# Welcome! Arroyo Grande Homeowner ADU Workshop

Anne Wyatt, Executive Director

Smart Share Housing Solutions, a 501(3)c affordable housing agency, working to provide housing options for lower income residents of San Luis Obispo County.

Smart Share has no financial interest in any business or product and as such provides impartial information to residents



Andrew Perez, Planning Manager City of Arroyo Grande Community Development Department

"To promote prosperity, and neighborhood services for the prevention of fire, health, building, and development code violations"



## Topics for this presentation

- ADU Production project description
- What is an ADU: Types of accessory dwelling units (ADUs) & Tiny Houses on wheels (THOWs)
- Why build/purchase one: private interest, public interest & non-profit partnership.
- Getting Started: Steps 1-5
- Design-pre-reviewed plans and other designs
- What is allowed & Permitting
- Cost & financing-be prepared; it may be more than you think; pre-development;
   construction
- Construction—choosing a builder or contractor
- Rental management–things to consider
- Questions



## Arroyo Grande ADU Production—Project Description

ARPA funding for 4 components:

How-to workshops (5)

Site feasibility visits (10) June & July

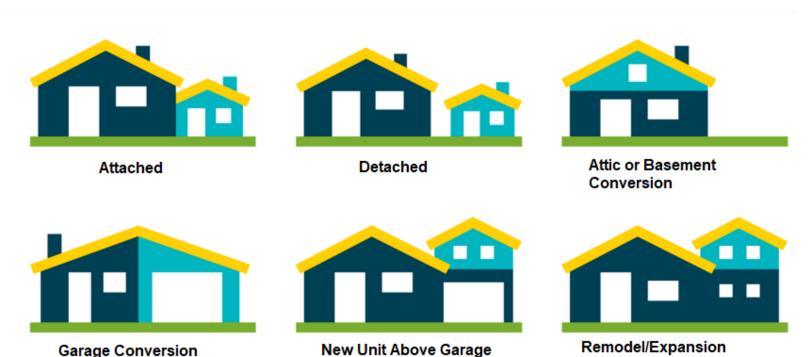
**Project management** assistance (1 project)— start Fall & construct

**ADU tour** (fall/winter 2024)

- 1) THURS. MAY 18TH, 4:30PM, AG COUNCIL CHAMBERS\* AND
- 2) THURS. MAY 18TH, 6:30PM, AG COUNCIL CHAMBERS\*
- 3) WEDS. MAY 24TH, 10:30AM, AG COUNCIL CHAMBERS\*
- 4) WEDS. MAY 31ST, 10:30AM, SMART SHARE DEMO COTTAGE, 2880 Broad Street. The Guild Hall, Slo
- 5) TUES. JUNE 6TH, 5:30PM VIRTUAL WORKSHOP\*\*



# What is it? Accessory... to primary home



# 3 Types of accessory unit

3 homes allowed

State law allows one ADU & one JADU;
AG code allows one THOW instead

no vacation rentals under ministerial permit

- 1. ADU-accessory dwelling unit
- JADU-Junior accessory dwelling unit
- 3. THOW-tiny house on wheels



# ADU=Accessory Dwelling Unit:

A residential dwelling unit, with full sanitary facilities, including for cooking and bathing

No more than 1200 square feet in size

Also called a carriage house, granny flat, mother-in-law apartment, basement unit

No owner occupancy requirement (Photo, courtesy CasitaCoalition.org)



# JADU=Junior Accessory Dwelling Unit:

### A residential dwelling unit that:

- 1. is no more than 500 square feet in size
- Is contained entirely within an existing or proposed single-family structure
- 3. Contains all electric cooking facilities
- 4. not required to have a private bathroom
- 5. Separate entry
- 6. <u>Currently, primary or JADU must be</u> <u>owner occupied</u>

Typically bedrooms in a single-family home that have an entrance into the unit from the main home and an entrance to the outside from the JADU. Could be a converted attached garage.

Homesharing, with privacy!

## THOW=tiny house on wheels



- THOW is defined in the ordinance as a structure built on a chassis and intended for separate, temporary, independent living quarters for one household and meets the following conditions
  - 1) Self-contained unit that includes facilities to support daily living routines
  - 2) Licensed and registered with DMV
  - 3) Towable and cannot move under its own power
  - 4) Min. area of 100 square feet and max. of 400 square feet
  - 5) Shall comply with standards of the appropriate code regulations as determined by the Building Official

# Comparison Table

Requirements	ADU	JADU	тнош
Minimum to maximum square feet	150-1000*	150-500	100-400
Kitchen	YES	YES	YES
Bathroom	YES	Shared allowed	YES
Access	DEPENDS	YES	YES
Parking	DEPENDS	NO	NO
Owner Occupancy	NO	YES	YES
Ministerial approval	YES	YES	YES

## Why Build one?

- Housing Options/Choice
- Family flexibility
- Aging in place
- Strengthens communities
- More affordable
- Build Wealth and extra income
- Sustainable/existing resources



## Housing Options–Lowest cost/process to higher...



## **Getting Started**

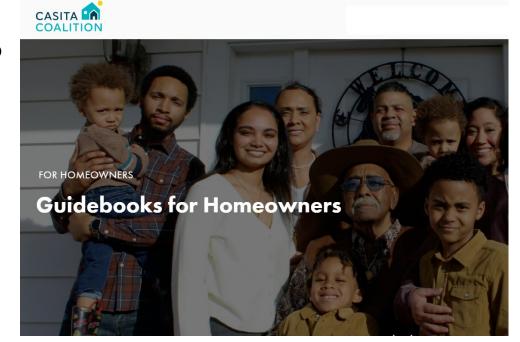
Step 1: Think about why you want to build an ADU & what's possible

**Step 2: Get inspiration** 

Step 3: Talk to a professional

Step 4: Come up with a budget and a financing strategy

Step 5: Decide on type of construction and hire a team



## Choosing Design & Type

- Does a THOW or JADU or ADU work for me?
- Do any of the Clty's pre-reviewed plans work for me?
- Considerations
  - Cost and funds available
  - Timeframe for project
  - No impact fees on ADUs <750– smaller size reduces cost
  - Do you have space to install a prefab ADU on foundation or roll in a THOW?
  - Are you looking or an economical project or a design project?
  - Maintaining privacy



## **ADU Ordinance**



- Section 16.52.150 of the AGMC contains the development standards for ADU development & Section 16.52.260 for THOW:
  - Setbacks, height, parking, etc.
- Type of unit (ADU vs JADU, attached vs detached) and size determine which set of regulations apply
- For example:
  - o800 square foot, detached ADU can be built with 4-foot side and rear setbacks
  - o1,100 square foot detached ADU is subject to the setbacks of the underlying zone
- Planning staff is available for consultation via phone, email, or at City Hall

## Permitting Process for Pre-designed ADUs



- Pre-designed ADUs 6 sizes, 4 architectural styles
- Select size, style, design options
  - Complete and submit the Liability Waiver for staff to release the plans
- Prepare a site plan showing the location of the ADU, and:
  - Setbacks

Utility connections

Distance from other structures.

- Easements
- Complete a building permit application on the City's Permit Portal and submit

#### ARROYO GRANDE

Permit Review Process.

#### In an effort to streamline the ADU-building process, the City of Arroyo Grande has developed six Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the City for each project, along with any required supplemental documents or applications. Projects utilizing these plans are subject to the City's

PRE-DESIGNED ADU PROGRAM

The Pre-Designed ADU Program offers six floorplans and four exterior design styles. Floorplans available are: Efficiency Studio (316 GSF); Standard Studio (445 GSF); One Bedroom (626 GSF): One Bedroom Plus (746 GSF): One Bedroom Plus Loft (927 GSF), and Two Bedroom Plus (1007 GSF).

included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Arroyo Grande homeowners to customize their ADU to fit their site requirements, functional needs, and design preferences.

Designed-in options include optional windows, exterior doors, interior walls dividing a portion of living space into a private sleeping area or bedrom, and the option for a curbless "roll-in" shower in the bathroom

These plans contain two options for Mechanical systems- an All-Electric system or a Hybrid system (all-electric with the exception of an on-demand gas water heater). The Hybrid system includes a sub-option for a gas range in the kitchen.

This program was funded jointly by the cities of Arroyo Grande, Atascadero. Grover Beach, and Morro Bay using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and processes that streamline housing approvals and accelerate housing production.

#### HOW TO USE THIS PLAN SET

To complete the drawing set, project specific information is required to be provided by the property owner. All owner-provided information will be entered on Sheets G0 0 and G0 1

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Departments. This will include the Pre-Designed ADU Plan Set, a site survey, an Administrative Permit Application and a Building Permit Application, along with any supplementary application documents that may be required based on their specific property and project. Refer to the City of Arroyo Grande Planning Department for your specific project and site requirements.

The Architectural and Electrical Plans for each exterior design option are selfcontained within their own sheets. The contractor will reference the sheets for the chosen option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction and to select options.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture). Mechanical Plans, and Plumbing Plans are contained on specific sheets for these purposes. These sheets will be referenced for all exterior design ontions.

HOW TO ENTER PROJECT-SPECIFIC INFORMATION and APPLY FOR YOUR PERMIT Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet GO O

- Review the plan set. Choose your exterior style and mechanical system options. Mark your selected options on the PROJECT CHECKLIST on Sheet GO.O.
- Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet GO 1
- If additional concurrent or deferred applications are necessary for your project list the application type in the space provided on Sheet GO.O.
- Submit your application materials using the instructions on the City website.
- A City employee will contact you to discuss fees and project requirements. Building review fees will apply to revisions to standard plans.

#### ADDITIONAL NOTES - ARROYO GRANDE

- 1. All submitted plan sets must be accompanied by the Planning Application 2. All applications must include a site survey.

- 1. All applications must include a Construction Waste Management Plan. 2. A separate grading plan signed and stamped by a Civil Engineer is required for all new construction where combined cut/fill will be greater than 50 cubic yards.

#### DEFERRED SUBMITTALS - ARROYO GRANDE

☐ PHOTOVOLTAIC SYSTEM (ALL PROJECTS) RESIDENTIAL FIRE SPRINKLER SYSTEM (WHERE REQUIRED) SEPTIC SYSTEM (WHERE REQUIRED) ☐ HOA APPROVAL (FOR PROPERTIES WITHIN AN HOA)

- BUILDING CODES USED 2019
  - 1. California Building Code 2. California Residential Code 4. California Plumbing Code

MAIN RESIDENCE HAS

FIRE SPRINKLERS

NAME

- 5. California Mechanical Code 6. California Fire Code
- 3. California Electrical Code
  - 7. California Green Building Standards Code
- PROJECT INFORMATION OWNER/APPLICANT: DITTER INFORMATION IN THE PROVIDED SPACE

  - 8. California Energy Efficiency Standards Code

APN STREET ADDRESS CITY STATE 7IP

LOT SIZE ( in SF) EXISTING HOME SIZE (In SE YES NO MINISTER OF PRINCIPLE TO SHAPE OF THE PRINCIPLE STATES OF THE PRINCIPLE PARCEL OVER 10% SLOPE SRA FIRE HAZARD APPLICABLE NOT APPLICABLE SEVERITY ZONE (WUI

NUMBER OF STORIES ONE (1) OCCUPANCY GROUP - B3

TYPE OF CONSTRUCTION - STANDARD/TYPE VB YES NO

SERVED BY SEPTIC SYSTEM YES NO WANTED THE ACCOUNT OF THE PROPERTY OF THE PROPE MARKE ADDRESS

CITY STATE 71P PHONE/EMAIL

ADDRESS CITY, STATE, ZIP

PHONE/EMAIL

DRAWING INDEX CHECK BOXES FOR THE OPTIONS SELECTED ON THE PROJECT CHECK

GO I CHANTO RECOVERED STEER BLAN GLO GENERAL NOTES G2.0 CAL GREEN/GREEN BUILDING REQUIREMENTS

G3.1 CAL GREEN/GREEN BUILDING REQUIREMENT

ALC: BANCH - FLOORPLAN & ELEVATION ALL BANCH - ROOF PLAN & RCP

A2.0 CRAFTSMAN-FLOORPLANS & ELEVATIONS ALD MODERN - FLOORPLANS & ELEVATIONS ALL MODERN - ROOF PLAN & RCP

ALD BUNGALOW - FLOORPLANS & ELEVATIONS ALL DUNGALOW - BOOK PLAN & BCP A2.1 CRAFTSMAN - ROCE PLAN & RCP AL2 RANCH-SECTIONS A2.2 CRAFTSMAN-SECTIONS

ALC MODERN - SECTIONS AL2 BUNGALOW-SECTIONS AS D. DOTTRIOR WALL ASSEMBLY DETAILS AS.1 DITTRIOR WALL ASSEMBLY DETAILS

AS 2 DOTTOLOG DOTALLS AS.3 INTERIOR DETAILS & WALL PARTITIONS ACO SCUEDULES ONE DEDOCOM

SOLI TYPICAL DETAILS SLO ROOF/CEILING FRAMING & FOUNDATION PLAN S2.0 FOUNDATION DETAILS ROOF FRAMING DETAILS BOOK SHAMING DETAILS

MRG 2 SCHEMHES & GAS DIAGRAM & BUILDING MP2.1E MECHANICAL & RUMBING PLANS - ELECTRIC

T24.10 TITLE 24 FORMS- ELECTRIC TOWARD TITLE ON CORMES, MYSSELD T24.12 TITLE 24 FORMS - HYBRID



## CENTRAL COAST PRE-DESIGNED ADU

PROJECT DIRECTORY 189 Walnut Avenue Santa Cruz, CA 95060 104 S. Main St. Unit B Templeton, CA 93565 005,400,3025 CM TWICE STRUCTURAL ENGINEERING, IN 831,854,2464 831,641,7739 contact/floritaviorse.com contactifical engineering.com

#### SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED, ONE-STORY 626 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOM, ONE BATHROOM, LAUNDRY AREA, AND A GREAT ROOM WITH A KITCHEN.

REFER TO THE PROJECT CHECKLIST FOR SELECTED OPTIONS



BOARD & BATTEN FIBER CEMENT Wall Assembly Details: ASJO or ASJ - TYPE 62 HORIZONTAL LAP FIBER CEMENT Wall Americky Details: AS D or AS 1 - TYPE CO. SHINGLE FIBER CEMENT

For this option, use the listed sheets and detail Wall Assembly Details: AS.O or AS.1 - TYPE ES STUCCO APPLICANT REVISION

CURBLESS SHOWER

EXTERIOR SUDING DOOR AT DEN

APPLICANT REVISION

ALL-ELECTRIC SYSTEM HYBRID (ELECTRIC W/ GAS H20 HEATER) For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.19

GAS RANGE PARCEL LOCATED WITHIN

WILDIAND URBAN INTERFACE WUI/SRA ZONE EXTERIOR WALL CLOSER THAN 5'
TO PROPERTY LINE

OWNER PROVIDED SITE PLAN COMPLETE

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL AREA. REFERENCE AS .0 "FIRE RATING NOTES"

FIRE-RESISTANT CONSTRUCTION ASSEMBLIES AND

MATERIALS IN COMPLIANCE WITH CRC 7A.

Executes foundation months than See detail 4/45.

Mechanical and Plumbing: MPG.1, MPG.2, MP2.1E

DWELLING LINIT - 626 GSF OT, COVERED PORCHES - 59 GSF







BROCKETT /ARCHITECT 104 S. MAIN ST UNIT B

TEMPLETON, CA 93465 BROCKITECTURE.COM

J,

workbench

189 WALNUT AVENUE

SANTA CRUZ, CA 95060

WORKBENCHBUILT.COM

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COVER SHEET & PROJECT INFORMATION -ARROYO GRANDE

G0.0

HOMEOWNER PROVIDED SITE PLAN INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET, USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED, ADDITIONAL INFORMATION MAY BE REQUIRED PER JURISDICTION OR PROJECT-APPLICANT TO CONFIRM SITE PLAN REQUIREMENTS WITH THEIR PLANNING DEPARTMENT. Ľ FIRE RATING NOTES workbench WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOLIR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA. CBC TABLE 723-123, ITEM 915-1-25: 189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM BROCKETT /ARCHITECT 104 S. MAIN ST UNIT B TEMPLETON, CA 93465 BROCKITECTURE.COM ED SIGNI ENTRAL ш  $\simeq$ SITE PLAN CHECKLIST Δ SITE PLAN LEGEND The applicant shall provide a dimensioned, scaled site plan containing the below information. This checklist is provided to help guide applicants through the creation of their project's site plan. Use these symbols to draw and annotate your site plan DRAWING SCALE SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR DIAMPLE, 1/8" = 1" OR 1" = 10"). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN. PROPERTY LINES SHOW OUTLING OF PROPERTY USING DASHED LINE, LABEL EACH LINE WITH ITS RESPECTIVE LENGTH NORTH ARROW (INDICATES LOCATION OF NORTH) LABELED YARDS LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATRO/OUTDOOR HARDSCAPF AREAS USING TEXT, LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADJU G-0\* DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED "SETBACK" REFERS TO THE DISTANCE RETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADUI SHOULD BE LOCATED 5-0" FROM ANY SIDG/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE RISE RATED THE ADUI MAY BE LOCATED 4-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADUI EXTERIOR WALLS TO THE PROPERTY LINE. LABEL WITH MEASUREMENT IN FEET AND INCHES EASEMENTS (IF SUCH EXIST) "EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR LITELITY COMPANY EASEMENT PROPERTY LINE (SHOWS OUTLINE OF PROPERTY) LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, SEWER DRAINS/CLEANDLITS, ELECTRICAL PAINES, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH DOST ON THE PROPERTY OR ARE PROPOSED. DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED, LABEL EXISTING SIDEWALK AND CURBS, IF SUCH DISST. LABELED STREETS OWNER PROVIDED PROPOSED LOCATION OF ADU ADDRESS NUMBERS NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWILLING, BUT BE DESIGNATED AS UNIT B. SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS SITE PLAN FOOTPRINT OF EXISTING BUILDINGS "FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING, SHOW THE FOOTPRINT OF ALL DISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES. MAIN ST. TEXT LABEL - USE TO LABEL DRAWING AS NEEDED FOOTPRINT OF PROPOSED ADU "FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING, SHOW THE PROPOSED LOCATION OF THE NEW ADUIEV PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU" LONG A DIMENSION LINE, INDICATE IN FIET AND INCHESTINE DISTANCE RETWENT THE ADU AND ANY DESTINES DIVIDINGS, GRANGES, SHEEK, OR OUTBUILDINGS.

REQUIRED SPRANTION ENTWENDS INLUDINGS (II.) OF WINNIUM. AND UNKLI, FACINE MANNIOSES HUST HAKE I HOUR RIPE ARTINE AND NO DEPENING (MEMORY OF BOOKING) (II.) OF THE AUTO. II. OF THE AUTO. III. OF THE A G0.1 DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES ARROW - USE TO POINT TO DRAWING AS NEEDED UTILITY DISCONNECT SHUTOFFS ALL LITELITY DISCONNECT SHUTGES MUST BE LOCATED ON THE BUILDING EXTERIOR.

## Fees & Other Considerations



- Pre-designed ADUs have less building permit fees than a custom build
  - Approx. \$800 for plan review and \$1000 for inspections
  - Approx. \$2000 for plan review and \$1000 for inspections
- No impact fees if the unit is less than 750 square feet
  - Greater than 750 square feet, pay a portion of the impact fees determined by the size of the ADU relative to the main unit
  - ■Ex: 800 sf ADU on a lot with a 1,600 sf primary pays 50% of the impact fees
- No fees for utility connections unless a new connections are proposed
  - New meter is not required but can be added if desired (approx \$5,000)
  - Approx. \$72 increase on the bi-monthly water/sewer bill
- Fire sprinklers required in ADU if the primary home has sprinklers
- CBC requires all new units to be equipped with solar panels

# Cost & Financing

Pre-Development & Construction Costs

### Pre-development \$1,000-\$35,000

- Due diligence \$0-\$5000
- Design \$0-\$10,000
- Permitting—application, inspection and reports (\$1000-\$20,000)

### Construction \$75,000-\$400,000

- Design style & Finishes
- Square Feet \$250-500/sq. ft.
- Infrastructure
  - Electrical upgrades?
  - Sewer upgrades?
  - Water pressure?
  - septic?

## Financing an ADU

- Cash in hand
- Home Equity Line of Credit (HELOC)
- Home Equity loan/2<sup>nd</sup> mortgage
- Cash out refinance
- Renovation or construction loan
- CalHFA loan status



## Sample Development Cost

Sample Project Proforma			
	ADU with loan	THOW	ADU w/o loan
ADU construction hard costsfactory build	150,00	85,000	150,000
Site costsinfrastructure	30,00	10,000	30,000
Permits/fees	5,00	5,000	5,000
Project cost	\$185,00	\$100,000	\$185,000
Down payment		0 -	-
loan amount	\$185,00	\$100,000	0
amortization period	20 years	10 years	
interest rate	7'	% 8%	
Monthly payment	\$1,43	\$1,213	0

## Cash Flow—Low income rental

Sample Expense (Low income affordable rental	ADU with loan	THOW	ADUno loan
Target rent	\$1,400	\$1,400	\$1,400
Property taxes	150	0	150
Utilities	100	100	100
Insurance	50	50	50
Loan payment	132520 year	121310 year	0
Cash Flow to homeowner	-\$225	\$37	\$1,100
vacancy	50	0	50
maintenance reserve	75	0	75
Cash Flow with reserves	-\$350	\$37	\$975

## Construction

Choosing the right builder/general contractor is important

- Do they do design/build or just build?
  - Cost for design & permitting assistance
- What other ADUs have they built?
  - Cost range-low end or high?
  - References
- Have they constructed ADUs in your jurisdiction?
- How many projects do they work on at once & will the contractor contact be on site with the crew?
- Contractors license and insurance—check with state licensing board
- Time schedule for work

## Renting & Management

- No short term rentals
- Maintaining & Managing your ADU: Work & Value
- Added Costs: Maintenance, insurance, property taxes
- Rental management–finding the right tenants is essential
  - Will you do this yourself?
  - Will you seek assistance through a property management firm (3%-8% fees)

Thank you: Resources, Q&A and Next Steps

Helpful links & more info on our websites:

- SmartShareHousingSolutions.org
- ArroyoGrande.org

smart Housing Solutions

SHARE

Thank you for turning in a comment card and indicating whether you would like a free site feasibility visit