

RESOLUTION NO. RA 98-07

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY
APPROPRIATING UP TO \$35,000 IN LOW AND MODERATE INCOME HOUSING FUNDS
TO ASSIST THE CONSTRUCTION OF THREE SINGLE FAMILY HOMES BY
HABITAT FOR HUMANITY

WHEREAS, Habitat for Humanity for San Luis Obispo County, a nonprofit organization that constructs homes for low income households, has requested that the City of Paso Robles waive all building permit and other City fees related to the construction of the three single family homes it plans to build on three existing vacant, infill lots at 2939, 2947 and 2949 Vine Street; and

WHEREAS, based on preliminary information supplied by Habitat for Humanity regarding the size of the proposed homes, the City has estimated that the cost of building permit and development impact fees for the three homes will be about \$31,000; and

WHEREAS, Program 1.21 of the Housing Element calls for the City to consider a schedule of reduced fees for low income housing, along with a strategy for shifting costs/creating off-setting revenues; and

WHEREAS, The City's Economic Strategy calls for the City to reduce low income housing costs via several methods that include fee waivers and other incentives; and

WHEREAS, On February 3, 1998, the Redevelopment Agency adopted Resolution RA 98-03, amending the Implementation Plan to establish new priorities for use of LMIH funds, including use of one-half of the balance of LMIH funds in 1998 for assisting development and rehabilitation of single and multiple family housing; and

WHEREAS, Policies 1.6 and 1.8 of the Housing Element call for the City to encourage the dispersal of housing for low income households throughout the City and to encourage development of infill lots; and

WHEREAS, at a meeting conducted on November 4, 1998, the Project Area Committee considered Habitat for Humanity's request and recommended that the Redevelopment Agency approve the requested assistance in the form of a grant; and

NOW, THEREFORE, BE IT RESOLVED, by the Paso Robles Redevelopment Agency to appropriate up to \$35,000 in Redevelopment Low and Moderate Income Housing funds to assist the development of three single family homes for low income households subject to the following conditions:

1. The form of financial assistance will be a grant.
2. Habitat for Humanity shall enter into an Owner Participation Agreement (OPA) with the Redevelopment Agency, which shall set forth the conditions for the assistance.

3. The OPA shall provide that buyers of the three homes qualify as "Lower Income Households", as defined by Health and Safety Code Section 50079.5.
4. As required by Health and Safety Code Section 33334.3(f), affordability covenants or restrictions shall be recorded against the subject three properties. These covenants or restrictions shall serve to limit resale prices of the three homes to levels affordable to "Lower Income Households", as set forth in Health and Safety Code Section 50052.5, for a period of at least 10 years.

PASSED AND ADOPTED THIS 17th day of November, 1998 by the following roll call vote:

AYES: Baron, Iversen, Macklin, Picanco, and Swanson

NOES: None

ABSENT: None

ABSTAIN: None


CHAIRMAN LEE SWANSON

ATTEST:


MADELYN PAASCH, SECRETARY