizations in applying for funding to acquire at-risk units.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City conducts this monitoring in conjunction with our annual affordable hosing verification outreach.	Other	1	None
<b>Program 4.E: Housing Choice Vouchers</b>	Continue to work with the Housing Authority of San Luis Obispo (HASLO) for administration of the Housing Choice Voucher program (formerly Section 8). The City utilizes this relationship for program implementation and income verifications and will support additional Housing Choice Vouchers in the community.	12/31/2028	6th Cycle	Completed	(Preserve 230 vouchers). Over 230 vouchers have been preserved since the beginning of the planning period. The City continues to support this program.	Other	307	None
<b>Program 4.F: Historic Building Conservation</b>	Preserve and protect homes that have historical and architectural significance, such as the Colony homes, through continued implementation of the Historic Site (HS) overlay zone and by maintaining a GIS-based map of historic buildings and sites.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City adopted a historic sites and structures ordiannce in 2024 that includes provisions for the maintenance, rehabilitation, remodel, and relocation of historic structures. The HS overlay zone was revised to incorporate those structures on sites on the State or National register and standards for modifications to Colony Homes and Colony Home properties was detailed in the ordinance. Staff GIS systems include data on historic structures and sites.	Other	1	HS overlay zone: <a href="https://ecode360.com/43098387">https://ecode360.com/43098387</a>
<b>Program 4.G: Condominium Conversion</b>	Continue enforcing the Condominium Conversion Ordinance (Chapter 12 of the Zoning Regulations) to reduce the impacts of condominium conversions on lower-cost rental housing.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City continues to enforce the condo conversion ordinance.	Other	1	None

<p><b>Program 4.H: Infrastructure</b></p>	<p>Prioritize street and infrastructure improvement projects to benefit high-need areas, including existing high-density residential areas.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City rates roads annually based on existing conditions and maintenance schedules. The majority of the City's high density residential locations are located along El Camino Real, our most significant arterial. The City's wastewater treatment plant is nearing capacity and construction of new facilities are needed to accommodate future growth. The City is seeking funding for this expansion. In addition, the City's existing wastewater collection infrastructure is in need of repair and replacement in many locations. Funding options for these repairs and impacts on future growth are currently being analyzed as part of the 2045 General Plan Update process. The City continues to look for funding sources to repair and replace aging infrastructure, however, lacking a State defined disadvantaged community designation limits City options.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 5.A: Fair Housing Services</b></p>	<p>Continue to provide information and complaint referral services for those persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, or disability, family status, sexual orientation, source of income, or political affiliation. The City will educate Community Development Department staff on how to respond to complaints received regarding potential claims of housing discrimination. Staff will be trained to provide the person with an informational handout detailing the process of reporting and filing a claim through the California Department of Fair Employment and Housing. The staff will notify the City Manager and the City Attorney's office of the intent to file a claim and will be available to provide assistance to the person filing a claim, as needed.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to train staff to provide information and services to those with potential claims of housing discrimination.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>Program 5.A: Fair Housing Services</b></p>	<p>Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.</p>	<p>11/10/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Completed - The City provides information and has brochures available at our front counter and on-line</p>	<p>Other</p>	<p>1</p>	<p>Fair housing information linked at: <a href="https://www.atascadero.org/household-property">https://www.atascadero.org/household-property</a></p>
<p><b>Program 5.B: Affirmatively Further Fair Housing</b></p>	<p>The City will promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law. The City will: - Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>(No quantified objective). The City continues to support and work with groups to further fair housing and access to public meetings.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<b>Program 5.B: Affirmatively Further Fair Housing</b>	- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Regulations.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City continues to consider reasonable code modifications when requested.	Other	1	None
<b>Program 5.B: Affirmatively Further Fair Housing</b>	- Work with the County of San Luis Obispo to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City continues to support and work with the County to prepare the annual Action Plans, Consolidated Plan, and CAPER, and to conduct the public participation process.	Other	1	None
<b>Program 5.B: Affirmatively Further Fair Housing</b>	- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's/County's website.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City provides information on fair housing when requested and provides flyers at public counters. The City's website includes links to fair housing resources.	Other	1	None
<b>Program 5.B: Affirmatively Further Fair Housing</b>	- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City's noticing process includes provisions for accommodations to be provided when requested in advance, and the City continues to work with advocates to improve the accessibility of public meetings.	Other	1	None
<b>Program 5.B: Affirmatively Further Fair Housing</b>	- Prioritize community and stakeholder engagement during controversial development decisions.	12/31/2028	6th Cycle	Continuous	(No quantified objective). The City's Zoning Ordinance provides for public hearing opportunities where projects require an entitlement. While State streamlining efforts can allow controversial projects to be approved without community input, the City strives to collect and account for feedback from all affected parties whenever possible.	Other	1	None