

# El Paso de Robles



Canyon Creek Apartments – 400 Oak Hill Road

## Housing Element

June 2011

# CITY OF EL PASO DE ROBLES

## HOUSING ELEMENT OF THE GENERAL PLAN

JUNE 2011

*Exhibit A of Resolution 11-083*

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# HOUSING ELEMENT

## 1.0 Introduction

### 1.1 Purpose

This Housing Element is an update of the 2004 Paso Robles General Plan Housing Element. It addresses the City's housing needs for the five year planning period between January 1, 2009 and June 30, 2014.

Article 10.6 (Housing Elements) of the Planning and Zoning Law of the State of California (State Government Code Section 65580 et seq.) establishes the State's housing policies and identifies the responsibilities of a municipality to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.

#### **State Housing Policy:**

- a) *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b) *The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.*
- c) *The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.*
- d) *Local and state governments have a responsibility to use their powers to facilitate the improvement and development of housing to meet the needs of residents at all economic levels.*
- e) *The Legislature recognizes that in carrying out this, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and cooperate with other local governments and the state in addressing regional housing needs.*

According to State law, each city and county is to review and update its Housing Element once every five years. The purpose of this periodic review is to prepare:

- a) *An assessment of housing needs, including an inventory of resources and constraints to the meeting of these needs;*
- b) *A statement of community goals, quantified objectives and policies regarding the maintenance, preservation, improvement, and development of housing;*
- c) *A program setting forth a five year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.*

## **1.2 Schedule for Adoption of Housing Element**

As noted in Section 1.1, this Housing Element addresses the City's housing needs for the five year planning period between January 1, 2009 and June 30, 2014. The City completed a draft Housing Element in May 2009 and submitted it to the State Department of Housing and Community Development (HCD) for review. In July 2009, HCD provided comments on the Draft indicating that further revisions were necessary for the element to be in conformance with State Law.

In 2009, because of limited staff resources, the City opted to postpone making revisions to the Housing Element while the Uptown/Town Centre Specific Plan was being prepared. With the draft specific plan completed in early 2011, work on revising the Housing Element to respond to HCD's comments was resumed. In the interim (2009 - 2011), the City continued to implement policies set forth in the 2004 Housing Element to support the development of affordable housing. Further, the Uptown/Town Centre Specific Plan incorporates many policies and principles that will increase the affordability of housing and serve as a model for development of housing and neighborhoods in other areas of the City, notably in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans.

HCD's comments of July 2009 are cited in Appendix A , along with an explanation of how the 2011 Draft Housing Element revises the 2009 Draft Housing Element to respond to HCD's comments.

## **1.3 Relation to, and Consistency with, Other General Plan Elements**

The Housing Element is closely related to the Land Use, Circulation, Open Space, and Noise Elements. For residential land use, the Land Use Element assigns several designations for single family homes, multi-family housing (apartments and condominiums), and mobile homes. The single and multi-family land use designations have several designations each for different densities (intensities). Decisions on land use type and densities are based on such factors as access to the transportation system, proximity to noise sources (primarily traffic and airport-related), access and proximity to open space, commercial and industrial uses, and topography. Residential land use designations are also assigned in a manner that best matches the City's housing needs, as identified in the Housing Element, with these factors.

In 2003, the General Plan was updated in its entirety, and the Housing Element was consistent with the other General Plan elements. In 2004, the Housing Element was amended in accordance with recommendations made by the State Department of Housing and Community Development (HCD) to bring the element into full conformance with State Housing Element Law. The 2004 amendment did not, in turn, create any inconsistencies with other elements of the General Plan.

The 2011 Housing Element Update works with the 2003 General Plan, as amended by several individual Land Use Element Amendments between 2004 and 2009, but does not create any inconsistencies with other elements of the General Plan. As will be shown in Chapter 5, the City

presently has more than sufficient designated land use capacity to meet its various housing needs.

#### **1.4 Information Sources for the Housing Element Update**

US Census Data from the 1990 and 2000 Decennial Censuses and the 2007 American Community Survey was the primary source of information for this Housing Element update. Additional information was obtained from the State of California Department of Finance, the California Employment Development Department (EDD), the San Luis Obispo Council of Governments (SLOCOG), the 2008 Economic Outlooks for Paso Robles and San Luis Obispo County, and the 2009 Economic Outlook for Paso Robles, and City land use inventory and building permit records through December 31, 2010.

#### **1.5 Public Participation**

The Housing Element expresses the community's goals for meeting the housing needs of all economic segments of the community. Under state law, local governments must be diligent in soliciting participation by all segments of the community in this effort. During preparation of the Housing Element Update, citizen participation was actively encouraged in the following ways:

- On March 9, 2009, a letter was mailed to organizations and individuals known to have an interest in housing matters in the City and in San Luis Obispo County. (A copy of this letter is attached as Appendix B-1.) This letter:
  - Invited the addressees to participate in the Housing Element Update process by reviewing and commenting on the existing element, the Housing Element Status report in the City's 2009 General Plan Status Report, and the public review draft element (to be released on April 3, 2009);
  - Advised addressees that the Planning Commission and City Council would conduct a joint public workshop on the public review draft element on May 12, 2009, to which the addressees and the public will be invited to attend and be heard;
  - Requests that addressees review the distribution list and advise the City if other organizations or individuals should be invited to participate.
- An email version of the March 9, 2009 letter was sent to the same distribution list on March 9, 2009.
- On April 3, 2009, the addressees for the March 9 Letter were sent an email advising them of the availability of the Public Review Draft Housing Element on the City's website and announced that hard copies and CDs of the Draft could be purchased from the City for the costs of reproduction. A copy of this email is included in the bottom half of Appendix B-2.

- On May 1, 2009, the addressees for the March 9 Letter were sent an email reminding them of the March 12 public workshop on the Public Review Draft Housing Element. A copy of this email is included in Appendix B-2 (top half).
- A public workshop before a joint session of the City's Planning Commission and City Council was conducted on May 12, 2009. Seven members of the public made oral comments on the draft plan. A copy of the minutes of that meeting are attached as Appendix B-3. The comments recorded in the minutes were considered in the preparation of the Revised Public Hearing Draft Housing Element. Appendix B-3 includes a table that contains responses to each of the comments made.
- The Draft Housing Element was submitted to HCD for review on May 20, 2009. On July 16, 2009, HCD provided a letter commenting on the Draft indicating that further revisions were necessary for the element to be in conformance with State Law. Appendix A-1 contains a copy of HCD's comment letter the City's response to those comments.
- In 2009, because of limited staff resources, the City opted to postpone making revisions while the Uptown/Town Centre Specific Plan was being prepared. With the draft specific plan completed in early 2011, work on revising the Housing Element to respond to HCD's comments was resumed.
- On March 25, 2011, a copy of the draft revised Housing Element was submitted to HCD for their review.
- On May 2, 2011, a letter similar to the March 9, 2009 letter, described above, was mailed to the same agencies and organizations informing them: (a) that the revised element is available for review and comment, (b) of the public hearing schedule; an email version was sent as well to the same recipients. Copies of this letter and email are attached in Appendix B-4.
- On May 2, 2011, press releases were made to local media with the objective of advising the public of the update process and opportunities for participation. A copy of the press release is attached in Appendix B-5.
- On May 16, 2011, HCD submitted comments on the draft revised Housing Element. Their comments were provided to the Planning Commission for consideration in its recommendation to the City Council. A copy of HCD's comments and the City's responses to those comments appear in Appendix A-2.
- On May 24, 2011, the Planning Commission conducted a public hearing on the draft 2011 Housing Element. On a 5-0-2 vote, the Planning Commission recommended that the City Council adopt the Draft 2011 Housing Element, including changes to the draft element as recommended by HCD.
- On June 21, 2011, the City Council conducted a public hearing adopted the Draft 2011 Housing Element.

- Notices of the public hearings before the Planning Commission and City Council were placed in the Tribune, a local newspaper of general circulation. Copies of the affidavits of publication are attached in Appendix B-6.
- Press releases were made to local media with the objective of advising the public of the update process and opportunities for participation.

## **1.6 Local Setting**

During the decade between 1990 and 2000, the City's population grew by 31%. Between 2000 and 2010, the City's population increased by an additional 24%. Most of the growth in the City over the past 20 years has occurred on the east side of the Salinas River. The presence of steep hills has limited growth to the west of the City. Residential land uses made up the single largest land use category in the City. Existing residential land use designations comprise 5,434 acres and approximately 42 percent of the total designated City acreage.

## **1.7 Housing Context**

### **a. Economy**

The 2011 Housing Element Update is being prepared at the end of a national recession that began in 2007. Most sources predict that the recovery period will be slow until 2015 and then be followed by a gradual increase in activity. The period for this Housing Element is 2009 – 2014, and it is not clearly known: how fast the City will grow during this period; the range and depth of impacts to businesses and employment; or what the prices of housing (purchase and rent) will be affected.

The pace of new home construction was robust between 2004 and 2006: building permits issued for new residential units were 501 in 2004, 367 in 2005, and 353 in 2006. However, only 38 units were issued permits in 2007, 20 units in 2008, 28 units in 2009, and 94 units in 2010. If the recovery period is similar to that experienced in the City in the mid 1990's, there may only be about 360 units constructed between 2011 and 2014. Appendix C shows the number of residential building permits issued between 1980 and 2010.

Between 2000 and 2007, rents and housing prices had risen substantially. According to the 2009 Economic Outlook, the median home price county-wide had risen steadily in this period from \$443,100 in 2004 to \$570,300 in 2007. In the City, during this same period, the median home price had risen from \$388,900 in 2004 to \$444,900 in 2007.

Beginning in 2007, home prices adjusted downward, and in 2010, they appear to be slowly rebounding. DataQuick, a real estate information tracking firm, reported that the median price for homes sold in 2010 was \$301,600, which was down from \$317,500 in 2009. The reduction in median home prices will hopefully enable a larger percentage of residents to purchase homes and make land prices for multi-family housing more attractive for new development.

A major contributing factor to the recent recession was the practice of making subprime adjustable rate loans, many of which resulted in foreclosures. Comparison of numbers of foreclosures reported by RealtyTrac for January 2011, the foreclosure rate was 3.2 per 1,000 homes in San Luis Obispo County, which was relatively low, compared to rates of 8.6 per thousand for San Bernardino County, 7.1 per thousand in Sacramento County, and 8.8 per thousand for Riverside County in the same period.

On the positive side, the City has a diverse portfolio of businesses in different economic sectors: agriculture, manufacturing, tourism, construction, retail, and services. With such a degree of diversification, it is anticipated that the City will “weather” the economic storm and emerge in a healthy state.

**b. 2006 Economic Strategy**

In 2006, the City adopted an updated Economic Strategy. Key policies of this strategy that are related to housing include:

- Maintain safe, healthy, and attractive physical environment.
- Establish cohesive, compact, and livable community for individuals and families.
- Encourage community development in live/work, mixed use, and compact, pedestrian-oriented forms to accommodate all income levels and lifestyles.
- Increase labor force residents within City (limits).
- Preserve energy and natural resources.

Since adoption of the Economic Strategy, the City has:

- Initiated preparation of the Uptown/Town Centre Specific Plan, which would create a new vision for continued development and redevelopment of the historic West Side of the City to include: mixed use; increased residential densities; redeveloping Oak Park Public Housing to replace deteriorating housing and add new housing units; increasing walkability and transit options;
- Continued to pursue development of specific plans featuring compact urban design and a mix of residential densities and types for the Chandler Ranch, Olsen Ranch, and Beechwood areas;
- Initiated efforts to protect and manage natural resources to provide a healthy environment and save energy (e.g. addressing greenhouse gases per AB 32, low impact design).

**c. Areas for Housing Growth**

West Side: The area west of the Salinas River is the historic core of the City. This area is essentially fully-urbanized and houses approximately one-third of the City's population. Opportunities for new housing include: (a) infill, primarily in developing additional units on underdeveloped multi-family zoned properties as there are but a handful of vacant parcels, and (b) mixed use: housing built in conjunction with commercial uses. The Uptown/Town Centre Specific Plan covers most of the area that is developable, and it provides a vision for accommodating additional housing in a manner that conforms to the historic character of the West Side as well as facilitating affordability to lower income households.

As of December 31, 2010, the West Side has a capacity for 1,891 potential new units, divided as follows:

- 1,649 potential new units in the Uptown/Town Centre Specific Plan Area. Most of these will be infill units on underdeveloped lots or on the same property as commercial buildings as mixed-use. There are only 23 vacant lots in this planning area. During the 20 year period between 1991 and 2010, an average of 9.4 units per year have been added to this area.
- 104 potential new units on vacant lots zoned for single family residential use located outside of the Uptown/Town Centre Specific Plan Area.
- 138 potential new units on underdeveloped lots zoned for multi-family residential use.

East Side: This area houses almost two-thirds of the City's population. It's development began in the late 1950s and, except for specific plan areas, is quickly approaching build-out. It is dominated by single-family housing tracts, with pockets of multi-family located along Creston Road and adjacent to community and regional scale commercial centers. The great bulk of future residential development, both single family and multi-family, will occur with the Chandler Ranch, Olsen Ranch, and Beechwood Specific Plan areas, which are situated on the eastern and southeastern edges of the City.

As of December 31, 2010, the East Side has a capacity for 4,140 potential new units, divided as follows:

- Chandler Ranch Area Specific Plan: 1,439 potential new units on 837 acres of undeveloped land on the east side of the City, generally north of Linne Road, south of Union Road, and east of Golden Hill Road. The plan will offer a variety of single and multi-family residential housing types and limited amounts of neighborhood commercial. Property owners have indicated a desire to incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. Draft versions of this plan have been prepared, but not adopted. The challenge appears to be in getting the several property owners to collaborate on a unified vision. This plan could resume preparation in 2011 and be adopted in 2012.
- Olsen Ranch/Beechwood Area Specific Plan: 1,347 potential new units on 531 acres of undeveloped land on the southeast side of the City, generally south of Linne Road and

north of Creston Road. The City is presently evaluating proposals made by property owners to consider higher overall densities. The plan will offer a variety of single and multi-family residential and limited amounts of neighborhood commercial. The plan will incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. Progress on completion of this plan was suspended while the Circulation Element was being updated. Now that the City has adopted an updated Circulation Element, this plan may proceed to adoption in late 2011/early 2012.

- Borkey Area Specific Plan: 357 potential new units, of which 35 would be single family residential on vacant and underdeveloped lots and 322 would be on multi-family zoned parcels along Experimental Station Road, east and west of Buena Vista Drive.
- Union/46 Specific Plan: 138 potential new units, of which 80 would be on vacant recorded single family lots and 58 on 8 large (1-6 acre) parcels that may still be subdivided for single family lots.
- Other Infill: 859 potential new units, of which 126 would be single-family residential on vacant lots, 124 in an approved senior living facility on Golden Hill Road, 406 multi-family units on 16 vacant lots, and 203 multi-family units on underdeveloped infill lots.

**d. Housing-Related Activities in Progress in 2011**

As the 2011 Housing Element is being prepared for adoption, the City is actively engaged in the following activities:

- Adoption of the Uptown/Town Centre Specific Plan, which establishes a vision for the development of infill and redevelopment of the historic core of the City, between 1<sup>st</sup> and 38<sup>th</sup> Streets and between the Salinas River and Vine Street. This plan will expand housing opportunities by allowing more mixed use (combined residential and commercial zoning) than the regular Zoning Code does. It includes a “form-based” zoning code that will replace the City’s Zoning Code, including its density formulas, with such performance standards such as: allowed building types, setbacks, open space, and parking requirements. The form-based code will allow greater densities than would be allowed under the regular Zoning Code - if the mix of units includes smaller units such as 1 bedroom and studio units, as they have lesser parking and open space requirements. The benefits to housing affordability are explained in greater detail in Chapter 6 of this Element.

The Uptown/Town Centre Specific Plan also promotes walkability, grid-pattern streets, alternative transportation modes, energy saving measures that will help reduce housing construction and operation costs. This is explained in greater detail in Chapter 4. Altogether, it is hoped that the Uptown/Town Centre Specific Plan serves as a model for development of housing and neighborhoods in other areas of the City, notably in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans.

At its meeting of March 1, 2011, the City Council conducted a public hearing to consider adoption of the Uptown/Town Centre Specific Plan. The Council expressed support for the

draft plan, but continued the hearing to May 3, 2011 so that some revisions could be made to the draft plan.

- Guiding and supporting the redevelopment of Oak Park Public Housing. In 2010, the City Council approved an application for a development plan filed by Housing Authority of the City of Paso Robles that proposes to remove the 148 existing aging dwelling units and replace them with 302 new dwelling units. All units will be reserved for occupancy by low, very-low, and extremely low income households. The design of the project grew out of the Uptown/Town Centre Specific Plan. In 2011, the Housing Authority is applying for Federal Tax Credits to be the primary financing for Phase One (69 new units). In 2010, the Redevelopment Agency reserved \$1.35 million in Low and Moderate Income Housing Funds to assist Phase One.

Support for this project is not only important for the 154 new affordable units to be built, but to preserve the 148 existing units that are rapidly deteriorating. Since 2009, six of the 148 existing units had to be taken out of service because of significant plumbing problems. This is explained in more detail in Chapter 6.

- Hidden Creek Apartments, an 81 unit apartment complex at 80 S. River Road is under construction and is expected to be completed in September 2011. All units will be reserved for occupancy by low, very-low, and extremely low income households. In 2010, the Redevelopment Agency approved a Participation Agreement which would provide up to \$1 million in Low and Moderate Income Housing Funds to help this project offset the cost of City development impact fees.
- Preparation of specific plans featuring compact urban design and a mix of residential densities and types for the Chandler Ranch, Olsen Ranch, and Beechwood areas. The City Council has directed that these specific plans incorporate many of the principles used in the Uptown/Town Centre Specific plan that compact, urban design to increase walkability, alternative transportation modes and connectivity, and to preserve and manage the City's natural resources, which collectively will help lower housing and living costs for residents.
- Preparation of plans to protect and manage natural resources to provide a healthy environment and save energy.
- Evaluating the size and shelter needs of the homeless population to address the requirements of SB 2 (2007) in the wake of the January 2009 homeless enumeration.

**e. Expected Major Housing Issues and Challenges 2011 - 2014**

- Ensuring that the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans:
  - Incorporate a mix of housing types and densities, consistent with Land Use Element designations, so that housing for all income levels is provided and evenly distributed throughout the City.

- Incorporate principles used in the Uptown/Town Centre Specific Plan that promote compact, urban design to increase walkability, alternative transportation modes and connectivity, and to preserve and manage the City's natural resources, which collectively will help lower housing and living costs for residents.
- Availability of financial resources, primarily Redevelopment Low and Moderate Income Housing Funds, to assist construction of new low and moderate income housing projects, preservation of existing low income housing at risk of being converted to market rate housing, and conservation of housing in need of rehabilitation. In early 2011, the Governor proposed elimination of Redevelopment as part of his recommendations for addressing shortfalls in the State Budget. If Redevelopment is eliminated, a major source of supplemental funding for affordable housing will be lost.
- Availability of staff resources to pursue actions. Since 2008, the Planning Division of the Community Development Department has lost three of six positions which, because of decreased City revenues, have not been replaced. It is not expected that any of these positions will be replaced during the period of this Housing Element (by 2014). Consequently, some of the Actions in Chapter 2 that had been proposed in the 2009 Draft Element, were eliminated from this Housing Element. Chapter 2 will list and briefly discuss those actions that will be postponed.

## **2.0 Housing Goals, Policies, and Action Items**

This section describes both the qualitative goals, policies, and action items and the quantified objectives for providing safe, adequate housing for residents in Paso Robles. An assessment of current local housing conditions and needs has been prepared to facilitate the formulation of these qualitative goals, policies, and action items and quantitative objectives. This assessment is contained in Chapters 4 and 5 of this Housing Element.

The responsibility for administering the Housing Element and ensuring that policies are implemented will rest with the Community Development Department. The funding for all programs for which the expense will be staff time will be the annual budget for the Community Development Department. The sources of funding for staff time are the Community Development Block Grant Funds (20% of annual allotments allowed for administrative and capacity building activities) and Redevelopment Low and Moderate Income Housing (LMIH) Funds. The sources of funding for housing construction, rehabilitation, and/or preservation projects will be noted with those action items as appropriate.

As noted in Chapter 1, in 2011, the Governor proposed elimination of Redevelopment in California as part of his recommendations for addressing shortfalls in the State Budget. If Redevelopment is eliminated, LMIH funds, a major source of supplemental funding for affordable housing will be lost and many of the actions set forth below will likely not be feasible to be accomplished during the period of this Housing Element.

Also as noted in Chapter 1, with the loss of three of six positions in the Planning Division of the Community Development Department since 2008, some of the Actions that had been proposed in the 2009 Draft Element, were eliminated from this Housing Element. Those actions will be postponed until the next Housing Element, which will be due to be adopted in 2014. A list and brief discussion of these postponed actions appears at the end of Section 2.1.

### **2.1 Qualitative Goals, Policies, and Action Items**

#### **a. Goals**

- H-1. Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.
- H-2. Preserve the City's inventory of housing that is affordable to low income households.
- H-3. Preserve the City's neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.
- H-4. Mitigate or remove potential governmental constraints to housing production and affordability.
- H-5. Ensure choice of housing types and locations to all persons regardless of race, creed, age, or sex.
- H-6. Design neighborhoods, subdivisions, sites, and housing units to effectively manage natural resources.

**b. Policies and Actions**

**Goal H-1** *Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.*

**Policy H-1.1** Provide an adequate number of housing sites to accommodate the City's share of regional housing needs and its special housing needs.

**Policy H-1.2** Promote and expand housing opportunities for all segments of the community, recognizing such factors as income, age, family size, and physical ability. Integrate such housing opportunities in each neighborhood or planning area so as to avoid concentrations of any type of housing in limited areas of the City. NOTE: It is not the intent of this policy that housing projects that are designed for 100 percent occupancy by moderate, low, and very low-income households should be discouraged.

**Ongoing Actions/Programs**

- 1 Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their affect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA).
- 2 Continue to participate in the countywide Ten Year Plan to End Homelessness with the goal of eliminating duplication of homeless services and concentrating common efforts.
- 3 Maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, LMIH Funds, CDBG Program, and other sources of housing funds.
- 4 Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their affect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.
- 5 Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups.
- 6 Work with developers to increase the supply of new housing for all income groups and special needs throughout the City. Examples would include: prioritizing staff time to process permits for units affordable to lower income households; providing technical assistance in applying for government financing (e.g., LMIH and HOME funds); concessions and incentives, using LMIH funds to offset City development fees; providing preliminary staff review of development proposals at no cost to developers. The City shall at least annually meet with developers and/or other stakeholders and assist them seek funding at least twice in the planning period. As part of this effort, the City shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.
- 7 Encourage provision of affordable housing in the vicinity of the Cuesta College North County Campus through the designation of multi-family sites near the campus.

- 8 For those housing units and/or projects for lower income households that are assisted with LMIH Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy, as opposed to delaying construction until sufficient LMIH funds are on hand.

### **One-Time Actions/Projects**

- 9 Adopt an ordinance to implement SB 2 (Statutes of 2007) to provide that emergency shelters may be permitted by right (without a conditional use permit) in the Riverside Corridor (RC) zoning district in the Uptown/Town Centre Specific Plan and in the Planned Industrial (PM) zoning district at Sherwood Industrial Park. Emergency shelters shall be only subject to the same development and management standards that apply to other permitted uses within these zoning districts. This ordinance shall also provide that transitional and supportive housing are a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zoning district. *Target Date: December 31, 2011.*
- 10 Encourage developers of single family dwellings to incorporate “Universal Design” and/or “visitability” improvements to the greatest extent feasible. Include policy statements to this effect in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans. Provide technical assistance to developers in this area. *Target Date: Fiscal Year 11/12.*

**Goal H-2**      *Preserve the City’s inventory of housing that is affordable to low income households.*

**Policy H-2.1** Protect subsidized housing designated for occupancy by low and very low-income households from premature conversion to market rate.

**Policy H-2.2** Maintain an inventory of market rate housing that is affordable to low-income households.

### **Ongoing Actions/Programs**

- 11 As part of the General Plan Annual Report, evaluate the need/urgency to amend the Zoning Code to incorporate regulations for the conversion of rental housing (apartments) to condominiums in order to maintain residential stability, prevent a decline in the supply of rental housing, and to require that affected tenants receive right of first refusal to purchase and/or relocation assistance.
- 12 Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition and rehabilitation, including the following:
  - Monitor complexes that are At-Risk of conversion to market rate..
  - Work with Potential Purchasers - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing.

- Tenant Education – In the event that conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

**One-Time Actions/Projects**

- 13 Amend the Zoning Code to establish minimum densities for multi-family zoned properties.  
*Target Date: Fiscal Year 11/12.*

**Goal H-3** *Preserve the City’s neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.*

**Policy H-3.1** Invest in the redevelopment of neighborhoods with aging and deteriorating housing and infrastructure.

**Ongoing Actions/Programs**

- 14 Enforce the City’s zoning, property maintenance, building, fire, parking and nuisance abatement codes.
- 15 Actively implement the vision for development and redevelopment of the West Side to be established in the Uptown/Town Centre Specific Plan. This will include: seeking grants for infrastructure improvements; preparing an appendix to expand the list of acceptable architectural styles; providing technical assistance to developers in understanding and applying the new development standards; and regular monitoring and updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing

**One-Time Actions/Projects**

- 16 Give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) Funds to the redevelopment of Oak Park Public Housing, particularly Phase One (build 69 new units of which 39 will replace deteriorating existing units) and fully support applications for Federal HOME funds for this project. As part of this effort, the City will also give top priority for the housing for extremely low-income households. *Target Date: Fiscal Year 11/12.*

**Goal H-4** *Mitigate or remove potential governmental constraints to housing production and affordability.*

**Policy H-4.1** Assess each proposed ordinance or policy that would affect housing for its effects on housing cost recognizing that some increases in housing costs might be offset by decreases in other household costs (e.g. energy bills).

**Policy H-4.2** Use Redevelopment LMIH funds to offset the cost of development fees for low and very low income households.

**One-Time Actions/Projects**

- 17 Prepare a report that reviews zoning regulations, standard conditions, and permit processing procedures to identify any provisions which unnecessarily increase the cost of housing. Present this report in conjunction with the Annual Review of the General Plan. *Target Date: February/March 2013.*

**Goal H-5**      *Ensure choice of housing types and locations to all persons regardless of race, creed, age, or sex.*

**Policy H-5.1**      Promote public awareness of federal, state, and local regulations regarding equal access to housing.

**Ongoing Actions/Programs**

- 18 Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).
- 19 Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City's web site.

**Goal H-6**      *Design neighborhoods, subdivisions, sites, and housing units to effectively manage natural resources.*

**Policy H-6.1**      Develop and redevelop neighborhoods and planning areas using compact urban forms that foster connectivity, walkability, alternative transportation modes.

**Policy H-6.2**      Investigate programs and methods that reduce energy consumption and effectively manage natural resources (air and water quality, primarily) for application to development of housing.

**Ongoing Actions/Programs**

- 20 Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes and to incorporate design principles used in the Uptown/Town Centre Specific Plan for these items as well as other energy-saving and environmental quality protection measures, as appropriate to the topography, vegetation, and location in each specific plan area.
- 21 Continue development of the Resource Management Plan initiated in 2008 via Resolution 08-061 to implement Economic Strategy policies to foster multi-modal transportation systems, reduce greenhouse gas emissions, develop Low Impact Development standards, water conservation, vegetation and habitat conservation measures.

### **Postponed Actions**

- *Amend the Redevelopment Implementation Plan to set aside LMIH funds for assisting the preservation of low income housing at risk of conversion to market rate.*

The highest priority for use of LMIH funds through 2014 will be providing assistance to the Redevelopment of Oak Park Public Housing and to Habitat for Humanity's proposal to build five single family ownership units for very low income household. The Oak Park Redevelopment Project is critical as the existing 148 units in Oak Park are rapidly deteriorating, and the City faces a greater risk of losing affordable units from its inventory than from conversion of units in other complexes to market rate. Action 12 provides use of staff resources to provide technical assistance to maintain the affordability of these units.

- *Investigate development of site and subdivision design standards and/or regulations that facilitate use of solar energy.*

The form-based code Chapter of the Uptown/Town Centre Specific Plan contains a section (5.7.7) that reads: "The use of solar panels for generation of electricity and water heating is encouraged, provided that the location and design of panels is consistent with the architectural standards set forth in this Chapter." Action 20 will enable the City to incorporate similar provisions in the Chandler Ranch, Olsen Ranch, Beechwood Area specific plan areas.

- *Incorporate transit-oriented design elements into the higher density (12-20 unit per acre) multi-family developments.*

The City's transit systems, which consist of a single regional bus line, local fixed route mini-bus and Dial-a-Ride, are important, yet relatively small in scope compared to those in metropolitan areas. Given the scope of the transit system and the limitations on staff resources, this is a relatively low priority. The City's multi-family zoning regulations provide that the City may require developments with 32 or more units to provide bus shelters.

## **2.2 Quantified Objectives**

### **a. New Construction.**

The Quantified Objectives below (Table H-1 - next page) summarize the expected numbers of dwelling units to be constructed between January 1, 2008 and June 30, 2014. Appendix D-1 shows that 151 dwelling units were constructed between January 1, 2008 and December 31, 2010.

**Table H-1. Quantified Objectives for New Construction**

Program	Income Group					Total	Note #
	Above Moderate	Moderate	Lower	Very Low	Extremely Low		
2008 - 2010 Activity (Appendix D-1)	85	0	26	40	0	151	
West Side Single Family	10	0	0	0	0	10	1
East Side Single Family (Outside of Specific Plan Areas)	147	0	0	0	0	147	1
Chandler Ranch, Olsen Ranch, Beechwood Area Specific Plans	0	0	0	0	0	0	2
West Side Multi-Family	0	9	6	0	0	18	3
Borkey Area Specific Plan (Tract 2887)	0	38	0	0	0	38	4
Entitled Low Income Family Apartments	0	0	72	63	15	150	5
Second Units	0	0	5	0	0	5	6
<b>Total</b>	<b>242</b>	<b>47</b>	<b>109</b>	<b>103</b>	<b>15</b>	<b>519</b>	

Notes:

1. Estimate considering capacity and economy.
2. Assumes specific plans are adopted in 2012, but that housing development will not commence until 2014, beyond the period of this Housing Element.
3. Estimate considering capacity and economy. Condominiums, duplexes, and second units on multi-family zoned lots will be affordable to moderate income; all others will be affordable to low income.
4. Tract 2887, approved in 2007, has 51 small single family lots and a density of 12 units per acre.
5. (a) Hidden Creek Project at 80 S. River Road (under construction in 2010/2011). The Tax Credit Application indicates that, of the 81 units, 53 (including the manager's) would be for lower income households, 20 would be very low income households, and 8 would be extremely low income households. (b) Oak Park Redevelopment (approved in 2010, seeking financing in 2011). The Tax Credit Application for Phase One indicates that, of the 69 units, 19 would be for low income households, 43 would be very low income households, and 7 would be extremely low income households.
6. 5 second units were built between 2006 and 2008; it is conservatively expected that this rate will continue for the next 5 years.

It should be noted that the Quantified Objectives need not equal the City's Regional Housing Need Allocation (RHNA) of 646 units. The RHNA is a requirement for residential capacity (expressed in terms of potential numbers of dwelling units from land that is appropriately zoned and accessible to utilities) that assumes a need for more capacity than there is actual demand in order to help keep land prices relatively low. The RHNA is discussed in Chapter 5.

**b. Rehabilitation.**

The Quantified Objectives for Rehabilitation (Table H-2 - next page) shows the expected numbers of dwelling units to be "substantially" rehabilitated between January 1, 2011 and June 30, 2014. "Substantial rehabilitation" is defined as having a valuation of work that is 25 percent or greater of the combined assessed value of the land and improvements. It is assumed that the rate of substantial rehabilitation in the period of the Housing Element (i.e., through June 30, 2014) will be as it was in 2009 and 2010.

**Table H-2. Quantified Objectives for Rehabilitation**

Program	Income Group					Total	Note #
	Upper	Moderate	Lower	Very Low	Extremely Low		
Market	7	5	0	0	0		1
Action 15 (Oak Park)	0	0	8	9	22	39	2
Total	7	5	8	9	22		

Notes:

1. Units to be substantially rehabilitated under free market conditions between January 1, 2011 and June 30, 2014. Rate assumed to be the same as experienced in 2009 and 2010.
2. Of the 148 existing units at Oak Park Public Housing, 20% are occupied by Lower Income Households, 24% are occupied by Very Low Income Households, and 56% are occupied by Extremely Low Income Households. Phase One of the Redevelopment of Oak Park proposes to replace 39 existing units and build 30 new units (total of 69 units). It is assumed that the 39 existing units are occupied by the various income groups in the same percentage as the whole.

**c. Conservation.**

The Quantified Objectives below (Table H-3) summarize the expected numbers of dwelling units to be conserved between January 1, 2009 and June 30, 2014.

**Table H-3. Quantified Objectives for Conservation**

Program	Income Group					Total	Note #
	Upper	Moderate	Lower	Very Low	Extremely Low		
Action 12	0	0	89	89	0	178	1
Total	0	0	89	89	0	178	

Note:

1. During this Housing Element period, four subsidized apartment complexes (Hacienda del Norte, Riverview Apartments, Creston Gardens Apartments, and Paso Robles Garden Apartments) with a total of 178 low income units will become eligible for prepayment of the loans securing the affordability covenants for these projects. It is assumed that 50% of the units in each complex are affordable to low income household and 50% are affordable to very low income household. The National Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) requires that, in order for a loan to be prepaid, a finding must be made that there does not exist a need for low income housing in the community. If this finding cannot be made, prepayment may be made subject to granting right of first refusal to purchase the project to public agencies for 12 months and to private nonprofit corporations for 15 months (periods overlap). Because of the severe shortage of affordable housing, the City should oppose the prepayment and assist non-profit housing corporations purchase and rehabilitate the complexes as a back-up measure. This is addressed under Action 12.

### 3.0 Status and Evaluation of Existing 2004 Housing Element

The 2004 Housing Element was adopted on December 7, 2004. On December 29, 2004, the State Department of Housing and Community Development sent the City a letter finding the Housing Element to be in compliance with State Housing Element Law.

This Chapter of the Housing Element will:

- Summarize new residential construction activity between January 1, 2001 and December 31, 2010;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2010;
- Report on progress towards implementing the Action Items contained in the 2004 Housing Element.

#### 3.1 Completed New Housing Units: Regional Housing Need and Quantified Objectives

Government Code Section 65583(c)(1)(A) requires that the City's General Plan identify adequate sites which will be made available through appropriate zoning and developments standards and with services and facilities, including water and sewer, to meet the City's housing needs for all income groups, including its share of the Regional Housing Need pursuant to Section 65584.

The Regional Housing Allocation Plan adopted by the San Luis Obispo Council of Governments in January 2003 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2001 through December 31, 2008. A new set of numbers were issued for the period January 1, 2009 through August 31, 2014. Those numbers will be discussed in Chapter 5.

**Table H-4: 2003 Regional Housing Needs**

Income Category	Dwelling Units (Target)
Above Moderate	651
Moderate	520
Low	467
Very Low	627
<b>TOTAL</b>	<b>2,266 *</b>

\* Error of one unit was included in SLOCOG's allocation plan.

The City was not obligated to ensure that the number of dwelling units shown above is built within this time frame, it is only obligated to ensure that there is sufficient land appropriately zoned and served. The Housing Element does, however, establish quantified objectives for building new dwelling units within the same time frame as shown in the table below (next page).

**Table H-5: 2004 Quantified Objectives**

Program	Income Group				Total	Note #
	Above Moderate	Moderate	Low	Very Low		
1/01/01 to 12/31/03	808	236	118	0	1,162	1
Market RSF-1 - 4	813	0	0	0	813	2
Market RSF-6	0	42	0	0	42	3
Market RMF-8 and RMF-9	0	43	0	0	43	4
Market RMF-12 - 16	0	0	97	0	97	5
RMF-20	0	0	0	50	50	6
Entitled Low Income Senior Housing	0	0	1	68	69	7
Entitled Low Income Family Apartments	0	0	1	67	68	8
Second Units	0	0	0	38	38	9
Employee Housing	0	0	0	45	45	10
<b>Total</b>	<b>1,621</b>	<b>321</b>	<b>217</b>	<b>268</b>	<b>2,427</b>	

Notes:

1. Units constructed (Certificates of Occupancy or utility releases for mobile homes) between 1/01/01 and 12/31/03.
2. Calculated as the remainder after the units from all other programs were tallied.
3. 30 Units in Cottage Lane and 12 units in Tract 2411 (Gearhart).
4. 23 units in Tract 2472 (Koman); 9 units in PD 01026 (Jordan); 11 infill units (average 2 units/year between 2004 and 6/30/09).
5. 80 Units in multi-family section of Tract 2422 (Harrod); 17 infill units (average 3 units/year between 2004 and 6/30/09).
6. Assumes RMF-20 is adopted and assigned to properties and that one 50 unit project is built by 6/30/09.
7. Creekside Gardens and Oak Creek Senior Housing projects.
8. Canyon Creek Project.
9. 3% of 1,265 units expected between 2004 and 2008.
10. Units from the approved Hot Springs and Provence Resort Projects

Between January 1, 2004 and December 31, 2010, a total of 1,568 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	1,148
Moderate	134
Low	151
Very Low	135
<b>Total</b>	<b>1,568</b>

Details showing the composition of the above new units are shown in Appendix D-1.

**Table H-6: Dwelling Units Constructed 2001 – 2010**

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005	401	20	12	28	461
2006	257	27	18	67	369
2007	74	14	88	0	176
2008	44	0	20	40	104
2009	21	0	6	0	27
2010	20	4	0	0	24
<b>Total</b>	<b>1,956</b>	<b>370</b>	<b>269</b>	<b>135</b>	<b>2,730</b>

**3.2 New Housing Units: Under Construction and Approved**

As of December 31, 2010, there were active building permits for 138 units, which can be classified by income groups as follows:

Above Moderate	46	(single family development)
Moderate	6	(West Side condominiums)
Lower	58	(2 Caretaker units; 3 apartments, 53 units in Hidden Creek Village)
<u>Very Low</u>	<u>28</u>	<u>(units in Hidden Creek Village)</u>
Total	138	

In addition to the above figures, there are hundreds of vacant lots in recorded and tentatively-approved subdivisions. Most of these will be affordable only to above moderate income households.

**3.3 New Housing Units for Lower Income Households: Proposed**

In June 2010, construction was commenced on Hidden Creek Village, an 81 unit apartment complex for low income families at 80 South River Road. A density bonus was granted for this project. The project is expected to be completed in September 2011.

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28<sup>th</sup> and 34<sup>th</sup> Streets, east of Park Street. 154 of the units will be new; 148 will be replacement units. The project will be developed in 3 or more phases. That application included a request for a density bonus and an extra density bonus.

In November 2010, the City Council and Redevelopment Agency adopted resolutions reserving CalHome and Redevelopment Low and Moderate Income Housing (LMIH) funds to assist Habitat for Humanity build up to 6 single family homes for very low income households in the 2800 Block of Vine Street.

### **3.4 New Housing Units for Lower Income Households: Completed Since January 1, 2005**

Creekside Gardens Apartments, a 29 units low income senior rental housing project at 401 Oak Hill Road was completed in 2005.

Canyon Creek Apartments, a 68 unit low income rental housing project at 400 Oak Hill Road, was completed in 2006.

Vista del Rio Apartments, an 80 unit market-rate apartment complex located on the southwest corner of South River Road and Navajo Avenue was completed in 2007.

Chet Dotter (Oak Park) Senior Housing, a 40 unit lower income senior apartment complex located at 801 - 28<sup>th</sup> Street, was completed in January 2008.

### **3.5 Rehabilitated Units**

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City did offer CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households.

As will be noted and discussed in more detail in Chapter 4, the results of a windshield survey conducted by City staff do not indicate a critical need a rehabilitation program. However, there is a critical need to replace the 148 lower income units in Oak Park Public Housing.

### **3.6 Conserved Units**

There are subsidized housing units at risk of conversion to market rate during the Housing Element period (i.e., by June 30, 2009). Peoples' Self-Help Housing Corp. submitted a letter indicating their willingness to acquire any subsidized housing that may otherwise convert to market rate. (See Appendix 4.0 of the 2004 Housing Element.) The 2004 Update to the Redevelopment Implementation Plan, adopted on December 21, 2004, provides that LMIH funds may be used to assist such an activity.

During the period of the 2004 Housing Element, City staff worked cooperatively with the management for Hacienda del Norte to maintain its subsidy.

### **3.7 Removal of Constraints**

On October 5, 2004, the City Council adopted an ordinance amending the Zoning Code to establish development standards for the Mixed Use Overlay Land Use Category. This ordinance, which is listed as Action Item 7 under Housing Element Policy H-1B, facilitates development of rental housing at densities up to 20 units per acre either on the same site as commercial development or on nearby vacant commercially-designated land.

On January 4, 2005, the City Council adopted General Plan Amendment 04-01(B), which removed a privately-owned, vacant, 1.1 acre RMF-12 property from the Oak Park Specific Plan Overlay Land Use Category (which is intended to focus on the long-term redevelopment of Oak Park Public Housing). This

action facilitated approval of a development plan for 18 multi-family residential units by the Planning Commission on April 26, 2005.

On May 17, 2005, the City Council adopted an ordinance amending the Zoning Code to establish the R-5 Zoning District and accompanying zoning regulations for high density multi-family housing (up to 20 units per acre). This ordinance, which is listed as Action Item 1b under Housing Element Policy H-1A, facilitates development of rental housing at densities up to 20 units per acre in the RMF-20 land use category.

On November 1, 2005, the City Council adopted an ordinance amending the Zoning Code to remove a requirement that second units share utility meters with the primary unit as it had been learned that utility companies charge higher rates for second units on the same meters.

On October 18, 2005, the City Council adopted an ordinance amending the Zoning Code to establish a Senior Housing Overlay in the northwest quadrant of the City. This overlay allows development of senior housing consisting of 35 or more units on properties within the overlay regardless of underlying zoning. The overlay was established in the 2003 General Plan Update.

On August 29, 2006, the City Council adopted an ordinance amending its Density Bonus Ordinance to bring it into compliance with SB 1818 (2004) and SB 435 (2005).

On January 6, 2009, the City Council adopted Resolution 09-007, which automatically extended the expiration dates for building permits and zoning entitlements until December 31, 2010. This was done to facilitate recovery from the recession, by removing a constraint associated with requiring re-filing of permit applications once the economic conditions became favorable for construction.

On July 7, 2009, the City Council adopted Ordinances 958 N.S. and 959 N.S. which provided zoning regulations facilitating reasonable accommodations for housing disabled persons and for enabling employee (farmworker) housing, respectively.

### **3.8 Progress Toward Implementation of Action Items**

Table H-07 on the following pages reports efforts made through December 31, 2010 to implement the Action Items and gives a brief statement about the schedule for future implementation.

**Table H-7: Progress Made in Implementing 2004 Housing Element**

<b>Policy</b>	<b>Action Item/ Brief Description</b>	<b>Schedule</b>	<b>Actions through 12/31/08</b>	<b>Future Scheduling</b>
H-1A	1a: Evaluate all amendments to the Land Use Map for their effect on meeting the City's share of the Regional Housing Needs	Ongoing	General Plan Amendment 2006-001 increased the amount of land designed for Residential Multi-Family, 12 units per acre by 4.7 acres.  General Plan Amendment 2007-001 increased the amount of land designed for Residential Multi-Family, 12 units per acre by 22 acres.	Upon review of any applications for general plan amendments
	1b: Amend Zoning Code to establish regulations for multi-family, 20 unit per acre	Fiscal Year 2004/2005	Code Amendment adopted May 17, 2005 (Ordinance No. 900 N.S.)	None
	1c: Amend Zoning Code to implement the Senior Housing Overlay	Fiscal Year 2004/2005	Code Amendment adopted October 18, 2005 (Ordinance No. 906 N.S.)	None
	2: Assess balance and distribution of housing types in conjunction with General Plan amendments and rezones	Ongoing	None - No applications for any amendments that would reduce capacity were filed with the City.	Upon review of any applications for general plan amendments
	3: Disperse housing for all income groups to avoid concentrations in any one area	Ongoing	a. Accomplished with 2003 Land Use Element b. PD 08-010, which proposes 81 rental units for low income families, implements this policy. A building permit for this project was issued in February 2010.	a. Upon review of any applications for general plan amendments .
	4: Encourage Provision of student housing near Cuesta College through a variety of efforts	Ongoing	a. In early 2005, City staff met with Cuesta College Administration to open discussions on this item. Additionally, City staff has communicated to developers the City's objective to develop rental housing on land designated for multi-family housing with densities of 12 units or more.  b. An application for a general plan amendment to redesignate 270 acres north and west of Cuesta College for a variety of residential densities was filed in 2007 but placed on hold in 2009.	Continue to implement this action.

**Table H-7: Progress Made in Implementing 2004 Housing Element**

<b>Policy</b>	<b>Action Item/ Brief Description</b>	<b>Schedule</b>	<b>Actions through 12/31/08</b>	<b>Future Scheduling</b>
H-1B	1: Work with developers to meet quantified objectives for new housing	Ongoing	This has been done regularly. During this Housing Element Cycle, three low income housing projects have been completed: Canyon Creek Apartments; Creekside Gardens Senior Apartments; and Chet Dotter (Oak Park) Senior Housing. In 2010, construction commenced on an 81 unit apartment complex for low income households at 80 S. River Road. In June 2010, the City Council approved an application to build 302 low income apartments at Oak Park Public Housing (154 units will be new; 148 will be replacement).	Continue to implement this action.
	2: Maintain comprehensive housing program	Ongoing	Budgeted through Fiscal Year 2010/11.	Continue to implement this action.
	3: Continue to assist agencies provide emergency shelter to the homeless	Ongoing	2010 CDBG allocations included: \$11,614 to Transitional Food and Shelter's (TFS) Motel Voucher Program and \$5,400 to El Camino Homeless Organization (ECHO)'s shelter in Atascadero. Prior years' allocations of CDBG funds assisted TFS, ECHO, and the North County Women's Shelter.	TFS and ECHO have filed application for 2011CDBG funds.
	4: Develop a downpayment assistance program	Ongoing	a. The City made 5 CalHome loans to low income first-time homebuyers in 2004. b. The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	None scheduled. Amount of CalHome, HOME, or CDBG Funds available are too small to benefit sufficient numbers of low income households to make such a program an effective use of City resources, given other priorities.
	5: Amend Zoning Code to provide for homeless and transitional housing	Fiscal Year 2005/2006	In 2010, City staff conducted research to do this in a manner to implement SB 2.	To be completed in FY 10/11.
	6: Work with Cuesta College to encourage housing for students	Ongoing	See entry for Action Item #4 under Policy H-1A, above.	Continue to implement this action.
	7: Amend Zoning Code to implement Mixed Use Land Use Category	Fiscal Year 2004/2005	Code Amendment adopted by City Council on October 19, 2004	None

**Table H-7: Progress Made in Implementing 2004 Housing Element**

<b>Policy</b>	<b>Action Item/ Brief Description</b>	<b>Schedule</b>	<b>Actions through 12/31/08</b>	<b>Future Scheduling</b>
	8: Amend Zoning Code to provide for ministerial modification of zoning standards to facilitate disabled access	Fiscal Year 2005/2006	Code Amendment adopted by City Council on July 7, 2009	None
	9: Amend Zoning Code to provide for farmworker housing	Fiscal Year 2006/2007	Code Amendment adopted by City Council on July 7, 2009	None
H-2	1: Continue to enforce zoning, property maintenance, building, fire, parking and nuisance abatement codes	Ongoing	This is done on an ongoing basis	Continue to implement this action.
	2: Continue to implement Demolition of Buildings and Structures Codes (Historical Preservation)	Ongoing	This has been done on an ongoing basis.	Continue to implement this action.
	3: Evaluate feasibility of reinstating residential rehab program	Ongoing	The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used for residential rehabilitation.	Continue to implement this action.
	4: Amend Zoning Code to update condominium conversion regulations	Fiscal Year 2005/2006	None, but there has been no demand for condominium conversions in recent years.	To be determined via Housing Element Update
	5: Develop plan to conserve "at-risk" subsidized rentals	Fiscal Year 2004/2005	City obtained letter from Peoples' Self-Help Housing Corp, indicating their willingness to acquire any complexes that may convert to market rate.  The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	Continue to implement this action.
H-3A	1: Review adopted policies and standards to remove constraints	Ongoing	a. General Plan Amendment 04-01 (B), adopted January 4, 2004, removed a multi-family zoned parcel from the Oak Park Specific Plan Overlay. This facilitated approval of a development plan for the subject parcel.  b. Code Amendment adopted by City Council on November 1, 2005 to facilitate 2 <sup>nd</sup> unit development.	Continue to implement this action.
H-3B	1: Review Zoning Code to remove constraints	Fiscal Year 2005/2006	None. A new assessment of constraints will be conducted in 2011 as part of the Housing Element Update.	To be determined via Housing Element Update
H-4	1: Provide referral info on housing complaints	Ongoing	No complaints filed.	Continue to implement this action.

**Table H-7: Progress Made in Implementing 2004 Housing Element**

<b>Policy</b>	<b>Action Item/ Brief Description</b>	<b>Schedule</b>	<b>Actions through 12/31/08</b>	<b>Future Scheduling</b>
	2: Provide info on Fair Housing	Fiscal Year 2005/2006	Information added to City's web site.	Continue to implement this action.
H-5	1: Continue to implement Land Use policies and programs that call for energy efficient land use planning and development	Ongoing	<ul style="list-style-type: none"> <li>a. Accomplished with 2003 Land Use Element</li> <li>b. Since 2008, the City has continued to investigate opportunities to implement "resource management" measures that would address global climate change, energy use, low impact design (water quality) and related matters.</li> </ul>	Continue to implement this action.

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## 4.0 Housing Needs Assessment

Assessment of the housing need in 2011 is a little more difficult than in 2004 for two reasons: (1) much of the detailed data about the population is derived from the decennial US Census, which occurred 11 years ago in 2000 and (2) the rate of recovery from the recent recession is projected to be protracted. Some population statistics, like numbers of persons, income levels, and unemployment rates are updated at least annually; other statistics, like race/ethnicity and household types are only updated every 10 years. The analysis to follow attempts to use the most current data where available.

### 4.1 Population Characteristics

Population growth and other demographic variables are important indicators of the type and number of housing units needed in a community. Population attributes such as age, race/ethnicity, occupation, and level of income combine to influence the type of housing needed as well as the ability of current and future residents to afford housing.

**a. Population Trends.** The 2003 General Plan, as updated by General Plan Amendment 2005-001, projects that residential growth will attain build-out in the plan's horizon year of 2025. At that point, the plan projects that there will be 16,287 dwelling units, occupied by 44,000 persons (yielding a household size of 2.7). The plan also assumes that growth from the 2003 estimate of 9,694 dwelling units would occur evenly over the planning period at an average rate of 780 persons per year as shown in Table H-8, below.

	<b>Population Projection</b>	<b>Added Population</b>
2003	26,850	
2005	28,400	1,560
2010	32,300	3,900
2015	36,200	3,900
2020	40,100	3,900
2025	44,000	3,900

According to the State Department of Finance, the City's population grew to 30,050 by January 1, 2010. The 3,200 person increase in population since 2003 yields an annual growth of 457 persons. Growth rates in 2009 and 2010 were 0 and 100 persons per year, respectively. With the current economic slowdown, it is anticipated that annual growth rates will remain much lower than 780 persons per year for several years. In early 2011, City staff prepared a conservative estimate of growth through 2025. Table H-9 on the following page shows this estimate. The Figures for 2011-2014 are consistent with the Quantified Objectives shown in Table H-1 (in Chapter 2).

**Table H-9: Estimated Growth Through 2025**

Year	Single Family	Multi-Family	Total	Added Population *	Growth Areas
2011	30	84	114	304	SF in existing tracts, 81 MF at Hidden Creek, 3 MF in UTC SP
2012	40	4	44	117	SF in existing tracts, 4 MF in UTC SP**
2013	50	74	124	330	SF in existing tracts, 69 MF in Phase 1 of Oak Park Redevelopment, 5 MF elsewhere in UTC SP
2014	75	7	82	218	SF in existing tracts, 7 MF in UTC SP
2015	100	10	110	293	SF in East Side specific plans, 10 MF in UTC SP
2016	110	80	190	506	SF in East Side specific plans, 70 MF in Phase 2 of Oak Park Redevelopment, 10 MF elsewhere in UTC SP
2017	125	12	137	365	SF in East Side specific plans, 12 MF in UTC SP
2018	150	12	162	431	SF in East Side specific plans, 12 MF in UTC SP
2019	175	85	260	692	SF in East Side specific plans, 70 MF in Phase 3 of Oak Park Redevelopment, 15 MF elsewhere in UTC SP
2020	200	15	215	572	SF in East Side specific plans, 15 MF in UTC SP
2021	250	15	265	706	SF in East Side specific plans, 15 MF in UTC SP
2022	250	85	335	892	SF in East Side specific plans, 70 MF in Phase 4 of Oak Park Redevelopment, 15 MF elsewhere in UTC SP
2023	300	15	315	839	SF in East Side specific plans, 15 MF in UTC SP
2024	300	15	315	839	SF in East Side specific plans, 15 MF in UTC SP
2025	300	38	338	900	SF in East Side specific plans, 23 MF in Phase 5 of Oak Park Redevelopment, 15 MF elsewhere in UTC SP
* Assume 2.663 persons per unit, per General Plan Amendment 2005-001.					
** UTC SP = Uptown/Town Centre Specific Plan					
*** East Side Specific Plans include Olsen Ranch, Beechwood Area, and Chandler Ranch					

**b. Age Characteristics.** As people move through different age groups, housing needs, income levels, and preferences typically change. As a result, an evaluation of the age characteristics of a community is important in addressing the housing needs of its residents.

Appendix E-1 contains a comparison of age characteristics of residents in Paso Robles to the County of San Luis Obispo and the State of California based on Census data from 1990 and 2000. Also shown is an estimate of the breakdown of ages for the County in 2007 prepared by the UCSB Economic Forecast Project.

Appendix E-1 shows that between 1990 and 2000, the 65 and over age group for the City and the County remained at 14%, give or take a half a percent. At the State level, this age group comprised 10.5% of the population. The conclusion is that the City and the County have a large percentage of seniors. With the retirement of the Baby Boomer Generation, which is expected to commence in 2011, the percentage of this age group, and the attendant need for housing that is livable for seniors is expected to rise. Types of housing that there may be an increased demand for would include smaller single family units (as developed in the early 2000s in the Traditions

Neighborhood north of Highway 46 East and west of Buena Vista Drive), senior apartments, residential care facilities, and assisted living facilities.

Appendix E-1 shows that between 1990 and 2000, there was some moderate shifting of percentages in the other age groups. However, given the state of the economy in 2011, it is not expected that age will have a measurable impact on the type and size of housing.

**c. Race and Ethnicity.** The racial and ethnic composition of a community may have implications for housing to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing.

The Hispanic and Latino community makes up the largest minority group in the City and the County. The US Census does not consider “Hispanic/Latino” to be a race, rather it is an “ethnicity”, which refers to a group of people of common culture and language who fall within a group. Thus people called “Hispanic/Latino” still consider their race to be “Black, White, American Indian, etc...” Due to the confusion over this interpretation, many Hispanic respondents choose “some other race”.

Race and Ethnicity statistics from the 1990 and 2000 US Censuses are attached in Appendix E-2. As can be seen from that data, the percentage of population of Hispanic or Latino persons grew from 13% of the City’s population in 1990 to 18% in 2000. While the percentages of Hispanic or Latino persons in the City lagged behind those state-wide (18% in 1990 and 26% in 2000), the growth of this group reflected a statewide trend. The UCSB Economic Forecast Project estimated that the percentage of Hispanics or Latinos in the City to be 32% in 2008. The Public Policy Institute of California predicts that in 2050, Hispanics or Latinos will comprise the majority of California residents (“Just the Facts”, September 2008).

As shown in Appendix E-2, in 2000, the average number of persons per household was 2.73 city-wide (over all races and ethnicities), but the average number of persons per Hispanics/Latino household was 4.00. If this ratio remains steady while the percentage of Hispanics and Latinos continues to rise in the City, it will indicate a need for larger dwelling units (i.e., 3 or more bedrooms).

Appendix E-3 shows Income Levels by race for City residents as reported in the 2000 US Census. There does not appear to be a strong indication of a relationship between race/ethnicity and income. Therefore, an expected growing percentage of Hispanics and Latinos does not, in itself, indicate a need for more housing that is affordable to the lower income groups.

**d. Employment Market.** Employment also has an important impact upon housing needs to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2000 Census, a total of 10,803 or 59.4% of Paso Robles residents were in the labor force, with an unemployment rate of 3.6%. The number of women in the labor force was 4,817, representing 54.3% of all female residents 16 years and over.

According to the State Employment Development Department, the unemployment rate in January 2011 was 12.7% statewide and 10.3% in the San Luis Obispo County. Local nonprofit

organizations that serve the various needs of the extremely low income population have reported an increase in demand for their services in 2008. In the short run, the number of homeless persons is expected to rise, indicating a need for additional shelter space.

According to the San Luis Obispo Council of Governments (SLOCOG), using 2000 Census data, Paso Robles has a job-housing ratio of 1.26 (10,803 jobs/8,551 units), indicating that there are 1.26 jobs for every housing unit. A job-housing ratio over 1.5 is considered high and may indicate an increasing imbalance between jobs and housing, i.e. new residential construction has not kept up with job creation.

Appendix E-4 shows the types of occupations held by residents in Paso Robles and San Luis Obispo County as a whole in 2000 and in 2007 according to the UCSB Economic Forecast Project. This appendix shows the following shifts in employment sectors in Paso Robles during those 8 years:

- Agriculture declined from 13% of the workforce to 7%;
- Mining and construction: increased from 8% to 11%;
- Retail trade: decreased from 24% to 17%;
- All other services: increased from 13% to 27%.

It is not known what effect the current recession and its attendant rise in unemployment rate and re-structuring of the national economy may have on the local business and employment situation. There could be an increased demand for more rental housing than the City experienced in the 1990s and 2000s.

On the positive side, the City has a diverse portfolio of businesses in different economic sectors: agriculture, manufacturing, tourism, construction, retail, and services. With such a degree of diversification, it is anticipated that the City will “weather” the economic storm and emerge in a healthy state. The reduction in median home prices that started in 2007 will hopefully enable a larger percentage of residents to purchase homes and make land prices for multi-family housing more attractive for new development.

## **4.2 Household Characteristics**

Household characteristics, such as type and size, income levels, and the presence of special needs populations, determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

**a. Number of Households.** In January 2010, according to the State Department of Finance (DOF), there were an estimated 11,755 households in the City and the average household size was 2.62 persons. During the period of this Housing Element, it is estimated that 388 dwelling units will be added (24 units for 2010 in Appendix D-1 plus 364 for 2011-201 in Table H-9). If the 2.67% vacancy rate reported by DOF in 2010 remains constant, the number of households at the end of 2014 could be 11,818.

**b. Household Type.** According to the US Census, in 2007, 72.4% of city households were families and 27.6% were non-families (Table H-9). Families are comprised of married couples with or without children and other family types, such as female-headed households with children. Non-family households are defined by the Census as a householder living alone or with nonrelatives only. Householders living alone comprised 20.7% of all households in the city, of which nearly half were age 65 and over. Table H-10 shows that there was some minor shifting of percentages of various household types.

**Table H-10. Paso Robles Household Characteristics by Type 2000-2007**

Household by Type	2000		2007	
	Number	Percent	Number	Percent
Total Households	8,556	100.0	10,876	100.0
Family households (families)	6,042	70.6	7,880	72.4
With own children under 18 years	3,197	37.4	3,682	33.9
Married-couple family	4,569	53.4	5,723	52.6
With own children under 18 years	2,251	26.3	2,701	24.8
Female householder, no husband present	1,072	12.5	1,607	14.8
With own children under 18 years	695	8.1	688	6.3
Non-Family households	2,514	29.4	2,996	27.5
Householder living alone	2,028	23.7	2,254	20.7
Householder 65 years and over	974	11.4	968	8.9
Average household size	2.73		2.56	

Sources: U.S. Census: 2000 Summary File 1 and 2007 American Community Survey

**c. Household Size.** Table H-10 shows that the average household size was estimated to have decreased from 2.73 to 2.56 between 2000 and 2007. The State Department of Finance (E-5 Report) estimated that the average household size on January 1, 2010 was 2.62 persons. As noted under the discussion of “race and ethnicity” on Page H-31, the average household size may increase as the percentage of Hispanic or Latino population increases as projected.

The average household size used by the City for planning purposes is 2.663 persons per household. This figure was reported by the State Department of Finance in its 2005 Population Estimate (E-5 Report) and was adopted as part of General Plan Amendment 2005-001.

**d. Household Income Targets.** The Regional Housing Needs Plan establishes targets for housing types serving four income categories. The four income category definitions are defined in Title 25 Sections 6926, 6928, 6930 and 6932, of the California Code of Regulations. These income categories are based on definitions established by the U.S. Department of Housing and Urban Development (HUD) and State Health and Safety Code Sections 50079.5, 50093, and 50105.

The City of Paso Robles is located in San Luis Obispo County region, which had a median family income of \$72,500 for a 4 person household in 2010. The following lists the categories as defined by State Law.

- Extremely Low Income (ELI): 30% or less of the area (County) median household income with adjustments for household size. (Note: The Regional Housing Needs Plan does not yet assign any units to this category, which is defined in Health and Safety Code Section 50106.)
- Very Low Income (VLI): 31 - 50% of the area (County) median household income with adjustments for household size.
- Low Income (LI): 51% - 80% of the area median household income with adjustments for household size.
- Moderate Income (M): 81% - 120% of the area median household income with adjustments for household size.
- Above Moderate Income (AM): more than 120% of the median household income, as adjusted for household size.

Table H-11 lists these income limits for San Luis Obispo County.

**Table H-11. San Luis Obispo County 2010 Income Limits**

Income Group (% of Median Income)	HOUSEHOLD SIZE (# of Persons) And INCOME (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	15,250	17,400	19,600	21,750	23,500	25,250	27,000	28,750
Very Low (50%)	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850
Low (80%)	40,600	46,400	52,200	58,000	62,650	67,300	71,950	76,600
Median (100%)	50,750	58,000	65,250	<b>72,500</b>	78,300	84,100	89,900	95,700
Moderate (120%)	60,900	69,600	78,300	87,000	93,950	100,900	107,900	114,850

Source: California Department of Housing and Community Development

The 2008 UCSB Economic Forecast Project estimated that the median income in Paso Robles was 91% of the County median income.

**e. Household Income in Paso Robles.** Appendix E-3 shows the income levels reported by the 2000 Census and by the 2008 UCSB Economic Forecast Project. Between 2000 and 2008, the percentage of households in the Moderate Income level grew from 21% to 29%, while the percentage households in the Above Moderate Income level decreased from 36% to 29%. The percentages of the other income levels remained essentially the same during the same 8 year period.

In 2006, State Law was amended to require that the Housing Element include a quantification and analysis of existing and projected housing needs of ELI households. ELI is a subset of the very low-income and is defined as 30 percent of area median and below. Appendix E-3 shows that the estimated number of ELI households in 2000 was 1,090, which was 13% of all

households. Assuming that the percentage remained constant in 2008, the estimated number of ELI households is 1,364. With the current recession, it is unknown if this percentage will remain constant or change in the future. If it remained constant, and if population grew in proportion to the Regional Housing Need as shown in Table H-25, there would be an additional 82 households in 2014 as shown in Table H-12.

**Table H-12. Projection of Households by Income Group Through 2014**

Income Level	AM	M	LI	VLI	ELI*	Total
Regional Housing Need	270	120	105	69	82	646
Quantified Objectives	242	47	109	103	15	519
Unmet Need	28	73	-4	-34	67	127

\* The Regional Housing Need Allocation did not specifically include an assignment of ELI households. The VLI assignment was 151 households and the ELI portion was calculated based on percentages reported in the CHAS.

As noted on Page H-52 and in Appendix F, VLI and ELI households cannot find affordable housing without government subsidy. Proposed projects that will offer an opportunity to increase the amount of subsidized housing during the period of this Housing Element are discussed under “Assisted Housing Projects” on Page H-52. This Housing Element assumes that affordability in subsidized housing developments split affordability 50/50 between Low and Very Low Income households. Table H-12 reflects that assumption, and except for a total of 15 units to be built in Hidden Creek Village (8 units) and in Phase One of Oak Park Redevelopment (7 units), does not assign any ELI units to the Quantified Objectives. It is noteworthy that several of the subsidized housing complexes listed in Appendix G reserve some units for ELI households as a condition of the Federal subsidy. Based on phone conversations with managers of these complexes conducted in October 2009, it is estimated that there are about 200 units that are affordable to ELI households.

**f. Tenure of Households.** The term, “tenure”, refers to whether housing units are owned or rented. According to the 2000 Census (Summary File 3), 5,022, or 59% of all households in Paso Robles owned their own home and 3,532 households were renters. This is an increase from the 55% reported in the 1990 Census. The UCSB Economic Forecast Project reported that, in 2008, the percentage of owner-occupied homes rose to 61%.

Although the City provided first-time homebuyer assistance to 85 lower income households during the 1990s, most of the increase in the rate of ownership is attributable to a higher rate of construction of single family dwellings. In 1990, single family homes accounted for 69% of the housing stock; in 2000, they accounted for 72% of the housing stock. According to the State Department of Finance (E-5 Report), this percentage increased to 75% in 2010.

Since 2004, four sizable multi-family apartment complexes were completed: Peoples’ Self-Help Housing Corp.’s 29 unit Creekside Gardens low income senior apartments and their 68 unit Canyon Creek low income family apartments; Harrod Development’s 80 unit market rate Vista del Rio Apartments; and Paso Robles Nonprofit Housing Corp.’s 40 unit Chet Dotter Senior Housing (low income senior apartments). Multi-family development of this scale had not occurred in Paso Robles since 1986.

In addition to the large apartment complexes listed above, 53 infill multi-family units have been constructed. These units consist of duplexes, a 16 unit apartment complex, additional units on multi-family zoned lots, and second units on single family zoned lots.

On June 2010, construction commenced on Hidden Creek Village, an 84 unit low income (subsidized) family apartments being developed by the San Luis Obispo Nonprofit Housing Corp. In June 2010, the City Council approved a development plan for the redevelopment of Oak Park Public Housing to build 302 new affordable apartments (of which 154 would be additional units and 148 would be replacement units.)

Table H-13 shows the number of households by income group by tenure in 2000. The Comprehensive Housing Affordability Strategy prepared by HUD provided information for households classified as Extremely Low Income, Very Low Income, Low Income, and above 80% of Area Median Income. The split of the latter category between Moderate Income and Above Moderate Income is an estimate, based on 2000 US Census Data.

**Table H-13: Tenure in 2000 by Income Group**

Income Group	Homeowners	Renters
Extremely Low (ELI)	353 (32%)	737 (68%)
Very Low (VLI)	311 (32%)	658 (68%)
Low (LI)	904 (49%)	944 (51%)
Moderate	1,050 (67%)	512 (33%)
Above Moderate	2,380 (78%)	681 (22%)

Sources: Comprehensive Housing Affordability Strategy (ELI, VLI, and LI households); 2000 Census, Summary File 3 (H73 and H97); 1999 Income Limits for SLO County (HUD).

**g. Overpaying for Housing.** State Law (Health and Safety Code Sections 50052.5 and 50053), defines overpayment for lower and very low income households as spending more than 30% of their annual income for housing costs, which includes mortgage or rent, utilities, property insurance, and real estate taxes. Table H-14 shows the extent to which households have been overpaying by tenure.

**Table H-14: Overpayment by Tenure**

Year	Renters		Owners		Total	
	Number	% of Renter Households	Number	% of Owner Households	Number	% of All Households
1989	1,542	49.4%	1,222	38.9%	2,764	44.1%
1999	1,460	41.7%	1,633	36.7%	3,093	38.9%

Source: US Census: 1990 and 2000

Table H-15 (next page) shows the percentages of homeowners and renters by income group overpaid for housing per the 2000 US Census, as reported by the Comprehensive Housing Affordability Strategy (CHAS). This table includes a category for those households who pay more than 50 percent of their income for housing.

**Table H-15: Overpayment in 2000 by Income Group**

Income Group	Percent of Income Spent on Housing	Homeowners (Households)	Renters (Households)
Extremely Low	Total Households	353 (100%)	737 (100%)
	<=30%	84 (24%)	133 (18%)
	>30% but <50%	30 (8%)	110 (15%)
	>50%	239 (68%)	494 (67%)
Very Low	Total Households	311 (100%)	658 (100%)
	<=30%	313 (32%)	204 (31%)
	>30% but <50%	438 (45%)	350 (53%)
	>50%	218 (23%)	104 (16%)
Low	Total Households	904 (100%)	944 (100%)
	<=30%	314 (35%)	575 (61%)
	>30% but <50%	450 (50%)	345 (37%)
	>50%	140 (15%)	24 (2%)
Moderate	Total Households	1,050 (100%)	512 (100%)
	<=30%	524 (50%)	436 (85%)
	>30% but <50%	446 (42%)	76 (15%)
	>50%	80 (8%) *	0
Above Moderate	Total Households	2,380 (100%)	681 (100%)
	<=30%	2,050 (86%)	669 (98%)
	>30% but <50%	321 (13%)	12 (2%)
	>50%	9 (1%) *	0
<i>Sources: Comprehensive Housing Affordability Strategy (ELI, VLI, and LI households); 2000 Census, Summary File 3 (H73 and H97); 1999 Income Limits for SLO County (HUD).</i> * An estimate. There were 89 households above 80% of the Area Median Income that paid more than 50% of their income for housing, but CHAS data did not split that group into Moderate and Above Moderate Groups			

Since 2000, rents and housing prices have risen substantially. Although updated estimates of the number of households that are overpaying for housing are not available at the City level, it is estimated that the percentages have increased. A major contributing factor to the recent recession was the practice of making subprime adjustable rate loans, many of which resulted in foreclosures. Comparison of numbers of foreclosures reported by RealtyTrac for January 2011, the foreclosure rate was 3.2 per 1,000 homes in San Luis Obispo County, which was relatively low, compared to rates of 8.6 per thousand for San Bernardino County, 7.1 per thousand in Sacramento County, and 8.8 per thousand for Riverside County in the same period.

Generally, overpayment can be reduced via support for construction of new small lot single family, single-family attached, and multi-family units (both assisted and market rate). New construction eases the demand that drives purchase and rental prices up.

**h. Overcrowded Housing.** The U.S. Census Bureau defines “overcrowding” as a situation in which a household has more than 1.01 persons per room (excluding kitchens, halls, closets and bathrooms). Table H-16 (next page) shows overcrowding percentages for 1990 and 2000 for the City, County, and State. While the percentage of overcrowded units in the City rose in the 1990’s, it reflected a statewide trend in overcrowding. The most effective remedy for overcrowding is to increase the supply of multifamily (rental) housing units.

**Table H-16: Overcrowded Housing in Paso Robles**

	1990				2000			
	Total# du	Total % *	Owner # du	Renter # du	Total # du	Total % *	Owner # du	Renter # du
City	554	8	117	437	956	11	261	695
County		6				6		
State		12				15		
* % = percent of all occupied dwelling units (du)								

Source: US Census 1990 and 2000, Summary File 1

According to the 2000 Census, a total of 956 Paso Robles households lived in overcrowded conditions in 1999, representing approximately 11.2% of all households. Overcrowding rates vary substantially by income, type, and size of household. Generally, lower-income households and large families experience a disproportionate share of overcrowding.

### 4.3 Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to an individual's employment, income, family needs, household characteristics, or special housing requirements relating to a disability.

State Housing Element law identifies the following special needs groups: senior households, disabled persons, female-headed households, large families, families and persons in need of emergency shelter, and farm workers. Table H-17 summarizes data from the 2000 Census regarding special needs groups residing in Paso Robles.

**Table H-17: Paso Robles Special Needs Groups**

Special Needs Groups	Persons	Households
Seniors (65 and over)	3,262	2,344
Living Alone	974	974
With a Disability	1,388	-
Disability (21 years and older)	3,863	-
Female-headed Household	-	259
With Children	-	203
Large Households*	-	1,150
Homeless Persons	_____ **	-

Source: 2000 Census

\* Large households are defined as having five or more members residing in the home.

\*\* Based on an enumeration of homeless persons conducted in January 2009

**a. Senior Households.** Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2000 Census, 974 persons age 65 years and older were living alone in Paso Robles.

The Census also reported that there were 2,145 senior households of which 1,570 (73%) were owners and 575 (27%) were renters. Compare this to the overall City population, of which 59% are owners and 41% are renters. Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Elderly women are especially in need of assistance. Because many seniors have fixed or limited income, they may have difficulty making monthly mortgage or rent payments.

Various programs can assist senior needs, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Senior housing with supportive services can also be provided to allow independent living. According to the State Department of Social Services, there are 15 care facilities in the City, one of which has a pending license. The licensed facilities have a total capacity of 237 beds.

Since 2004, the City has added two low income senior apartments complexes: Creekside Gardens (29 units) and Chet Dotter Senior housing (40 units). In 2008, the City approved zoning applications to build a senior housing complex of 125 market rate units at 1450 Golden Hill Road. This project will include both unassisted and assisted living.

The City's Redevelopment Agency provided assistance in the form of Low and Moderate Income Housing (LMIH) Funds to both the Creekside Gardens and Chet Dotter Senior Housing projects. State Health and Safety Code Section 33334.4(a) limits the amount of LMIH Assistance to senior housing projects to the percentage of seniors in the community. The amount of LMIH funds provided to these two projects has exceeded the statutory percentages and, based on projections of available LMIH funds, new senior housing projects may not be assisted with LMIH funds until 2021 at the earliest.

Since the majority of undeveloped land in the City is located within the Chandler Ranch, Olsen Ranch, and Beechwood Areas, the specific plans being prepared will offer the best opportunity to develop new housing that is designed to meet seniors' needs.

A method to increase the opportunities for senior-friendly housing is to design homes that allow for occupants to "age in place" without having to move should one or more household members develop physical disabilities. The concept of "Universal Design" strives to promote home design that can be used by all persons, regardless of physical ability. This concept incorporates a broad range of design principles and depth of applications. At the simplest level, is a sub-concept known as "visitability", in which homes would be designed with the following features, which would allow someone of any level of physical ability to visit a home:

- At least one no-step entrance;
- Doors and hallways at least 36 inches wide;

- At least one half-bathroom on the ground floor big enough to accommodate a person in a wheelchair.

To accommodate “aging in place”, additional Universal Design features would be needed. These could include:

- Providing at least one room, ideally 12 feet by 12 feet, on the ground floor that could be used as a bedroom;
- Providing a full bathroom on the ground floor, which is designed to accommodate grab bars;
- Providing an “open” floor plan with minimal use of halls;
- Providing open areas under sinks in the kitchen and ground floor bathrooms so that a wheelchair-bound person could use them. Cabinet fronts may be installed, but should be removable.

Several of the above measures are already required by the California Building Code for multi-family units. They are not, however, required for single family dwellings.

There are many other design features that could be considered which would further facilitate “aging in place”. The City could encourage builders of single family homes to incorporate such design features. Some cities require certain percentages of new homes to incorporate such features. Incorporation of Universal Design features would increase the supply of housing that would meet the needs of seniors.

**b. Disabled Persons.** Disabled persons have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The 2000 Census defines four types of disability: Sensory, physical, mental, self-care. Disabilities are defined as mental, physical or health conditions that last over six months. A total of 3,863 persons with disabilities over the age of 20 are specified by the 2000 Census as residing in Paso Robles, representing approximately 16% of the City’s population.

The living arrangements of disabled persons depends on the severity of the disability. Many persons live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Such services may be provided by public or private agencies.

To facilitate housing for persons with disabilities, in 2009, the City adopted a “reasonable accommodation” ordinance (Ordinance 958 N.S.) to remove constraints for housing the disabled. This ordinance:

- Provides an administrative procedure to enable necessary alterations to make a dwelling unit accessible to the disabled should such alterations conflict with existing zoning code regulations for such standards as setbacks, projections into yards (e.g. for wheelchair ramps), and maximum heights for graded slopes and/or retaining walls;

- Clarifies that a variety of group living arrangements with 6 or fewer residents, primarily those for disabled persons, are permitted by right in all residential zoning districts.

This ordinance did not establish any requirements that such housing be separated from another similar facility by a minimum distance.

**c. Female-headed Households.** Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable, decent, and safe housing.

In 2007, Paso Robles had 1,607 female-headed households, of which 688 have children under 18. These households are a particularly vulnerable group because they must balance the needs of their children with work responsibilities. According to the 2000 Census, 23% of all female-headed families and 25.8% of female-headed families with children under 18 in Paso Robles lived in poverty.

The most effective remedy for this problem is to increase the supply of multifamily (rental) housing units.

**d. Large Households.** Large households are defined as having five or more members residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. Paso Robles has a total of 1,150 large households (13.4% of all households). In 2000, 51% of these large households were owners and 49% were renters. In the same year, 59% of all City households were owners and 41% were renters.

The housing needs of large households are typically met through larger units. In 2008, Paso Robles has approximately 6,378 ownership units and 4,113 rental units (2008 UCSB Economic Forecast for Paso Robles). However, because the majority of these units are single-family homes, which are generally more expensive, overcrowding is more prevalent among large families.

To address overcrowding, communities can provide incentives to facilitate the development of larger apartments with three or more bedrooms for large households. A shortage of large rental units can also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g. People's Self Help Housing Corp., Habitat for Humanity) to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

**e. Farmworkers.** Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers

work in fields, orchards, processing plants, or support activities on a generally year-round basis. Workloads are generally very high during harvest season, with labor force being supplemented by seasonal or migrant workers.

The primary labor-intensive agriculture in the area around Paso Robles is wine grape growing. Other agricultural uses in the area such as dry farming for barley and hay tend to be capital (machinery)-intensive.

Farmworkers are generally considered to have special housing needs because of their very limited income and the seasonal nature of their employment. Some of the issues related to farmworker housing include residency, limited income, overcrowding, and substandard housing conditions.

In 1990, People's Self-Help Housing Corporation, under contract to the County of San Luis Obispo, prepared a report entitled "San Luis Obispo County Farm Worker Housing Needs Study". This report indicated the following:

- That Paso Robles has an established resident farmworker population. These farmworkers live in the City on a year-round basis; many have families. The report stated the Employment Development Department estimates that there were 2,080 farmworkers in the County in 1989 but it did not have an estimated farmworker population figure for the Paso Robles area.
- That rents for the most affordable market rate housing would require half of farmworkers' income. This plus the need to provide first and last months rent plus a deposit leads to doubling up of households within a single dwelling unit. These dwelling units are scattered in different parts of the City and wherever affordable housing can be found.
- That there are some migrant farmworkers who work the area. However, their numbers are not known. The report indicates that the best locations for housing migrant workers is in the agricultural area in the County (as opposed to within urban areas). The report urged the County to amend its Land Use Element/Land Use Ordinance to facilitate provision of migrant worker housing such as bunkhouses with kitchens, bathrooms and recreation rooms. Since the report, the County has amended its land use regulations to accommodate migrant housing in its Agricultural Land Use Category.

The 1990 Study provided the most detail of the farmworker population, and a similar effort has not been undertaken since. However, some limited data has since become available as noted below.

- In 2000, the US Census reported that there were 527 persons residing in Paso Robles who were in the "employed in the farming, forestry and fishing, and mining" sector. This figure would include farm owners, managers, and skilled laborers as well as non-skilled, "farmworker" laborers.
- In 2007, the US Department of Agriculture's Census of Agriculture reported that there were 9,175 "workers" employed in agriculture in San Luis Obispo County and of these, 4,805

worked less than 150 days. The instructions for that census state that farm labor includes “paid family members, bookkeepers, office workers, maintenance workers, etc.”

- The 2008 Economic Forecast Project for Paso Robles estimated that there are 1,008 persons employed in the “agricultural” sector in the “Paso Robles Metro Area” in 2007. These figures would include farm owners, managers, and skilled laborers as well as non-skilled, “farmworker” laborers.

From the above, it is estimated that the population of farmworkers in the City might be 700, of which about 330 could be permanent residents and 370 could be migrants.

The best means to address the housing needs of the City’s year-round farmworker population is to facilitate development of new rental housing that is affordable to low and very-low income households, particularly in the RMF-20 land use category.

In 2009, to accommodate the housing needs of seasonal farmworkers, the City adopted an amendment to the Zoning Code (Ordinance 958 N.S.) to comply with the provisions of Sections 17021.5 and 17021.6 of the State’s Health and Safety Code. This code amendment provides for the following:

- That any employee (farmworker) housing providing accommodations for six or fewer employees shall be deemed a single-family structure permitted in an agricultural or residential zoning district and shall not require a conditional use permit;
- That any employee (farmworker) housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed a an “agricultural land use designation” permitted in the AG (Agriculture) and RA (Residential Agriculture) zoning districts and shall not require a conditional use permit

f. **Homeless Persons.** In January 2009, the Homeless Services Coordinating Council, a collaboration of local governments, Cal Poly University, and local nonprofit groups, sponsored by the San Luis Obispo County Department of Social Services conducted a county-wide enumeration of homeless persons. This enumeration reported that there were 771 homeless persons in the City. From the enumeration report, the homeless population was found to have the following characteristics:

Adults.....	428	(in Paso Robles)
Children less than 18 years old.....	343 *	(in Paso Robles)
Single .....	57%	(in North County)
Family.....	43%	(in North County)
Percent of families with children.....	73%	(in North County)
Male .....	54%	(in North County)
Female .....	46%	(in North County)
Mean Age.....	38	(in North County)

Race/Ethnicity (in North County)

White .....	63%
African American .....	6%
Asian.....	1%
Hispanic ** .....	25%
American Indian/ Alaskan Native .....	4%

Employment Status (in North County)

Unemployed.....	66%
Employed.....	28%
No response.....	6%

Reasons for Being Homeless (in North County) \*\*\*

Unable to pay rent .....	34%
Unemployment .....	22%
Substance abuse .....	22%
Divorce .....	16%
Low Wages .....	10%

Disabilities: Several respondents listed more than one type of disability (e.g., physical, mental, substance abuse, developmental, hepatitis, HIV) and the percentages reported cannot be compared to the whole.

- \* Of the 343 children/teens, 144 were visually counted outside of school and 199 were K-12 students counted at school.
- \*\* In the Enumeration Report, Hispanic was considered to be in the same class as other races. The US Census considers Hispanic to be an ethnicity that includes all races.
- \*\*\* Some respondents gave more than one reason for being homeless; hence there is some overlap.

Facilities and services available to the City’s homeless population include the following:

- Since 1996, the Community Action Partnership of San Luis Obispo County (CAPSLO) has operated the Maxine Lewis county-wide shelter with 49 beds (supplemented with 15-25 beds by the Interfaith Coalition) in the City of San Luis Obispo at 750 Orcutt Road. Operating funds for this Shelter have come from federal Community Development Block Grant (CDBG), federal Emergency Shelter Grant (ESG), and General funds provided by the “Urban County” of San Luis Obispo (consisting of the County and those cities, including Paso Robles, that participate in the entitlement CDBG, HOME and ESG programs) and the City of San Luis Obispo. The biggest challenge in operating this shelter is amassing enough operating funds on an annual basis.
- CAPSLO also operates the Prado Road homeless day center in San Luis Obispo, which is generally funded in the same manner as the shelter and faces the same annual challenges in obtaining sufficient operating funds.
- The North County Women’s Resource Center operates a domestic violence shelter in Paso Robles. The City has supported this facility with several grants of CDBG funds to rehabilitate the shelter building.

- El Camino Homeless Organization (ECHO), a nonprofit organization based in northern San Luis Obispo County, provides a 31 bed shelter at the First Baptist Church in Atascadero. Since an estimated 50% of their clients come from Paso Robles, the City has made several grants of CDBG funds to support their annual operating costs.
- Transitional Food and Shelter, a nonprofit organization based in San Luis Obispo County, provides homeless who are incapable of staying in a regular homeless shelter because of illness or disability with motel vouchers or rooms rented in apartments. Since 2001, the City has made grants of CDBG funds annually to support this program.
- The Second Baptist Church, in partnership with several local churches, provides daily meals, donated clothing, and showers for the homeless. The City has provided grants of CDBG funds to support the costs of equipment (e.g. refrigerators) and materials (food) for this service.

The County of San Luis Obispo, in conjunction with the cities and a large stakeholder group, convened in 2008 to create a plan entitled “Path to a Home: 10 Year Plan to End Homelessness”. This 10-Year Plan provides a clear vision of steps necessary to help homeless or at-risk persons arrive to stable housing as productive members of the community. A central goal of this Plan is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing system-wide efficiency in provision of services and utilization of resources. Four priorities and several implementing strategies based on each priority are incorporated in the 10 Year Plan. Priorities include:

- Priority 1. Facilitating access to affordable housing to put an end to homelessness.
- Priority 2. Stopping homelessness before it starts through prevention and effective intervention.
- Priority 3. Ending and preventing homelessness through integrated, comprehensive, responsive supportive services.
- Priority 4. Coordinating a solid administrative & financial structure to support effective plan implementation.

At its meeting of February 3, 2009, the Paso Robles City Council received a presentation on the “Path to a Home” plan. The Council took action to (1) receive the 10 Year Plan to End Homelessness; (2) Endorse the guiding principles; and (3) designate a City Councilmember for ongoing County-wide collaboration.

In 2007, the State Legislature adopted SB 2, which requires local jurisdictions to take the following actions with regard to homeless persons:

- Estimate the numbers of homeless persons on an annual and seasonal basis;

- Identify one or more zoning districts where emergency shelters are permitted by right (without requiring a conditional use permit);
- The identified zoning districts must have sufficient capacity to accommodate the estimated need;
- Amend its zoning code to implement the above within one year of the adoption of the updated housing element;
- Amend its zoning code to allow “transitional housing” and “supportive housing” by right in residential zoning districts.

SB 2 also provides that emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of client exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

State law provides the following definitions for “emergency shelter”, “transitional housing” and “supportive housing”:

- “Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e))
- “Transitional housing” and “transitional housing development” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code Section 50675.2(h))
- “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the

housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code Section 50675.14(b))

To comply with SB 2, the following actions are proposed.

1. Identify Zones Where Emergency Shelters Would Be Permitted By Right.

To calculate the shelter needs in terms of beds/acre, an accepted factor of 150 beds per acre is assumed. On that basis, one or more shelters with a total of 771 beds would require 5.2 acres of vacant land.

While capacity is primarily measured by large, vacant parcels, it could include commercial/light industrial buildings or properties with minimal improvements (e.g. storage yards) that could be converted to use as a shelter.

The City is considering the following areas as candidates for a zone in which emergency shelters would be permitted by right:

- a. Riverside Corridor (RC) Zone within the Uptown/Town Centre Specific Plan: This zone extends the length of Riverside Avenue through the West Side of the City, between Highway 101 and the Railroad; it also includes Paso Robles Street. Properties in this zone are presently used for service commercial, light industrial, and multi-family residential use. Riverside Avenue is a collector street. There are presently no fixed local transit routes on this street, but the Uptown/Town Centre Specific Plan proposes that such routes be considered in the future. The Second Baptist Church is located in the geographic middle of this zone. As noted above, this church hosts a program that provides daily meals, donated clothing, and showers for the homeless. Within this zone there are presently 8 vacant parcels ranging in size from 0.2 to 1.7 acres; the total area of all 8 vacant parcels is 5.4 acres. Additionally, within this zone, there are 17 parcels with land uses that have potential for re-use as a shelter. Some parcels are used as contractor's yards or outside storage, some have vacant commercial and industrial buildings, some have occupied industrial buildings. The total area for these 17 lots is 16.2 acres. See Appendix K-5 for a map of this Zone.
- b. Commerce Industrial Park: This area, which is zoned PM for industrial use, is located south and east of Creston and Sherwood Roads, both of which are arterial streets. This area is developed with light industrial buildings that have insignificant levels of industrial-related nuisances such as fumes, dust, noise, etc. and is adjacent to a neighborhood shopping center and a local transit stop. Within this area, there are 6 vacant PM-zoned parcels ranging in size between 1.9 and 3.4 acres. There is also a 5.4 acre parcel of which only 2.4 acres is developed, leaving 3.0 vacant acres. See Appendix K-6 for a map of this Zone.

Within both of the areas described above, there is sufficient capacity to locate emergency shelters with 771 beds. As required by SB2, Action 9 proposes that the City amend its Zoning Code to allow emergency shelters by right well within a year of adoption of the Housing Element.

2. Amend the Zoning Code to Address Transitional and Supportive Housing.

Such a zoning code amendment would be similar to the Reasonable Accommodation Code Amendment adopted by the City in July 2009. That code amendment provided that State licensed “group care homes” with 6 or fewer residents were permitted uses in all residential zones. As required by SB2, Action 9 proposes that the City amend its Zoning Code to allow Transitional and Supportive Housing by right well within a year of adoption of the Housing Element.

#### 4.4 Housing Stock Characteristics

This section addresses various housing characteristics and conditions that affect the well-being of Paso Robles residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, housing age and condition, housing costs, and affordability.

a. **Housing Growth.** Between 2000 and 2010, the housing stock in Paso Robles increased by 31%, from 8,949 to 11,755 units. As exhibited in Table H-18, this level of growth was greater than countywide growth.

**Table H-18: City and County Housing Growth Trends 2000-2010**

Jurisdiction	2000	2010	2000 - 2010 % Change
Paso Robles	8,949	11,755	31%
S.L.O. County	101,502	118,996	17%

Sources: State Department of Finance: E-5 Reports (2000 and 2010)

b. **Housing Type.** Table H-19 (next page) summarizes various characteristics of the housing stock in Paso Robles. With relatively limited housing growth occurring in the 1990s, the composition of the housing stock in 2000 was essentially the same as in 1990. Single-family homes make up the majority of housing units. Multi-family dwelling units comprise only one quarter of the housing stock. Since 1990, this difference has increased slightly. Mobile homes account for the remaining 3%.

c. **Vacancy Rate.** A measure of the availability of and demand for housing is the vacancy rate. Generally, a vacancy rate of 4-5% is considered “healthy”, allowing persons to move and find housing without undue upward pressure on housing prices because of a lack of supply to meet the need.

**Table H-19: Changes in Housing Stock, City of Paso Robles 2000-2010**

Housing Type	2000		2010	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family	6,506	73%	8,844	75%
Detached	5,737	64%	7,924	67%
Attached	769	9%	920	8%
Multi-Family	2,136	24%	2,494	21%
2-4 Units	988	11%	1,106	9%
5+ Units	1,148	13%	1,388	12%
Mobile Homes	307	3%	417	4%
Total Units	8,949	100%	11,755	100%
Homeowner Vacancy Rate	1.2%		Not Available	
Rental Vacancy Rate	2.3%		±5%	

Sources: State Department of Finance: E-5 Reports (2000 and 2010); 2000 US Census; City's Rental Vacancy Status Survey, January 2009

The 2000 Census shows Paso Robles homeowner vacancy rate was 1.2%, and its rental vacancy rate was 2.3%. The State Department of Finance (E-5 Report) reported an overall vacancy rate of 2.67% in 2010.

**d. Housing Age and Condition.** Housing age can be used as an indicator of housing conditions within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values and eventually impact the quality of life in a neighborhood. Consequently, maintaining and improving housing quality is an important goal for the City of Paso Robles.

Table H-20 provides a breakdown of the City's housing stock by year built. As of 2008, about 33% of the City's 11,636 housing units are over 30 years old. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require rehabilitation or replacement. Unless properly maintained, homes older than 50 years usually require major renovations to remain in good working order.

**Table H-20: Paso Robles Age of Housing Stock**

Year Structure Built	# of Units	% of Stock
2000 to 2008	2,972	26%
1990 to 1999	1,787	15%
1980 to 1989	2,998	26%
1970 to 1979	1,529	13%
1960 to 1969	727	6%
1940 to 1959	1,154	10%
1939 or earlier	469	4%
Total	11,636	

Source: 2000 Census; City Building Records

In 2009, City staff (building inspector) conducted a “windshield survey” of the exterior conditions of 134 residential properties in several neighborhoods where housing ranged between 30 and 70 years old. The properties were primarily developed with single family residences and duplexes; there was one 10 unit apartment building in the survey. Eight characteristics were evaluated. Table H-21 shows the results of that survey.

**Table H-21: Housing Conditions Survey (2009)**

Characteristic	Number of Properties			
	Good Condition	Fair Condition	Poor Condition	Not Applicable
Foundation	37	97	none	0
Roof	88	45	1	0
Stucco	86	22	none	26
Siding	25	40	1	68
Brickwork	16	7	1	110
Paint	71	97	none	0
Doors	98	34	2	0
Windows	73	57	4	0

The results of the survey indicate that the need for a rehabilitation program is not critical. What is critical, however, is the need to replace the 148 lower income units in Oak Park Public Housing. These units were built in 1941 on about 25 acres of land as Army Housing; they are rapidly deteriorating. In 2009, one unit had to be removed from service as the root damage to the plumbing system was too severe to be feasibly repaired. In 2010, an additional 5 units had to be removed from service for the same reason. In June 2010, the City Council approved a development plan to build 302 new units at Oak Park: 148 units to replace the existing units and 154 additional units. The Housing Authority of the City of Paso Robles, which owns and operates Oak Park Public Housing, has contracted with the Housing Authority of the County of Monterey. In 2010 they applied for Federal Tax Credits to build a 100 units Phase One of the project, and were unsuccessful in obtaining an allocation. In 2011 they are re-applying for tax credits for a smaller Phase One (69 Units). The City’s Redevelopment Agency has reserved \$1.35 million in Redevelopment Low and Moderate Income Housing (LMIH) Funds to assist this project.

**e. Replacement Need.** Appendix D-2 lists the dwelling units lost to demolition or conversion (final inspections) between January 1, 2001 and December 31, 2010 by income group. The table also notes whether or not the lost units had been replaced on site. The net effect on supply of housing is that there were net gains of 38 and 5 units for above moderate income and moderate income households, respectively, and a net loss of 8 units for low income households. However, a mixed use project with 9 (market rate) low income units has been approved on one of the sites.

**f. Housing Costs and Affordability.** The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding.

Table H-22 (next page) shows median home prices and the number of homes sold in the City of Paso Robles during the period from 2000 to 2007. Home prices rose steadily during the early

2000s but began to fall in 2007. Beginning in 2007, home prices adjusted downward, and in 2010, they appear to be slowly rebounding. DataQuick, a real estate information tracking firm, reported that the median price for homes sold in January 2011 was \$295,000, which was up from \$279,000 in January 2010. The reduction in median home prices will hopefully enable a larger percentage of residents to purchase homes and make land prices for multi-family housing more attractive for new development.

**Table H-22: Median Home Prices in City of Paso Robles (2004 - 2010)**

	2004	2005	2006	2007 *	2009	2010
Median Home Price (\$ thousands)	368.3	437.0	445.5	441.0	317.5	301.6
Number of Homes Sold	810	656	435	372	**	541

Sources: 2008 UCSB Economic Forecast Project for Paso Robles: 2004 - 2007

DataQuick: 2009 and 2010

\* estimate

\*\* Not Available in 2011

Table H-23 shows the ability of 4 person households earning 80 - 120 percent of the 2010 Median Income to purchase housing, assuming that the purchase was financed with a CalHFA FHA First-Time Homebuyers Loan (96.5% first trust deed) and a 3% CHFA CHDAP deferred-payment second trust deed loan.

Together, Tables H-22 and H-23 show that only those median income households at the top of the 80 - 120% range (in 2011) can afford a median-priced home. In 2004, the City made first-time homebuyers loans to six low income households under the CalHome Program. At that time, housing prices and qualifying income levels were such that a \$500,000 CalHome Grant only provided six loans. The City has not aggressively pursued additional CalHome Grants as the degree of benefit is not supported by the cost (of grant funds and staff time).

**Table H-23: Ability to Purchase**

% of 2010 Median Income	Annual Income	Purchase Price *	Cash Required * (For Downpayment and closing costs)
70%	\$50,750	\$186,000 - 192,000	\$9,800 - 15,600
80%	\$58,000	\$213,000 - 219,000	\$10,400 - \$17,100
100%	\$72,500	\$296,000 - \$304,000	\$17,400 - \$22,100
120%	\$87,000	\$361,000 - \$387,000	\$20,300 - \$26,700

Assumptions:

1. First Loan (96.5%) is 30 year fixed rate at 4.375%; 1.5 points loan origination fee.
2. 2nd Loan (3%) is a deferred-payment (30 years) loan at 4.375%
3. Maximum monthly payment is 30% of income for low income (80%) and 35% for moderate income (90-120%).
4. Property Tax Rate is 1.18%; \$7,000 Home Owner's Exemption deducted from purchase price.
5. Homeowners Insurance Rate is 0.25% of value of house, which is assumed to be 75% of sales price.
6. Private Mortgage Insurance: 0.0096% of purchase price monthly.

\* Lower number (on the right) assumes 2<sup>nd</sup> mortgage loan used for closing costs and higher number assumes 2<sup>nd</sup> mortgage used for lowering the affordability gap (amount on which first trust deed loan is based).

In February 2011, City staff conducted an on-line survey of apartment and house rents (listings on Craigslist and at property management firm’s websites) and found the results shown in Table H-24. Supporting details are in Appendices E-2 and E-3.

**Table H-24: Rental Affordability**

Rental Type	Monthly Rent Range	Persons per household	Affordability to		
			Lower Income	Very Low Income	Extremely Low Income
Studio apt	\$500 - 600	1 - 2	Yes	Yes	No
1 bedroom apt	\$550 - \$850	1 - 2	Yes	Yes	No
2 bedroom apt	\$850 - \$1,300	2 - 4	Yes	Partial	No
2 bedroom house	\$800 - \$1,400	2 - 5	Yes	Partial	No
3 bedroom house	\$1,350 - \$1, 650	3 - 6	Partial	No	No

Source: City Rent Survey, February 2011

Generally, market rate apartments are affordable to low income households, are partially affordable to very low income households (meaning a portion of the inventory is priced to be affordable to that income group), but are not affordable to extremely low income households. Generally, subsidized housing is needed to provide affordable housing to very low and extremely low income households.

Appendix D-1 assigns affordability levels for new dwelling units. In making these assignments, it is assumed that market rate rentals in second units, duplexes, triplexes, and larger apartment complexes are affordable to lower income households based on the information shown in Table H-23. In these assignments, the City has conservatively assumed that no ownership housing (single family detached or attached homes) is affordable to lower income households unless they are built by a non-profit housing developer and include financing to make the homes affordable.

**g. Assisted Housing Projects.** Housing projects can obtain financial assistance through government programs that require the housing remain affordable for a specified contract period. There are presently nine apartment complexes that receive assistance (see Appendix G). Presently, three of the complexes, Hacienda del Norte (44 units), Riverview Apartments (48 units), and Paso Robles Gardens (26 units) are eligible for prepayment. City staff has maintained regular contacts with the managers of these apartments and with the USDA Rural Development Office in Visalia (which administers the assistance to the Riverview Apartments). All three complexes have expressed a desire to remain affordable and have either applied for renewed assistance (Hacienda del Norte and Riverview), or are negotiating with Peoples’ Self-Help Housing Corp. for purchase. It is anticipated that they will remain in the City’s inventory of subsidized apartments.

Within the next 10 years, Creston Gardens Apartments (60 units) will become eligible for prepayment. City staff has contacted its manager and has learned that the owner intends to renew their contract as well. Altogether, 178 units are “at risk” of converting to market rate.

If, for some reason the contracts are not renewed, the complexes do not convert to market rate immediately. The conditions of government assistance require that the City inform either the US Department of Housing and Urban Development (HUD) or Rural Development whether a need for subsidized housing remains in the community, and if so, the complexes must be first be offered for sale to interested parties. Pursuant to Government Code Section 65863.11, the State maintains a list of “Entities Interested In Participating In California's First Right of Refusal Program” at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls>. This list includes 4 entities interested in properties in San Luis Obispo County and several entities interested in properties located in any county. Peoples’ Self-Help Housing Corp., one of the entities on that list, has also submitted a letter to the City stating their interest in acquiring subsidized apartments. A copy of that letter has been placed in Appendix I.

The 2010 - 2014 Redevelopment Implementation Plan lists use of a portion of LMIH funds to assist interested entities acquire any subsidized apartment complex whose owners opt not to renew their subsidy contracts as a second priority, behind assisting new multi-family housing. However, as noted in previous chapters, the need to replace the rapidly-deteriorating assisted units at Oak Park Public Housing is a much higher priority for the limited LMIH funds than would be to use those funds to assist preservation of units in other complexes. It is worthy to note that City staff has contributed time in recent years to assisting owners of assisted housing to negotiate with lenders such as the U.S. Department of Agriculture to extend their subsidies.

In the event that there would be LMIH Funds to help preserve the affordability of assisted housing complex, it is doubtful that there would be sufficient funds to cover the preservation costs identified in Appendix G for any one subsidized complex. However, LMIH funds could be combined with other funds (e.g. HOME funds, or resources available to the interested entities) to make acquisition feasible. Another option to be considered would be for the City and/or its Redevelopment Agency to negotiate directly with owners of assisted housing to purchase affordability covenants with LMIH funds.

As noted previously, Hidden Creek Village, an 81 unit low income family apartment project is under construction and estimated to be complete in September 2011. Additionally, the City and its Redevelopment Agency are actively supporting the Housing Authority’s efforts to secure primary funding for Phase One of the Redevelopment of Oak Park Public Housing.

## **4.5 Energy Conservation**

Energy conservation has become a more important issue in California. Energy prices have escalated in recent years making consumers and builders more aware of energy costs. In the 1970’s standards were adopted in California dealing with energy conservation. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires adoption of an “energy budget.” The home building industry is required to comply with these standards which are enforced by the relevant local municipality.

On January 1, 2011, the State’s Green Building Standards (CalGreen), Part 11 of the California Building Code (Title 24) became effective. Chapter 4 of these standards prescribes standards for residential buildings and sites that include: drainage, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. These

“green” standards are described as being minimal and the State has indicated that additional standards will be developed over time.

Paso Robles has adopted the Building Codes, including CalGreen, and complies with the Title 24 standards and enforces compliance by requiring certified energy calculations for building designs and conducting on-site inspections of energy devices and improvements needed.

The 2006 Economic Strategy included the following policies (bold type) and actions (bulleted items) designed to conserve energy, including:

**Implement development policies to achieve more efficient use of infrastructure.**

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Increase labor force residents in the City (rather than encouraging further sprawl into surrounding County land).

**Develop distinctive design standards and invest in design excellence to:**

- Create streetscapes, pathways, and public spaces of beauty, interest, *and functional benefit to pedestrians*;
- Encourage adaptive reuse of historic buildings;
- Preserve energy and natural resources.

**Increase intensification, supply, and range of housing to attract and accommodate a skilled labor force.**

- Develop and implement form based code and architectural design, “green” building, and historic preservation/reuse standards.
- Prepare and implement target area vision/plans including Downtown Center – Salinas River Corridor Plan, Downtown Expansion Plan, Civic Center Plan, City Park Master Plan...

To implement the above policies and actions, the City has undertaken the following projects.

- Circulation Element Update: This update, which is scheduled for consideration for adoption on April 5, 2011, proposes:
  - Incorporates “complete streets” principles, as directed by AB 1358 (2008) in which streets are designed for use by pedestrians of all ages, bicycles, and transit, as well as autos and trucks.
  - Promotes alternative modes of transportation: pedestrians, bicycles, and transit.
  - Establishes safe routes to school to encourage walking as an alternative to autos.
  - Discontinue using Level of Service (LOS) as standard for vehicular traffic. LOS drove the need for continuous widening of streets and expensive intersection improvements that encouraged higher speeds, exhaust emissions, greater use of fuel, and greater amounts of asphalt that consumed petroleum products and generated heat.
  - Calls for subdivisions to incorporate grid street patterns.
- Bike Master Plan Update: In December 2009, the City adopted an updated Bike Master Plan, which provides for an extensive system of bikeways throughout the City to provide

safer routes to schools, employment centers, and parks, to encourage a alternative mode of transportation that reduces energy and pollution.

- Uptown/Town Centre Specific Plan: This specific plan, which is scheduled for consideration for adoption on May 3, 2011:
  - Promotes/enables substantially increased use of mixed use.
  - Replaces residential density standards (maximum units per acre) with performance standards (parking, setbacks, open space) that are reduced from the current Zoning Code. If relatively smaller units (e.g. one-bedroom or 800-900 sq ft two bedroom units as opposed to 1,200 sq ft two bedroom units) are built, a combination of factors will allow higher densities than the current Zoning Code would. This leads to a compact urban form that facilitates/raises demand for transit and walking and cycling as an alternative to use of personal vehicles.
  - Encourages use of solar energy to generate electricity and heat water for residential uses.
  - Proposes infrastructure improvements to serve pedestrians and cyclists.
  - Proposes new neighborhood commercial centers to reduce vehicle miles traveled.
- Olsen Ranch/Beechwood Area Specific Plan: A draft plan was completed in 2007. However, progress on this specific plan was suspended pending the update of the Circulation Element. The Draft plan proposes a compact urban form with grid streets and neighborhood commercial centers and parks. This plan will incorporate Low Impact Design features to conserve water. With the adoption of the updated Circulation Element, it is expected that this specific plan will progress expeditiously toward adoption.
- Greenhouse Gas Inventory: In 2008, the City joined ICLEI - Local Governments for Sustainability and adopted Resolution 08-061 that called for the preparation of a Natural Resource Management Plan in which the City will undertake a five milestone methodology to reduce both greenhouse gas and air pollution emission throughout the community, and specifically:
  - Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the jurisdiction;
  - Establish a greenhouse gas emissions reduction target;
  - Develop an action plan with both existing and future actions which when implemented will meet the local greenhouse gas reduction target;
  - Implement the action plan; and
  - Monitor and report progress.

The greenhouse gas emissions inventory was completed in 2010. The other actions are still in progress in 2011.

- Low Impact Design and Hydromodification Plan: Since 2008, the City has been actively working with the Regional Water Quality Control Board to develop low impact design standards for the City. This effort is still in progress in 2011.
- Landscape and Irrigation Ordinance: In 2010, the City adopted an ordinance that limits the amount of turf area and types of irrigation that may be provided in residential and commercial development.

## **4.6 Regional Housing Needs**

State law requires all regional councils of governments, including the San Luis Obispo Council of Governments (SLOCOG) to determine the projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the SLOCOG region. This is called the Regional Housing Needs Assessment (RHNA) process. SLOCOG approved the Regional Housing Need Plan in August 2008, and the City was assigned an allocation of 646 dwelling units. The distribution of the 646 units among the income groups is discussed in more detail in Chapter 5.

## **4.7 Other Opportunities to Meet Housing Needs**

Uptown/Town Centre Specific Plan: encompasses 1,100 acres of urbanized land on the historic West Side of the City, between 1<sup>st</sup> and 38<sup>th</sup> Streets and between the Salinas River and Vine Street. This specific plan will establish a vision for infill development and redevelopment in a manner that incorporates mixed uses, increased residential densities, a variety of housing types (but mostly multi-family residential) improved circulation (primarily bicycle and pedestrian paths and transit). This specific plan is scheduled for adoption in May 2011.

Chandler Ranch Specific Plan: 837 acres of undeveloped land on the east side of the City, generally north of Linne Road, south of Union Road, and east of Golden Hill Road. The General Plan presently designates this area for 1,439 dwelling units. The plan will offer a variety of single and multi-family residential housing types and limited amounts of neighborhood commercial. Property owners have indicated a desire to incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. Draft versions of this plan have been prepared, but not adopted. The challenge appears to be in getting the several property owners to collaborate on a unified vision. This plan could resume preparation in 2011 and be adopted in 2012.

Olsen Ranch/Beechwood Area Specific Plan: 531 acres of undeveloped land on the southeast side of the City, generally south of Linne Road and north of Creston Road. The General Plan presently designates this area for 1,347 dwelling units. The City is presently evaluating proposals made by property owners to consider higher overall densities. The plan will offer a variety of single and multi-family residential and limited amounts of neighborhood commercial. The plan will incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. Progress on completion of this plan was suspended while the Circulation Element was being updated. Now that the City has adopted an updated Circulation Element, this plan may proceed to adoption in late 2011/early 2012.

The above three plans will offer a variety of housing types and densities integrated in a compact urban pattern so that all income groups have an opportunity to find affordable housing. This is a concept referred to as “affordable by design” and is an alternative to inclusionary zoning.

## **4.8 Equal Housing Opportunity**

Federal and State Fair Housing laws make it illegal to discriminate against any person on the basis of race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age in the enjoyment of residence, land ownership, tenancy, or any other land use.

Since 1994, all complaints about housing disputes have been referred to the City's Housing Division (in the Community Development Department). Complaints have been received at the rate of about 5 per year. Almost all complaints center on landlord-tenant disputes or questions about rent control (which the City has not adopted). Persons with landlord-tenant disputes have been referred to the San Luis Obispo office of the California Rural Legal Assistance. In the very few instances that someone has complained about discrimination, they were referred to the State Department of Fair Employment and Housing (Ventura Office: 800-884-1864 or on the web at [www.dfeh.ca.gov](http://www.dfeh.ca.gov)). This information was recently added to the FAQ (frequently asked questions) link on the Housing Division's page under Community Development Department on the City's web site ([www.prcity.com](http://www.prcity.com)). A copy of this page is attached as Appendix I.

The "Reasonable Accommodation" Ordinance (No. 958 N.S.) adopted by the City in 2009 furthers this effort by removing constraints to meeting the housing needs of disabled persons.

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## **5.0 Identification of Adequate Sites for Future Housing Needs**

Housing Element law (Government Code Section 65583(a)(3)) requires an inventory of “land suitable for residential development”. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels. This chapter will also address the matter of providing sites to households with special needs as discussed in Chapter 4 and required by Government Code Section 65583(a)(6).

Government Code Section 65583.2 establishes standards for the inventory of available sites. Subsection (a) defines “land suitable for residential development” as including all of the following:

- (1) Vacant sites zoned for residential use.
- (2) Vacant sites zoned for nonresidential use that allows residential development.
- (3) Residentially zoned sites that are capable of being developed at a higher density.
- (4) Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

As will be discussed in detail in this Chapter, the City’s housing needs, both those for meeting its share of the Regional Housing Need Allocation (RHNA) and its special housing needs, can be met with vacant sites zoned for residential use. However, via the Uptown/Town Centre Specific Plan, Chandler Ranch Specific Plan, and the Olsen Ranch/Beechwood Area Specific Plan, which are all in progress in 2011, the City is considering changes in land use designations (from Agriculture to residential), increasing densities on land already designated for residential use, and expanding opportunities for mixed use development.

Subsection (b) of Government Code Section 65583.2 requires that the inventory of land include all of the following:

- (1) A listing of properties by parcel number or other unique reference.
- (2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.
- (3) For non-vacant sites, a description of the existing use of each property.
- (4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

- (5) A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- (6) Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- (7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

The above requirements will be discussed in detail in the following sections of this Chapter.

### 5.1 Regional Housing Targets

Table H-25 shows the Regional Housing Needs Allocation Plan (RHNA) goals for the City as described in the SLOCOG August 2008 RHNA Plan:

**Table H-25. Target Housing Unit Distribution**

Income Category	Dwelling Units (Target)
Above Moderate	270
Moderate	120
Low	105
Very Low	151
<b>TOTAL</b>	<b>646</b>

*Source: SLOCOG, August 2008*

It should be noted that Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. Government Code Section 65583.2(c)(3)(B) specifies that a minimum density of 20 units per acre is necessary to meet the City's Low and Very Low Income Housing need.

Table H-26 (next page) aggregates the land use categories by the income levels used in the Regional Housing Needs Assessment. It should be noted that these are assumptions for the purpose of estimating housing affordability.

**a. Inventory to Meet Above Moderate Income Needs**

The RHNA assignment for this income category is 270 dwelling units. Appendix J, which is a list of all vacant and underdeveloped assessors parcels in the City outside of the Chandler Ranch and Olsen Ranch/Beechwood Area Specific Plan areas, shows that the capacity for this income group, outside

**Table H-26: Land Use Categories by Income Level**

Land Use Category	Density (units/acre)	Income Category
RS	0.33	Above Moderate
RSF-1	1	Above Moderate
RSF-2	2	Above Moderate
RSF-3	3	Above Moderate
RSF-4	4	Above Moderate
RSF-6	6	Moderate
RMF-8	8	Moderate
RMF-9	9	Moderate
RMF-12	12	Moderate
RMF-16	16	Moderate
RMF-20	20	Low (50%) Very Low (50%)
MH	5	Moderate

of these specific plan areas is 533 units: 367 units on vacant “finished” lots, 124 units on large (one acre or larger) parcels capable of being subdivided, and 42 units on assessor’s parcels that consist of two or more “finished” lots. The 409 finished lots can be developed with a building permit. The large vacant parcels would require a parcel or tract map, and these parcels have physical constraints (moderate to steep slopes, streams, and oak trees) that might serve to decrease the numbers of dwelling units below the 124 potential. Streets, water, and sewer are available to all of the 533 potential units.

Under the current Land Use Element of the General Plan, the Chandler Ranch and the Olsen Ranch/Beechwood Area Specific Plan areas propose the residential land use categories, acreages, and numbers of units shown in Table H-27.

**Table H-27: Specific Plan Area Residential Capacities by Income Level**

Specific Plan Area	Land Use Category	Density Units/acre	Dwelling Units	Income Category
Chandler Ranch	Mixed Single Family	1-4	1,214	Above Moderate
Chandler Ranch	RSF-6	6	135	Moderate
Chandler Ranch	RMF-9	9	90	Moderate
Olsen Ranch	RSF-3	3	275	Above Moderate
Olsen Ranch	RSF-4	4	303	Above Moderate
Olsen Ranch	RMF-20	20	95	Low & Very Low
Beechwood Area	RSF-3	3	474	Above Moderate
Beechwood Area	RMF-20	20	200	Low & Very Low

Progress on completion of these two specific plans was interrupted in 2008 for two reasons:

1. As part of CalTrans’ review of these specific plans, the City discovered that the traffic model included in its Circulation Element was not returning realistic projections of traffic impacts.
2. Property owners in these specific plan areas have indicated a desire to revise earlier draft versions of these plans, partly to consider higher residential densities.

An update of the Circulation Element is scheduled for adoption on April 5, 2011. This update provides the city with a traffic model capable of evaluating impacts associated with both existing General Plan densities and scenarios of higher residential densities.

The City has sufficient water and sewer capacity to serve these specific plan areas at current General Plan densities. Water and sewer mains are stubbed out to the specific plan areas, but would need to be extended into the areas as they are subdivided. Streets are either stubbed out to these specific plan areas or run along one or more of their boundaries. The update of the Circulation Element will identify those off-site street improvements that would need to be made to accommodate the increases in traffic generated by development under the existing General Plan densities.

**b. Inventory to Meet Moderate Income Needs**

The RHNA assignment for this income category is 120 dwelling units. Appendix J shows that the capacity for this income group, outside of the Chandler Ranch and Olsen Ranch/Beechwood Area Specific Plan areas is 1,235 units. Of these, 102 units may be built on vacant finished lots, 474 units may be built on large (one acre or larger) vacant parcels, 569 may be built on underdeveloped lots (finished lots zoned for more than one unit, but developed with only one unit), and 90 units on large underdeveloped parcels (multi-family zoned parcels one acre or larger and developed with only a single family dwelling).

In addition to the 1,235 units, the existing General Plan proposes that the Chandler Ranch Specific Plan provide 225 units at densities of 6 and 9 units per acre.

**c. Inventory to Meet Low and Very Low Income Needs**

The RHNA assignments for these income categories are 105 dwelling units for low income households and 151 units for very-low income households. As noted above, State Law only considers densities of 20 units per acre as being capable of providing affordable housing for low and very-low income households. Table H-28 (next page) shows the inventory of vacant land available to meet this need. The parcels listed in this table are also shown in Appendix J. A map of these sites is shown in Appendix K.

**d. Availability of Sewer and Water Service**

Following the adoption of the 2003 General Plan Update, the City updated its Water and Sewer Master Plans. As noted in the 2005 Urban Water Master Plan, with the City's decision to participate in the (Lake) Nacimiento Water Project (which began in 1992), it will have adequate capacity to serve all properties in its current boundaries at densities/intensities consistent with current land use designations. Water and sewer service will need to be extended into the specific plan areas (Chandler Ranch, Olsen Ranch, and Beechwood) as properties in those areas are subdivided following adoption of the specific plans. New development will need to pay for its fair share of Lake Nacimiento Water as part of development impact fees.

As mandated by SB 1087 (Statutes of 2005), the City has adopted a resolution granting priority for water and sewer connections to housing reserved for lower income household in the unforeseen

event that capacity for either utility becomes limited. A copy of this resolution is attached in Appendix L.

<b>Table H-28: Inventory for Low and Very-Low Income Households</b>				
<b>Location</b>	<b>APN</b>	<b>Acres</b>	<b>Unit Yield</b>	<b>See Note Below</b>
East side Creston Road, north of Food 4 Less Center (zoned 20 du/ac)	009-571-010	10.0	200	1
Northwest corner of Creston and Rolling Hills Roads (zoned 20 du/ac)	009-641-009, -010, -011, and -022	5.2	105	2
Southeast corner of S. River Road and Serenade Drive (zoned 20 du/ac)	009-815-007	2.8	26	3
80 S. River Road (Conner LLC) (zoned 12 du/ac)	009-813-011, -012	6.1	84	4
Olsen Ranch Specific Plan (General Plan designates at 20 du/ac)	Several on Page 009-795	4.8	95	5
Beechwood Area Specific Plan (General Plan designates at 20 du/ac)	Several on Page 009-863	10.0	200	5
Oak Park Public Housing: between 28 <sup>th</sup> and 34 <sup>th</sup> Streets, and Between Park Street and the Railroad	008-042-015, 008-071-013 and -014, 008-081-030	20.0	100	6
<b>Total</b>		<b>32.8</b>	<b>710</b>	
<ol style="list-style-type: none"> <li>1. Site is flat and has no environmental constraints (oaks, stream courses, habitats). Sewer, water, and streets are available.</li> <li>2. Site is flat and has no environmental constraints (oaks, stream courses, habitats). Sewer, water, and streets are available. Four parcels are presently under a single ownership; a development application for 117 dwelling units was filed in 2005, but found to be incomplete. The application has not been refilled.</li> <li>3. About 2/3 of the site is flat and has no environmental constraints (oaks, stream courses, habitats); 1/3 has steep slopes and oaks. Sewer, water, and streets are available. A tentative tract (2654) with a combination of 26 units in townhouse condominiums and apartments was approved in October 2006.</li> <li>4. Although the site is only zoned for 12 units per acre, on January 6, 2009, the City Council approved PD 08-010 authorizing the development of 84 apartments to be restricted to low income households. This is an infill site, and streets, water, and sewer are available.</li> <li>5. See the discussion of status of the Olsen Ranch/Beechwood Specific Plan under Above Moderate Income Housing.</li> <li>6. Although the site is only zoned for 12 units per acre, it is owned by the Housing Authority of the City of Paso Robles and residency is limited to lower income households. The Housing Authority has initiated an effort to redevelop the complex to replace the existing 148 units and to add up to 100 units. The Draft Uptown/Town Centre Specific Plan proposes a design concept to facilitate this project.</li> </ol>				

**e. Are densities of 20 units per acre attainable?**

The City has not had any multi-family residential development at densities of 20 units per acre since the zoning regulations for multi-family residential were revised in 1995. However, in the mid-late 1980's, three multi-family complexes, with 32, 40, and 72 units, were built on Spring Street, between 30<sup>th</sup> and 36<sup>th</sup> Streets at densities ranging between 25 and 30 units per acre (under previous General Plan and Zoning which allowed densities up to 30 units per acre north of 24<sup>th</sup> Street).

Two development standards that have a substantial effect on density are the Zoning Code's off-street parking and open space requirements. The off-street parking requirements in the 1980's were similar to those presently required. Prior to 1995, the Zoning Code only specified setbacks and maximum lot coverage percentages; usable open space (balconies, patios, playgrounds, and/or passive open space (that could not be occupied with parking, steep slopes, or accessory buildings) were not required. The Zoning Code currently requires 375 sq ft of open space per unit. Private open space (patios and balconies) that meet specified minimum dimensional requirements may take a double credit for area. For example, a 100 sq ft patio qualifies for providing 200 sq ft of the required 375 sq ft per unit.

Other factors that greatly affect density are: (1) the size of dwelling unit: larger dwelling units create larger footprints which compete with parking and open space for lot area, and (2) number of stories. The City has never mandated a minimum or maximum unit size or number of bedrooms for multi-family residential. The City has always allowed 3 story construction for multi-family residential zoned for 20 or more units per acre.

The three complexes referenced above had 1 and 2 bedroom units with floor areas ranging between 650 and 870 square feet. All three of those complexes were two stories in height. Had current open space requirements been in place in the 1980's, it is likely that three story construction might have been necessary to achieve the same 25-30 unit per acre densities. Densities of 20 units per acre, however, would likely be achievable with two story construction, even under current open space requirements, if the unit sizes are kept to the 700 - 900 sq ft range.

The form-based code in the Uptown/Town Centre Specific Plan provides for parking, setback, and open space standards that are less than those specified in the Zoning Code. It also dispenses with the Zoning Code's density factors for multi-family residential. In this specific plan area, densities will be determined by compliance with the reduced standards for parking, setback, and open space. Projects that propose smaller units (e.g. studios, one-bedroom units, and 800-900 sq ft two bedroom units) should be able to attain higher densities.

**f. Opportunities for Additional Inventory Affordable to Low Income Households**

Second Units. In 2003, the City adopted a new second unit ordinance, which allows development of a second unit on all single family-zoned parcels. The ordinance provides that second units must be rentals, the size is limited to 1,200 sq ft, second unit occupants need not be related to the owner or occupant of the primary dwelling (which may itself be a rental unit). Since adoption of the ordinance, five second units have been built.

Infilling of Multi-Family Zoned Lots. The original subdivision of the West Side of the City created 50' x 140' (7,000 sq ft) lots. On such lots, the Zoning Code allows 2 dwelling units to be built in the R-2 Zone and 3 dwelling units in the R-3 Zone. (these zones will be replaced with the Uptown/Town Centre Specific Plan's T-3 and T-4 Zones, respectively.) A great number of these lots were developed with only one dwelling unit and opportunity exists to develop additional units on these lots. These extra units are generally affordable to lower income households. Between 2001 and 2010, 75 such dwelling units (including some in new duplexes) were developed on the West Side.

Mixed Use Overlay Zone. In 2004, the City adopted a Mixed Use Overlay Zone and applied it, as provided in the Land Use Element, to much of the West Side of the City and to the southeast quadrant of Niblick and South River Roads. This overlay land use category allows development of residential units at densities up to 20 units per acre. Since adoption of the ordinance, the City has approved four small projects (6-9 units each) with a mix of commercial and residential on the West Side. The Uptown/Town Centre Specific Plan's form-based code supersedes this mixed-use overlay, but it provides for a comparable amount of mixed use zoning in its T-3F and T-4F Zones.

Senior Housing Overlay Zone. In 2005, the City adopted a Senior Housing Overlay Zone, which allows development of "senior citizen housing developments" consisting of 35 or more units at

densities of 20 units per acre. This zone was applied to the northwest portion of the City (north of 24<sup>th</sup> Street and west of the UP Railroad). In July 2007, a 58 unit senior housing complex was approved on a 2.34 acre commercially-zoned property at the southeast corner of Spring and 34<sup>th</sup> Streets. However, the applicant has since informed the City that he has been unable to obtain financing for the project and is investigating alternative uses, including mixed use, which is proposed to be authorized via the Uptown/Town Centre Specific Plan. It is proposed that the Senior Housing Overlay Zone be eliminated at the same time that the Uptown/Town Centre Specific Plan is adopted as the specific plan will accomplish the same objective.

#### Specific Plans.

See discussion on Page H-56 regarding the Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood Area Specific Plans. These plans offer potential to substantially increase the number of dwelling units affordable to the various income groups.

#### Density Bonus

State Law (Government Code Section 65915) mandates that the City provide density bonuses and incentives to residential projects that restrict the occupancy of certain percentages of their units to lower and/or very low income households. Incentives are defined as modifications (reductions) of zoning development standards, mixed use zoning, other regulatory incentives or concessions, additional density bonuses (above the minimums mandated by State law), and financial assistance.

Since 2001, the City has granted density bonuses to five low income housing projects: Los Robles Terrace (40 senior housing units at 2940 Spring Street); Canyon Creek Apartments (68 family units at 401 Oak Hill Road); Chet Dotter (Oak Park) Senior Housing (40 senior housing units at 801 - 28<sup>th</sup> Street); Hidden Creek Village Apartments (84 family units at 80 S. River Road), and the redevelopment of Oak Park Public Housing (302 family units between 28<sup>th</sup> and 34<sup>th</sup> Streets and between Park Street and the Railroad). In all five of these projects, 100% of the units were/are to be restricted to low and very low income households. The first three have been completed; Hidden Creek Village is under construction and expected to be completed in September 2011; Phase One of the redevelopment of Oak Park Public Housing (69 units) is seeking Federal Tax Credit financing in 2011.

#### **g. Conclusion**

The City has ample properly zoned land capacity, with available utilities, to accommodate its share of the Regional Housing Need.

### **5.2 Zoning for a Variety of Housing Types**

Government Code Sections 65583(c)(1) and 65583.2(c) require that the Housing Element identify and analyze sites as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Multifamily Rental Housing. This was essentially discussed above under the “Inventory to Meet Low and Very Low Income Needs” (Page H-62) and “Opportunities for Additional Inventory Affordable to Low Income Households” (Page H-64) sections. Appendix J shows an inventory of vacant and underdeveloped lots zoned for multi-family residential use.

Single-Room Occupancy (SRO) Units. This type of multi-family housing, which is essentially a studio apartment complex, could be developed in Multi-family zones and mixed use zones, particularly within the Uptown/Town Centre Specific Plan Area.

Factory-Built Housing. The City’s Zoning Code permits placement of factory-built housing and mobilehomes on permanent foundations in all single-family zones. Currently, there are about 15 such housing units in various locations on the East Side.

Mobilehomes. The City presently has four mobilehome parks. Three are located on Spring Street, between 28<sup>th</sup> and 34<sup>th</sup> Streets and were developed when Spring Street was Highway 101. These are aging parks in which the units are largely single-wide travel trailers. On the East Side of the City, on the north side of Sherwood Road, at Commerce Way is Quail Run Mobile Home Park, with 310 units on condominium lots. Phase One of this park, with 173 units, was developed in the early 1980s; Phase Two with 137 units, was developed in the early 2000s. Presently, there is no land other than Quail Run designated by the Land Use Element for mobile home parks. In the last 25 years, other than development of Phase Two of Quail Run, the City has not received any inquiries to develop a new mobilehome park.

Housing For Seasonal Agricultural Employees. In 2009, the City adopted a zoning code amendment to allow farmworker housing by right in accordance with Health and Safety Code Sections 17021.5 and 17021.6. The latter section provides that housing for 6 or fewer farmworkers would be similar to any other permitted use in residential zones. With 11,755 dwelling units in the City (as of January 2010), the capacity to meet the anticipated needs of an estimated 370 seasonal farmworkers can easily be met.

Transitional and Supportive Housing. As noted in Chapter 4, SB 2 (Statutes of 2007) requires the City to amend its zoning code to allow transitional and supportive housing by right in residential zones. State law and this Housing Element provide that this may be done within one year of adoption of the 2011 Housing Element. The capacity to provide transitional and supportive housing would be found in the existing supply of 11,755 dwelling units.

Emergency Shelters. Potential Zones with sufficient capacity to meet the City’s needs for allowing emergency shelters by right are identified in Chapter 4.

## 6.0 Housing Constraints and Incentives

### 6.1 Governmental Constraints

In the Introduction to the City's General Plan are two overall City goals that directly affect housing:

Goal 1: In order to enhance Paso Robles' unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work, and shop.

Goal 4: Strive to ensure that City services and facilities are maintained at current (2003) levels and/or in accordance with adopted standards.

In 1992 and again in 2002, the City Council adopted a "Fiscal Policy" "to assure that the City's finances are managed in a manner that will (1) provide for the delivery of quality services and products cost effectively, (2) provide for an acceptable level of services and products as the community grows, (3) ensure that the City is living within its means, and (4) provide reserves for unbudgeted needs that might arise from time to time."

In order to protect the public health and safety, the State of California regularly adopts and updates its Building Code (Title 24) and requires that cities adopt the same codes.

In order to implement the General Plan goals, the City's Fiscal Policy, and to protect the public health and safety, the City has established a Zoning Code, Subdivision Code, Building Code, and a schedule of fees for development and permit processing. Altogether, these codes and fees can pose constraints to the development of affordable housing.

**a. Zoning Code.** The City's Zoning Code (Chapter 21 of the Municipal Code) establishes zoning districts to implement the Land Use Categories described in the Land Use Element of the General Plan, establish development regulations, and establish the processes for obtaining development permits.

**i. Permitted and Conditional Uses.** The Zoning Code establishes which types of residential uses are permitted in the various zoning districts. Some types of residential uses require approval of a conditional use permit; these include residential care facilities for more than 6 persons, mobile home parks, and more than 2 units per lot in the Office Professional Zone. Appendix M contains a list of housing types permitted in each zoning district.

**ii. Development Standards.** Development standards are contained within the following chapters of the Zoning Code:

- Chapter 21.16E for the R-1 single family zone;
- Chapter 21.16I for the R-2, R-3, R-4, and R-5 multi-family zones;
- Chapter 21.16B for specific plan areas;
- Chapter 21.22 for off-street parking regulations.

Appendix N contains a table that summarizes the development standards and their affect on affordability of housing. The paragraphs below discuss those standards that impact affordability.

**(a) Parking Requirements.** Appendix N lists the City’s parking requirements for both single and multi-family residential zones. It notes that the parking space requirements for one-bedroom and studio units and for visitor parking in multi-family residential zones do affect affordability. The effect is minor, however, and is primarily related to cost for asphalt and base material for the additional spaces. On the other hand, reduction of the amount of paved surface in a development would reduce rainwater runoff, allow increased opportunities for groundwater recharge, and would improve water quality.

The Uptown/Town Centre Specific Plan, which designates all residential property within its boundaries for multi-family use, reduces the parking space requirement for one-bedroom and studio units from 1.5 spaces per unit to 1.0 spaces per unit and eliminates the requirement for visitor parking spaces. These new requirements are consistent with the parking requirements in the State’s Density Bonus Law (Government Code Section 65915). This will offer an opportunity to assess the viability of making similar changes to parking requirements for properties located outside of this specific plan area.

Chapter 21.22 of the Zoning Code provides that, for mixed uses (commercial and residential on the same property), 60 percent of the required number of off-street parking spaces for commercial uses may be used to meet the required number of spaces for residential uses. This provision facilitates development of mixed use housing.

**(b) Open Space Requirements for Multi-Family Residential Development.** Chapter 21.16I of the Zoning Code presently requires each multi-family residential unit to provide 375 sq ft of usable open space on site. Private open space (patios and balconies) that meet prescribed dimensional standards qualify for double credit. For example, a 100 sq ft patio satisfies the requirement for 200 of the 375 sq ft. Shared (non-private) open space is deemed usable if it has a slope of 10 percent or less. The open space requirement provides a valuable residential asset, but can exert pressure to reduce achievable density. Such pressure can be relieved, however, if housing developers plan to build smaller units. This was discussed in Chapter 5 under the section entitled “Are densities of 20 units per acre attainable?”

The Uptown/Town Centre Specific Plan provides for reduced open space requirements for larger multi-family buildings such as “villas” and “courtyard housing”. As with parking requirements, this may offer an opportunity to assess the viability of making similar changes to open space requirements for properties located outside of this specific plan area.

**(c) Storage Space for Multi-Family Residential Development.** Section 21.16I.185.C of the Zoning Code requires that each dwelling unit in a multi-family development provide a separate, enclosed, lockable storage space at least 250 cubic feet in area. This space may be located in a carport allocated to such unit (if a garage is provided to a dwelling unit, the storage requirement is deemed to be met), attached to such unit, but accessible only from the exterior, or elsewhere in the development (e.g., in a storage building). Two subsidized low income projects: Chet Dotter Senior Housing and Hidden Creek Village requested (and were granted) relief from this requirement in the form of lesser cubic feet as “incentives” in conjunction with the density

bonuses they sought. The City may wish to reconsider reducing this code requirement to facilitate affordability of multi-family housing.

**(d) Grading Limitations.** Section 21.16E.140 provides that mass grading and pad grading is not permitted on single family zoned properties with an average slope of 10 percent or greater. In such areas, raised wall foundations and retaining walls, which add to the cost of housing, are required. The multi-family regulations (Section 21.16I.100) refer to Section 21.16E.140, but also provide that the Planning Commission may waive compliance, subject to approval of a development plan application, if it can be demonstrated that compliance would prevent a reasonable type of development from occurring. The Uptown/Town Centre Specific Plan also makes this reference. It should be noted, however, that the City has an ample supply of land designated for single family use that has average slopes less than 10% and that almost all vacant multi-family designated land has average slopes less than 10%.

**(e) Other Development Standards for Multi-Family Residential Development.** The Zoning Code includes development standards such as height limits and setbacks, which impose physical limits on the amount of development on multi-family zoned lots. However, none of these have proven to be a constraint to achievement of allowable density. The City permits three-story construction in zones that allow 12 or more units per acre. Setbacks for multi-family land use categories and zoning districts are less than those required for single family development. Additionally, the Zoning Code (Section 21.16I.140) allows for the Planning Commission to modify development standards with a development plan application if strict adherence can be demonstrated to be infeasible for any reasonable type of development and subject to a finding that the modified standards would not create a physical hazard or negative visual impact.

The Uptown/Town Centre Specific Plan provides mixed-use zones (T-3F and T-4F) in which commercial and residential uses may be developed on the same property. This plan also allows for more residential use in commercial zones than the City's Zoning Code does. This plan also provides incentives for increased density in residential zones (over current Zoning Code density limits) provided that smaller dwelling units (1 bedroom and studio units) become a part of the mix.

**(f) Architectural/Design Guidelines for Multi-Family Housing.** Section 21.16I.210 prescribes general architectural requirements for multi-family housing. This section addresses roofing and siding materials, architectural articulation, and provides that the Planning Commission *may* limit the numbers of dwelling units in a building to 4 or 8 if doing so would enhance the safety of the neighborhood. (Note: This is not a density control.) This section also provides that the City may adopt design guidelines for multi-family residential and may require that development plans and site plans conform to such guidelines. In 2005, the City Council adopted Multi-Family Residential Design Guidelines, which are attached in Appendix P.

Section 5.3.3 of the Uptown/Town Centre Specific Plan prescribes architectural guidelines for property located within that planning area, which would supersede the guidelines in Appendix P. The guidelines in this section are generally comparable to those in Appendix P. They do, however, require that housing be designed to conform to a range of architectural styles.

In the drafting of the design guidelines discussed above, the City has taken care to ensure that they do not require expensive materials or treatments or limit density. For example, asphalt

shingle roofs, stucco and concrete lap siding are permitted. These guidelines address items such as entry and window orientation, location of parking, basic articulation, avoidance of large blank masses, and the like.

**(g) Development Standards for Second Units.** Paso Robles adopted its “Second Unit Ordinance” in 2003 which allows for the construction of second units in single family residential zoning districts. This ordinance was updated in 2005 to implement changes to Government Code Section 65915 mandated by SB 1818 (2004) and SB 435 (2005). The ordinance sets standards for second unit size, lot coverage, height, setback, and separation from other buildings, parking, and architectural design.

**(h) Specific Plans.** The City has adopted three specific plans: Union/46, Borkey Area, and the Uptown/Town Centre Specific Plan. State law provides that specific plans may adopt development regulations that supplement or supersede zoning regulations. As noted in Appendix N, there are no development regulations in either of the Union/46 or Borkey Area Specific Plans that affect housing affordability.

The Uptown/Town Centre Specific Plan adopted a “form-based” zoning code that mostly supersedes the City’s Zoning Code for properties located within the specific plan area. For the most part, the regulations in the Uptown/Town Centre Specific Plan are beneficial to housing affordability. In the residential zones (T-3N, T-3F, T-4N, and T-4F), density is not regulated by a formula that prescribes a maximum number of units per acre, but rather by such performance standards such as: allowed building types, setbacks, open space, and parking requirements. This specific plan would allow greater densities than would the regular City Zoning Code if the mix of units includes smaller units such as 1 bedroom and studio units, which have lesser parking and open space requirements. Additionally, the off-street parking requirements for housing in this specific plan were reduced from the City’s Zoning Code to match those prescribed by Government Code Section 65915 for density bonuses. Specifically, the parking requirements in this area do not include visitor parking spaces, and studio and one-bedroom units are only required to provide one off-street parking space (where the Zoning Code would require 1.5 spaces).

The Uptown/Town Centre Specific Plan also allows for a greater amount of housing in mixed use and commercial zones than the does the regular City Zoning Code.

The 2003 General Plan, as amended in 2005, set a City-wide population planning threshold of 44,000, which corresponded to full build-out of residential units allowed by the General Plan with an average household size of 2.663 persons. Within this understanding, the build-out of the Uptown/Town Centre Specific Plan Area was determined to be 989 units. The Uptown/Town Centre Specific Plan proposes a revised build-out of 1,649 dwelling units which would cause this threshold to be exceeded by 660 dwelling units. In order to find the Uptown/Town Centre Specific Plan consistent with the General Plan, it was necessary to include a provision that committed the City to begin to formulate a growth management plan when the number of dwelling units added in the planning area since January 1, 2010 reached 600 and activate the growth management plan when the number of units added since that date reached 750 (or 239 units less than the present 989 threshold). According to City Building Permit records, 187 dwelling units were completed in the Uptown/Town Centre Specific Plan Area over 20 years (1991-2010), yielding an average rate of 9.4 units per year. The period between 1991 and 2010

included two stretches each of rapid and stagnant residential growth. At an average rate of 9.4 units per year, it will take nearly 60 years to reach the 600 unit threshold for initiating the formulation of a growth management plan. The City anticipates that it will update its General Plan and revise the population planning threshold – either to accommodate the 1,649 dwelling units in the Uptown/Town Centre Specific Plan, or to redefine the expected build-out (i.e. at a level below 100% of designated capacity, as was done in the 1991 General Plan) – long before another 60 years pass. However, the Specific Plan does require that the Annual Report on the General Plan include a status of development of the Uptown/Town Centre Specific Plan so that this situation is properly monitored.

iii. **Permit Processing Procedures.** The City of Paso Robles development permitting process includes three levels of review as discussed below. Table H-29 shows typical processing times for the three types of review, once an application has been determined to be complete. Government Code Section 65943 requires that the City determine whether or not an application is complete within 30 days of its submittal. It is not uncommon for the City to take 30 days for applications that require discretionary review. The reason for this is that such applications are commonly complex and staff resources are limited. For items that require semi-discretionary and staff review, the amount of time needed to determine if an application is complete is commonly 1-2 weeks.

**(a) Discretionary review by the Planning Commission at a public hearing:** Applications for subdivision (tract and parcel) maps, development plans (e.g., residential development with 5 or more units per lot), conditional use permits, and variances require that findings be made at a public hearing. The Findings required by various sections of the Zoning Code and by the State’s Subdivision Map Act are listed in Appendix O. The Planning Commission meets twice monthly. Prior to a Planning Commission meeting, such applications are reviewed by the Development Review Committee (DRC), which is a standing subcommittee of the Planning Commission. The DRC meets weekly. The DRC may suggest revisions to proposed project design, which applicants may or may not elect to undertake prior to having the Planning Commission review their plans. The City has found that having the DRC pre-review discretionary applications tends to expedite their processing. The Planning Commission often tasks the DRC with reviewing detailed plans for building elevations, landscaping, and signage after approval of a discretionary application, but prior to issuance of a building permit (as a condition of approval). This secondary use of the DRC reduces up-front costs associated with providing detailed drawings earlier in the process. Applicants can receive conceptual approval on major site-plan and grading issues before incurring expense for details.

**(b) Semi-discretionary review by the Development Review Committee (DRC):** Applications for site plans (generally development that is categorically exempt from review under the California Environmental Quality Act - CEQA) including multi-family housing with 4 or fewer units may be approved by the DRC, which does not impose conditions of approval, but may direct applicants to revise the design of a development to be compatible with neighboring properties or to conform with the design guidelines discussed above. Membership of the DRC is comprised of 3 Planning Commissioners. DRC meetings are conducted weekly and are open to the public.

**Table H-29: Planning Permit Process**

Residential Types	Applications	Level of Review	Typical Processing Time <sup>1</sup>	Findings <sup>2</sup>
Single Family, 4 or fewer units	Site Plan if in Hillside Development Overlay Zone	Semi-Discretionary (DRC)	2-4 weeks	Not Required
	Plot Plan outside of Hillside Development Overlay Zone	Ministerial (City Staff)	1-2 weeks	Not Required
Single Family, 5 or more units	Development Plan (PD) - if in PD Overlay Zone, Subdivision (Tentative Tract) Map	Discretionary <sup>3</sup> (Planning Commission)	3-6 months if no EIR <sup>4</sup> is required.	Section 21.23B.050 for PD; Gov't. Code Section 66474 for Subdivisions
Multi-Family, 4 or fewer units	Site Plan	Semi-Discretionary <sup>3</sup> (DRC)	2-4 weeks	Not Required
Multi-Family, 5 or more units	Development Plan (PD)	Discretionary <sup>3</sup> (Planning Commission)	3-6 months if no EIR <sup>4</sup> is required	Section 21.23B.050 for PD
Res. Care Facility - 6 or fewer	None	None	None	None
Res. Care Facility - 6 or more	Conditional Use Permit (CUP)	Discretionary <sup>3</sup> (Planning Commission)	3-6 months if no EIR <sup>4</sup> is required	Not Required
Emergency Shelter	Site Plan	Semi-Discretionary * (DRC)	2-4 weeks	Not Required
Manufactured Homes (1 per lot)	Same as single family			
Mobile Homes	If one per R-1 Lot, Plot Plan	Ministerial (City Staff)	1-2 weeks	Not Required
	If mobile home park, CUP and PD	Discretionary (Planning Commission)	3-6 months if no EIR ** is required	Section 21.23.250 for CUP; Section 21.23B.050 for PD
Transitional and Supportive Housing	None for occupancy of existing buildings	None for occupancy of existing buildings	None for occupancy of existing buildings	
Farmworker Housing	<i>State Permit for Employee Housing per Health and Safety Code Sections 17021.5 and 17021.6 Required. No City permit required.</i>			
Second unit	Plot Plan	Ministerial (City Staff)	1-2 weeks	Not Required
<ol style="list-style-type: none"> <li>1. Measured from date of finding that an application is complete. See Government Code Section 65943.</li> <li>2. All findings are listed in Appendix O.</li> <li>3. Discretionary to design only, not to land use.</li> <li>4. EIR = Environmental Impact Report</li> </ol>				

**(c) Ministerial review by City Staff:** City staff has been authorized to approve plot plans for individual single family homes, including those on hillside lots. City staff may also approve lot line adjustments.

Time spent processing development permits present a cost to developers (e.g., land holding costs and construction loan interest) that is ultimately passed onto buyers and renters and can impact the affordability of housing. To reduce the amount of time necessary to process development permits, the City has taken, and continues to implement the following measures:

- The City encourages development projects that require multiple applications (e.g. tract map and development plan) and the review of their environmental documents (required under CEQA) to be processed simultaneously.
- The City complies with the State Permit Streamlining Act (Government Code Sections 65920 et seq) and Subdivision Map Act (Government Code Sections 66410 et seq), which mandate that the City take action to approve, conditionally approve, or deny a development application within prescribed time periods (depending upon the environmental review status of an application) following receipt of a complete application.
- The City strives to process complete applications for discretionary applications within 90 days of receipt of a complete application. (Single family tracts and multi-family complexes are processed in the same time frame. The City does not have any overlay zones that have increased level of permit processing review.) However, the actual speed of processing a complete application depends upon the scale of a development application (e.g. acres, number of dwelling units, complexity of environmental issues, etc.).
- Complete applications for DRC review are typically reviewed and presented in a 2-3 week time period; staff level ministerial review is completed within a week.
- To assist developers file complete applications, the City of Paso Robles has amended its Zoning Code to provide detailed and clear residential zoning development standards. (This was done in the mid-1990's for multi-family development standards to reduce ambiguity and uncertainty.) It should be noted that the City's development standards do not mandate expensive materials (e.g. tile roofs) or complex site arrangements.
- The City has also prepared detailed application requirement handouts for all types of development applications.
- The City encourages developers to meet informally with City staff to pre-view applications in order to identify design, environmental, neighborhood compatibility, and general plan conformance issues before finalizing plans. The City does not charge for its pre-application review services.
- The Uptown/Town Centre Specific Plan includes detailed architectural guidelines to help explain the City's expectations for design. It is expected that these guidelines will help developers prepare better submittals and thereby reduce the amount of time in the permitting process.

**b. Building Codes and Enforcement.** The Building Division oversees the plan check and inspection process for all construction requiring a Building Permit. These activities are necessary to protect the safety of the public but serve as a constraint to housing affordability because of the additional time that is necessary for permit application review and field inspections.

Enforcement of violations of the Building Code in existing residential buildings is conducted on a complaint basis.

The City has adopted several amendments to the International Building Code (IBC). The only amendment or codes as stated in the California Building Code (CBC) that would appreciably affect the affordability of housing would be a requirement that all new buildings, including residential, 5,000 square feet or more in area must have fire sprinklers. Generally, this requirement would affect multi-family housing with 4 or more units. Although this requirement would increase the cost of multi-family housing, it would protect lives and limit any fire damage that might occur, preventing the loss of units from the City's inventory.

On January 1, 2011, the State's Green Building Standards (CalGreen), Part 11 of the California Building Code (Title 24) became effective. Chapter 4 of these standards prescribes standards for residential buildings and sites that include: drainage, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. These "green" standards are described as being minimal and the State has indicated that additional standards will be developed over time.

Conservative estimates of the up-front cost of constructing a single family house under the State's Green Standards are \$2,000 per single family home and less for a multi-family unit. Many sources argue that the lifetime savings for operating costs (e.g., heating, cooling, water) will more than offset the up-front increase.

**c. Fees and Exactions.**

**i. Planning Permit Processing Fees.** The City collects various fees to cover the cost of processing development permits at the City. The fees generally include planning and zoning review. Examples of these fees for typical residential projects are shown in Table H-30. The fees are necessary for the City to fund the staff and resources required for adequate permit application review. Most fees are charged on a time and materials basis; however, plot plan review of individual single family units is charged a flat fee. Applicants must deposit the estimated or fixed amount of fees prior to approval of their plans. Therefore, the financial risk is a constraint on the development of housing.

**ii. Building Permit and Plan Check Fees:** The City collects building permit fees to recover the costs of issuing permits, conducting plan checks, funding state-mandated programs (e.g. Strong Motion Instrumentation Program [SMIP]), and maintaining building permit records. These fees must be paid prior to issuance of a building permit, and the City requires that a deposit be made at the time that building permit applications are submitted. Table H-31 shows Building Permit and Plan check fees for typical projects.

**Table H-30: Planning Permit Processing Fees**

Type of Development	# of units	Total Fee Paid	Fee per Unit	Fee Basis
Single Family Subdivision: (Tract 2593)	55 lots	\$2,275	\$41	Time and Materials
Single Family: individual plot plan review	1	\$20	\$20	Flat Fee
Multi-Family Development (Hidden Creek Village PD 08-010)	84	\$6,744	\$80	Time and Materials
Multi-Family Development: 4 units and under	1-4	\$50	\$12.50-\$50	Flat Fee

Source: City of Paso Robles; fees in effect as of June 2008

**Table H-31: Building Permit Fees**

Type of Fee	1,800 sf single family dwelling with 400 sq ft attached garage *	Multi-family dwelling **	Hidden Creek Village fees per unit ***
Building Permit	\$4,352	\$546	\$554
Building Plan Check	\$ 960	\$276	\$290
SMIP	\$ 23	\$ 9	\$ 10
Automation Fee (AB 717)	\$ 10	\$ 22	\$ 39
State Stds Dev't (SB 1473)	\$ 10	\$ 0	\$ 4
Electronic Archiving	\$ 0	\$ 25	\$ 58
Planning/Engineering Review	\$ 286	\$ 37	\$ 11
Total	\$5,641	\$915	\$966

\* City of Paso Robles; fees in effect as of January 2011. (Electronic Archiving included in Building Permit Fee.)

\* Based on fees for Del Rio Apartments (80 units) paid 2005 (State Standards Development Fee was not in effect.)

\*\* Based on fees for Hidden Creek Village (81 units) paid July 2010.

iii. **Water and Sewer Connection Fees:** The City collects fees to recover its costs for providing water and wastewater (sewer) services. These fees are collected at time of building permit issuance as that is the point that the impact to these systems is realized. The current fee schedule was adopted in March 2009 and became effective January 1, 2010. The fee schedule provides for annual increases in water and sewer connection fees through 2014.

**Table H-32: Water and Sewer Connection Fees**

Type of Fee	1,8600 sf single family dwelling	Multi-family dwelling per unit	Time of Fee Collection
Water Connection & Meter *	\$24,830	\$3,000	Prior to BPI **
Sewer Connection	\$ 5,467	\$4,961	Prior to BPI
Total	\$30,297	\$7,961	

Source: City of Paso Robles; fees in effect as of January 2011

\* Since January 1, 2010, water connection fees are charged by the meter. For single family residential, the fee assumes 1 inch meter. For multi-family residential, which typically uses one meter to serve several units, the water connection fees will be a function of design and the meter preferences of the developer. The \$3,000 per unit estimate appearing above was prepared by dividing the total number of meters (by size) for 3 recent projects by the total number of units permitted in all 3 projects (and rounded to the nearest \$1,000).

\*\* BPI = Building Permit Issuance

iv. **Development Impact Fees:** In 2002, the City adopted an updated "Fiscal Policy" that calls for the City to (1) provide for the delivery of quality services and products cost effectively,

(2) provide for an acceptable level of services and products as the community grows, (3) ensure that the City is living within its means, and (4) provide reserves for unbudgeted needs that might arise from time to time. To implement this policy, the City collects development impact fees to recover its costs for constructing infrastructure (bridges, traffic signals, storm drain systems, public buildings, park development etc.). The payment of these fees occurs at the time that the impact is realized. Since impacts to the circulation system occur upon occupancy of a dwelling unit, those impact fees must be paid prior to issuance of a Certificate of Occupancy. Postponing payment of fees until issuance of a Certificate of Occupancy helps mitigate the constraint to affordable housing that would occur if payment of the fees was due upon issuance of a building permit. In 2011, the City Council will re-evaluate which public facilities are still necessary and adjust the Development Impact Fee Schedule accordingly. It is anticipated that some facilities may be “de-listed” and that impact fees may be lowered.

**Table H-33: Development Impact Fees**

Type of Fee	1,600 sf single family dwelling		Multi-family dwelling per unit		Time of Fee Collection
	East of Salinas	West of Salinas	East of Salinas	West of Salinas	
Development Impact Fee	\$20,106	\$17,285	\$16,914	\$14,064	Prior to C of O **
<b>Specific Plan Fees *</b>					
Union/46 Specific Plan		\$5,371		\$5,371	Prior to C of O
Borkey Area Specific Plan		\$1,598		\$1,598	Prior to C of O

Source: City of Paso Robles; fees in effect as of January 2011

\* These fees are collected on a per unit basis for dwelling units located within the two existing specific plan areas.

\*\* C of O = Certificate of Occupancy

v. School Fees: The Paso Robles Joint Union School District collects school fees for the purpose of building new classrooms as authorized by State Law. As of January 2010, these fees are \$2.63 per square foot of habitable space (garages are excluded from the fee calculation.)

vi. Land Dedication for Streets: The Municipal Code requires that any dedication necessary to provide the full right-of-way for a local street, or for an arterial or collector street as indicated in the Circulation General Plan, must be made as a condition of development. Since the developable area of residential property is reduced in order to accommodate rights-of-way, requirements to dedicate are considered to be a constraint to affordable housing.

vii. Land Dedication and Development Standards for Water Quality and Drainage Control: To implement General Plan policies, drainage law, environmental impact mitigation, and direction from the as condition of approval of discretionary applications, the City regularly requires dedication of land for detention basins to ensure that runoff water leaving a site does not impact downstream properties. In recent years, the Regional Water Quality Control Board, which issues a Stormwater Discharge Permit to the City, has begun requiring the City to implement “low impact design” (LID) measures to ensure that runoff maintains minimum water quality standards. Such measures will increase the cost of housing. However, the necessary measures vary from site to site and with the nature and scale of proposed development, and the City does not yet have a clear indication of the average cost of compliance on a per unit basis.

viii. Land Dedication for Open Space: To implement General Plan policies restricting development from oak woodlands and slopes of 35% or greater, as condition of approval of

discretionary applications, the City regularly requires dedication of land for passive open space. The City recovers the nominal cost of maintaining detention basins and hillside/woodland open space via annexation of the dedicated land into its Landscaping and Lighting District. Those properties benefiting from the dedicated land are assessed an annual maintenance fee in proportion to their benefit, which adds to the cost of housing.

**ix. Landscaping and Lighting District (LLD):** When annexed to the Landscape and Lighting District, maintenance of parkways, streetscapes and street lights adjacent to new land developments is provided through a property tax assessment on those properties within the development. Annexation to the District ensures that public streetscapes are maintained for the benefit of the community as a whole without fiscal impact.

All new residential development is required annexed to the Landscape and Lighting District unless, at the discretion of the Planning Commission, the applicant can demonstrate that a home owner's association, or other private entity can be relied upon to ensure that maintenance of public streetscapes, adjacent to and within the development, is comprehensive and perpetual.

Fiscal impacts to the cost of housing include district formation expenses and bi-yearly property taxes.

**x. Community Facilities Districts:** The 2003 General Plan (Land Use Element) calls for the City to recover the costs of providing City services to the Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans, and any other new development in areas to be annexed (after 2003). To accomplish this, the City will be creating a community facilities (Mello-Roos) district in which new development will be assessed for its share of the costs associated with providing City services. Such assessment will add to the cost of housing in these areas.

**d. On- and Off-Site Improvement Requirements.** In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer systems; project sites must properly capture and discharge runoff water into detention basins and/or storm drain systems; street improvements (curb, gutter, sidewalk, street lights, paving) must be installed in streets bordering sites, and in the case of single family detached subdivisions, in interior streets. Additionally, landscaping and irrigation systems must be installed within parkways of public streets. If a development borders a noise source such as an arterial street, a sound attenuation wall (usually a 6 foot high masonry wall) must be installed.

Multi-family development and some types of single family development (usually clustered development) may use private drives instead of full City streets, which reduces the cost of public improvements. Table H-34 shows the bonding estimate for improvement costs for 3 residential developments that have been developed in during 2004, 2007, and 2008. (Owing to the national recession, there has not been any subdivision activity since 2007.)

**Table H-34: Cost of Public Improvements**

Development Project	Description	Actual Costs * or Bonding Estimate	Cost per Unit
Navajo Ave and Red Cloud Rd (Tract 2593)	55 lot single family residential subdivision	*1,244,338	22,624
Chet Dotter Senior Housing (PD 02-018)	40 senior housing apartment units	*165,466	4,137
Paseo del Rio (Tract 2422)	25 single family detached units plus 80 apartment units	1,738,035	16,553
Total	200 units	3,147,839	15,739

**e. Constraints on Housing for Disabled Persons:** The City implements the California Building Code (Title 24) and its regulations governing disabled access. Presently this code does not mandate that new single family units be accessible to the disabled. The code does require that privately-funded multi-family housing with 3 or more units be “adaptable” for disabled access and that certain percentages of the units in publicly-funded multi-family housing be made to be accessible. At most, applications for retrofitting a dwelling unit to become accessible may require issuance of a building permit, depending upon the actual work to be done. (If load-bearing walls, electrical, mechanical, plumbing systems, and retaining walls and/or decks/ramps 30 inches or more above grade are not involved, a permit may not be required.)

It is possible that certain measures to provide disabled access may conflict with zoning regulations (e.g. ramps that encroach into setbacks). To preclude such conflicts, the City amended the Zoning Code in 2009 to provide a means by which development standards might be modified either by staff (Plot Plan Review) or by the Development Review Committee (Site Plan Review) where no other means exist to make a dwelling accessible to a disabled person. This code amendment also defines “group care homes” as homes with 6 or fewer residents that have special needs and provides that such homes are permitted by right in all residential zoning districts.

According to the California Department of Social Services, as of February 2010, the City has one large (130 bed) residential care facility for the elderly (Creston Village), eight residential care facilities for the elderly located in single family homes with 6 or fewer beds, and 4 adult care residential facilities located in single family homes with 6 or fewer beds. Additionally, Los Robles Terrace, a 40 unit subsidized complex accepts the disabled as well as the elderly.

Presently, the City’s Zoning Code provides that state-licensed group care homes with 6 or fewer residents are permitted in all residential zones. Residential care facilities with more than 6 residents must be located in the R-2, R-3, R-4, or R-5 Zone and a conditional use permit must be approved prior to their establishment.

**f. Efforts to Remove Barriers.** The following changes to land use regulations have removed or lessened the governmental constraints to developing housing:

- The Permit Streamlining Act (State Code Section 65920) requires public agencies, including cities to follow standardized time limits and procedures for specified types of land use decisions. Certain zoning districts and permit types allow for deviations from the designated zoning regulations.

- The multi-family zoning regulations were revised in 2000 so that the City's expectations are more clearly set-forth, thereby eliminating uncertainty on the part of developers and the decision making bodies (Design Review Commission, Planning Commission, and City Council) and shortening the amount of time to process development applications for multi-family housing. Revisions to the multi-family zoning regulations also included the incorporation of flexible standards so that Planned Development (PD) overlay zoning was not necessary to achieve innovative design.
- The second unit ordinance has been updated to:
  - a) allow non-seniors and non-relatives of the primary unit residents to live in second units;
  - b) increase the maximum allowable floor area; and
  - c) allow second units to be detached from the primary unit.
- A density bonus ordinance has been adopted allowing for increased density in projects that provide affordable housing. This ordinance was updated in 2006.
- Revisions to the single family zoning regulations allow for more flexibility in design, particularly in decreasing the front yard setback.
- Adopted a reasonable accommodation ordinance in 2009 to (a) provide a means to modify zoning standards in order to provide fair access to housing for persons with disabilities, and (b) provide that "Group Care Homes", residential care facilities for six or fewer residents that are licensed or supervised by any federal, state, or local agency and which provide housing and nonmedical care for children, elderly persons, or physically and mentally handicapped persons in a family-like environment, are uses permitted by right in all residential zones.

Additionally, the City has employed the following measures to offset housing costs.

- Using Redevelopment LMIH funds to offset some of the cost of development impact fees for subsidized (lower income) housing projects.
- Using standardized conditions to streamline the development review process.
- Using a pre-application review process to facilitate streamlining of the development review process.
- Using Community Development Block Grant (CDBG) funds to provide infrastructure, removing one obstacle to providing affordable housing.
- Maintaining active working relationships with local private organizations that provide affordable housing such as, Peoples Self-Help Housing, the Housing Authority for the City of Paso Robles, the Housing Authority for the City of San Luis Obispo, Habitat for Humanity, and the Paso Robles Non-Profit Housing Corporation.

- The City has waived its portion of the tax credit application fees for Canyon Creek Apartments and the Redevelopment of Oak Park Public Housing (subsidized/lower income projects) and has supported tax credit applications for low-income housing.
- Adopted the Uptown/Town Centre Specific Plan, which provides development standards that increase opportunities for housing affordability.

## **6.2 Non-Governmental Constraints**

**a. Availability of Financing.** The availability of financing affects a person's ability to purchase and/or improve an existing home. The Home Mortgage Disclosure Act (HMDA) requires lending institution to disclose information on the disposition of loan applications by various demographic characteristics. This information can be obtained for cities and counties.

**b. Land Costs.** Land costs vary depending on several considerations. Cost considerations include the cost of the land per square foot determined by the current market as well as the intended use, the number of proposed units or density of development permitted on the site. The location of the site in relation to amenities such as sewer service also affects the cost of land. City Staff obtained sales price information for 36 vacant, finished (street improvements installed) single family lots and 8 vacant multi-family zoned parcels (January 2009) and found that the average land price per 0.42 acre single family lot was \$156,000 and the average land price per multi-family unit was \$46,400.

**c. Development Costs.** Construction costs can vary widely depending on the environmental conditions and scale of development at the site. With the aid of the RSMMeans software, the average cost of a good quality of construction for multifamily apartment style housing would be an average of \$130 per square foot (this assumes a prevailing wage rate).

**d. Prevailing Wages.** State and federal law require that any affordable housing project that is assisted with government funds (e.g., CDBG, HOME, LMIH, and other federal and state funds) be constructed using prevailing wages per wage determinations adopted by the State Department of Industrial Relations and/or Federal Department of Labor. Prevailing wages typically add 25 - 30% to the cost of construction.

## **6.3 Appropriateness of Goals, Objectives, and Policies**

The review of the 2004 Housing Element in Chapter 3 of this Element concluded that the City of Paso Robles is making progress in its provision of housing opportunities for all of its residents. The City will offset some of the burden from increasing cost of housing in Paso Robles by providing funding programs, density bonuses, and incentives to developers of low to moderate income housing. The Housing Element policies also encourage the development of student housing near the Cuesta College North County Campus and mixed use projects that will offer a range of housing types. The Housing Element goals, objective, and policies have been adopted as a result of reviewing the 2004 Housing Element and the current housing context and are appropriate for the City in providing a wide range of housing types and costs.

## 7.0 Resources for Providing Affordable Housing

### 7.1 Redevelopment Low and Moderate Income Housing (LMIH) Funds

State law requires that 20 percent of all property tax increment revenue received by the City's Redevelopment Agency be placed in a "Low and Moderate Income Housing (LMIH) Fund," which is to be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost (as defined by state law) to persons and families of low or moderate income. *(State definitions of income levels apply: lower income = 80% or less of County Median Income; moderate income = 80 - 120% of County Median Income.)*

LMIH funds may be used to construct or rehabilitate housing, acquire property for housing, construct street improvements adjacent to low income housing, purchase affordability covenants (under which rents would be limited to the amount that low income persons can afford), provide first-time homebuyer second mortgage loans, provide rental subsidies and other related uses.

State law provides that LMIH funds may be used outside of the Redevelopment Project Area if both the Redevelopment Agency and the City Council have adopted resolutions that such use will be of benefit to the redevelopment project. In November 1987, the Agency adopted Resolution RA 87-07 and the City Council adopted Resolution 87-85 finding that the expenditure of LMIH funds throughout the City would be of benefit to the redevelopment project.

Table H-35 shows the estimated balance of and expected deposits into the LMIH fund for the next 10 years.

**Table H-35: LMIH Fund Balance and Estimated Deposits 2009- 2021**

Fiscal Year	Deposits into LMIH Fund	SERAF Repayment *	Administrative Expense	Commitments **	LMIH Fund Balance
09/10					38,000
10/11	830,000		325,000	300,000	243,000
11/12	834,000	237,800	331,500	100,000	883,000
12/13	853,000	287,800	338,100	103,000	1,583,000
13/14	872,000	287,800	344,900	106,100	2,292,000
14/15	891,000	287,800	351,800	109,300	3,010,000
15/16	911,000	287,800	362,400	112,600	3,734,000
16/17	931,000	50,000	373,300	116,000	4,226,000
17/18	952,000		384,500	119,500	4,674,000
18/19	973,000		396,000	123,100	5,128,000
19/20	998,000		407,900	126,800	5,591,000
20/21	1,017,000		420,100	130,600	6,057,000

\* A total of \$1,439,000 was borrowed from the LMIH fund to make the SERAF Payments.  
 \*\* \$300,000 in FY 10/11 for Chet Dotter Senior Housing; \$100,000/year with interest for 10 years for Hidden Creek Village.

In 2011, as part of the State Budget preparation process, the Governor proposed, and the State Legislature is considering, elimination of Redevelopment. If this occurs, a major source of assistance to affordable housing will be lost. The following discussion assumes that Redevelopment will not be eliminated and will continue.

The purpose of Table H-34 is to show the amount of money expected to be deposited into the LMIH Fund for the next 10 years. Health and Safety Code Sections 33334.10 and 33334.12 require development of a special plan to utilize "excess surplus" LMIH funds (more than \$1 million in unencumbered funds) without 5 years or risk be required to transfer the excess surplus to the Housing Authority or other public agency exercising housing development powers within the territorial jurisdiction of the Redevelopment Agency.

Health and Safety Code Section 33334.4 limits the amount of Low and Moderate Income Housing (LMIH) Funds that may be spent over the duration of each Redevelopment Implementation Plan to assist senior housing to the same percentage that persons aged 65 and older occupy of the total City population. With the approved LMIH assistance to the 40 unit Chet Dotter (Oak Park) Senior Housing Project, the Paso Robles Redevelopment Agency has attained the maximum amount and may not use LMIH Funds to assist new senior housing projects until the year 2014. Federal CDBG and HOME funds, however, may be used to assist senior housing.

The use of LMIH funds is guided by the Redevelopment Implementation Plan, which must be adopted every five years. The 2010 - 2014 Redevelopment Implementation Plan sets the following priorities for use of LMIH funds:

1. New Multi-Family Housing: Promote the development of subsidized rental units for lower-income (which would include very low- and extremely low-income) households throughout the City. Projects that appear to offer the most promise for proceeding in the 5 year planning period include: Hidden Creek Village (81 units at 80 S. River Road) and the Redevelopment of Oak Park Public Housing. However, there may be other rental projects proposed in the planning period that would be worthy of assistance. Towards this effort, the Agency may enter into participation agreements with housing developers to provide LMIH funds as grants or loans for such expenses as pre-development costs (e.g. planning, architectural, engineering, and environmental studies), land acquisition, payment of City fees, construction of off-site improvements, and/or housing construction costs.

2. Preservation of Subsidized Housing: Should one or more of the existing subsidized apartment complexes in the City become eligible for conversion to market rate, their subsidy contracts require the owners to first offer the complex for purchase by a non-profit housing corporation. Non-profits may need assistance for the costs of purchasing and rehabilitating the units. Peoples' Self-Help Housing Corp. has informally notified the Agency that it is considering purchasing and rehabilitating Paso Robles Gardens Apartments, 26 units at 540 Simms Avenue (northwest corner of Oak and 36<sup>th</sup> Streets). LMIH funds could assist such an effort and help retain affordable units in the City's inventory.

3. Housing Rehabilitation Assistance: Provide grants or loans of LMIH funds to low income owners of housing to enable them to make necessary repairs to maintain their homes in viable

condition and prevent the possible loss of existing affordable housing. LMIH funds would also need to be used to hire contracted assistance in administering such a program.

4. First-Time Home Buyers Assistance:

a. Provide deferred payment, below market rate interest, second trust deed loans to low and moderate income buyers. Loan proceeds could be used to close the affordability gap, for a down payment, and/or for closing costs. Resale price restrictions and equity sharing provisions would be incorporated into such loans.

b. Use LMIH funds as a match to leverage other sources of first-time homebuyers loan funds, such as Federal HOME funds.

The 2010 - 2014 Redevelopment Implementation Plan also acknowledges that there are numerous other eligible uses of LMIH funds for assisting affordable housing projects. It is possible that an opportunity to assist a project that conforms to Housing Element priorities, yet is not described in the above Implementation Plan priorities, may be presented to the City and Agency within the period of this Plan. In such a case, the Agency may, after obtaining a review and recommendation from the Project Area Committee, chose to allocate LMIH funds to such a proposal without amending this Implementation Plan.

Since adoption of the Redevelopment Plan in 1987, LMIH funds have been used and/or approved for the following projects and programs:

- **Housing Rehabilitation Loans.** Between 1988 and 1991, the Redevelopment Agency provided \$49,300 in LMIH Funds to supplement 1988 CDBG funds for housing rehabilitation. LMIH funds were used to construct street improvements (curbs, gutters and sidewalks) that City Codes required to be installed as a condition of issuance of a building permit for rehabilitation. One low-income homeowner and 6 very low-income homeowners were assisted with zero percent interest, deferred payment loans, due in 15 years or on transfer of property.
- **Los Robles Terrace.** In 1991, the Redevelopment Agency granted \$119,730 of LMIH Funds to assist the development of Los Robles Terrace, a 40-unit apartment complex for low- and very low-income elderly and physically disabled persons, which was primarily funded by a combination of Federal Section 202 funds from HUD and a CDBG Grant. LMIH funds paid for the complex's share of City development impact fees.
- **George Stephan Center.** In 1994, \$73,800 in LMIH funds were used to install modular units to comprise an interior recreation/activity center at Oak Park Public Housing, which consists of 148 low- and very low-income apartment units, located between 28th and 34th Streets, east of Park Street.
- **Disaster Assistance Loan.** In 1995, a loan of \$10,000 in LMIH funds was made to a low-income homeowner to supplement federal disaster assistance funds to repair damage to the owner's home from a mudslide caused by heavy rains.

- **Habitat for Humanity.** In 1998, the Agency granted \$35,000 in LMIH funds to pay for the City's development impact and building permit fees for three single-family homes to be constructed by Habitat for Humanity at 2947, 2949, and 2951 Vine Street for low-income families. Construction of the first home was commenced in 1999; the third home was completed in 2002.
- **First-Time Homebuyers Assistance.** In 2000, \$25,000 in LMIH funds were used as a match for \$100,000 in Federal HOME funds for providing deferred-payment second mortgage loans to low income first-time homebuyers. In 2001 and 2002, a total of \$15,600 in LMIH funds were approved for use to defray the costs of loan administrative fees for first-time homebuyers loans under the CalHome Program.
- **Canyon Creek Apartments.** In 2001 and 2005, the Redevelopment Agency approved grants totaling \$559,000 in LMIH funds to assist Peoples' Self-Help Housing Corp. develop 68 apartment units on the southwest corner of Nicklaus Drive and Oak Hill Road. The County has approved a grant of \$550,000 in HOME funds to this project.
- **Creekside Gardens Apartments.** In 2001 and in 2002, the Redevelopment Agency approved grants totaling \$635,000 in LMIH funds to assist Peoples' Self-Help Housing Corp. develop 29 senior apartments on the northwest corner of Nicklaus Drive and Oak Hill Road. In 2001 and 2003, the County approved loans totaling \$750,000 in HOME funds to this project.
- **Chet Dotter (Oak) Park Senior Apartments.** In 2001, 2002, and 2005, the Redevelopment Agency approved grants and loans totaling \$1,745,000 to assist the development of a 40 unit senior apartment complex at 801 - 28th Street. This project was initiated with an Economic Development Initiative Grant of about \$498,900 from the federal government (via HUD) and further assisted with a loan of \$1,325,000 in HOME funds from the County.
- **Hidden Creek Village.** In 2010, the Redevelopment Agency approved a loan of up to \$1 million to assist the San Luis Obispo Nonprofit Housing Corp. develop an 81 unit low income family apartment complex at 80 S. River Road. In 2010, the County allocated \$400,000 in HOME funds to assist this project. This project is under construction and is due to be completed in September 2011.

In 2010, the Redevelopment Agency reserved LMIH funds to assist the following projects:

- **Redevelopment of Oak Park Public Housing.** The entire project consists of building 302 apartment units for low income families at Oak Park Public Housing, between 28<sup>th</sup> and 34<sup>th</sup> Streets and between the Park Street and the Railroad. 148 of the 302 units will replace existing apartments that were built in 1941 as Army Housing. The existing units are deteriorating, since 2009, 6 units had to be removed from service because of significant plumbing problems. The Redevelopment Agency has reserved \$1.35 million in LMIH funds for Phase One of this project (69 units) and will commit the funds once Phase One receives primary funding. For primary funding, the Housing Authority of the City of Paso Robles (via the Housing Authority of the County of Monterey) applied for Federal Tax Credits in 2009 and is re-applying in 2010.

- **Habitat for Humanity.** Habitat for Humanity proposes to build five single family dwellings for very low income homebuyers on vacant property at 2811 Vine Street. The Redevelopment Agency has reserved \$270,000 in LMIH funds to offset City development impact fees for this project. Once the property is acquired (with a loan of CalHome funds from the City), and primary financing is secured, the Agency will commit the LMIH funds.

## **7.2 HOME and Emergency Shelter Grant Funds**

The City of Paso Robles does not directly receive federal funds under the federal Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) Programs. Those funds are allocated to the County of San Luis Obispo, which has agreed with other participating cities in the county to cooperate in the allocation of these funds.

100 percent of HOME and ESG funds must be used to benefit low-income persons. HOME funds may be used to construct or rehabilitate housing, acquire property for housing, construct street improvements adjacent to low income housing, purchase affordability covenants (under which rents would be limited to the amount that low income persons can afford), provide first-time homebuyer second mortgage loans, provide rental subsidies and other related uses. ESG funds may be used to construct and operate emergency shelters for homeless persons; they may also be used to purchase motels rooms for the homeless.

Federal regulations governing the HOME program requires that recipients provide a 25% match. Redevelopment Low and Moderate Income Housing (LMIH) funds may be used as a match. The value of “sweat equity” and welfare property tax exemptions may also be used as a match.

The three projects listed above were assisted with HOME funds in the amounts noted. Additionally, the County has used a portion of the urban county’s annual allotments of HOME funds for first-time homebuyers deferred payment loans, some of which have purchased homes in the City. Indirectly, the City benefited from HOME funds used by the County for consultant services to prepare loan documents prepared for the County’s HOME-funded First-Time Homebuyers Loan Program. The City basically used the County’s loan documents in the City’s CDBG-funded First-Time Homebuyers Loan Program.

ESG funds have been spent to support the operation of the homeless shelter and homeless day center in San Luis Obsipo, facilities that serve the homeless needs of the entire county. ESG funds have also been used to support the operations of women’s shelters in San Luis Obispo and in Atascadero.

## **7.3 Community Development Block Grant (CDBG) Funds**

The City of Paso Robles currently annually receives about \$300,000 in CDBG funds.

CDBG funds may be used for the following housing-related activities:

- Acquisition of property for housing restricted to low income persons;
- Construction of street improvements for housing that is restricted to low income persons;

- Rehabilitation of Construction of street improvements for housing that is owned by or in which rental is restricted to low income persons;
- First-time homebuyer assistance loans for low-income persons.

Federal Regulations provide that CDBG funds may not be used for the following housing-related activities:

- Payment of development impact fees for buildings;
- Construction costs for new housing. (That is the purpose of HOME funds.)

The City has used CDBG funds for the following housing activities:

- Housing Rehabilitation Loans: In 1988 and in 1991, the City received grants of \$500,000 from the State's Small Cities CDBG Program for the purpose of making low interest housing rehabilitation loans to benefit low income persons. As a result of these two grants, a total of 77 dwelling units were rehabilitated.
- Senior Housing Project: In 1991, the City received a grant of \$499,000 from the State's Small Cities CDBG Program for the purpose of assisting Peoples' Self-Help housing Corp. acquire the land for Los Robles Terrace, a 40 unit low income senior housing project.
- First Time Homebuyers Loans I. In 1995, \$140,000 in CDBG funds were loaned to Peoples' Self-Help Housing Corp. to acquire land to develop the 71 lot Spring Meadows self-help subdivision in Paso Robles. In 1997, the \$140,000 was reconveyed to 13 low or very low income households, as deferred-payment first-time homebuyers second trust deed loans. The City also granted a total of \$20,000 in CDBG funds to 40 of the homebuyers to defray the cost of increases in building permit fees that became effective after the project had begun.
- First Time Homebuyers Loans II. In 1997 and 1998, \$229,700 in CDBG funds were used to provide deferred-payment first-time homebuyers second trust deed loans to 14 low income households.
- North County Women's Shelter Rehabilitation: Since 2000, the City has made 4 grants totaling \$48,000 in CDBG funds to rehabilitate the new women's shelter in Paso Robles.
- Oak Park Public Housing Improvements: In 1995, \$45,000 in CDBG funds were used to construct improvements to the George Stephan Recreation Center and construct a basketball court. In 2000, \$277,000 in CDBG funds were used to construct street improvements (curb, gutter, sidewalk, paving, street lights) along the Park Street frontage (about 2,000 linear feet) of Oak Park Public Housing and to complete unimproved frontages of private properties in the neighborhood, across Park Street from Oak Park Public Housing and on 28<sup>th</sup> Street between Park and Spring Streets.

#### **7.4 CalHome Program**

In 2001, the City received a grant of \$500,000 from the State of California under the CalHome Program, with which the City made "silent second" (deferred payment) mortgage loans to six

low income first time homebuyers. When the grant application was filed in 2001, housing prices were relatively low enough that the \$500,000 was expected to yield about 25 loans. However, the original lending conditions imposed by the State were too restrictive to be feasible until they were revised in 2003. At that point, housing prices had risen significantly, and it became necessary for second mortgage loan amounts to be as high as \$90,000 to work for low income households.

The City made 6 first-time homebuyer loans with the CalHome Funds. Three of the loans have been repaid, and the “re-use” fund is proposed to be used to loaned to Habitat for Humanity to purchase land at 2811 Vine Street to build 5 homes for very low income households. The loan will be reconveyed incrementally to each of the 5 homebuyers, upon completion of construction, as deferred-payment second mortgage loans.

## 7.5 Other Sources

a. **Homeownership:** The following sources of assistance have been available to low income first-time homebuyers desiring to purchase a home in Paso Robles.

- **CalHome Loan Program:** In 2001, the City received a grant of \$500,000 from the State’s CalHome Program for the purpose of making deferred-payment, second trust deed, first-time homebuyers loans to low income households. Between December 2003 and June 2004, the City made 6 loans with this grant.
- **CalHFA Affordable Housing Partnership Program:** The City participates in this program in which first-time homebuyers who obtain deferred-payment, second trust deed loans from the City (CalHome or CDBG-funded) or its Redevelopment Agency (LMIH-funded) are eligible for a CalHFA primary home loan with an interest rate that is below CalHFA’s standard rate.
- **Mortgage Credit Certificates (MCC):** This federal program provides income tax credits to first-time homebuyers. This program is administered by the Housing Authority for the City of San Luis Obispo (HASLO) on a county-wide basis. The number of MCC’s annually available in San Luis Obispo County is very limited.
- **California Housing Assistance Program:** This state program offered through the California Housing Finance Agency (CalHFA) provides 3% deferred-payment, second trust deed loans in conjunction with 97% CalHFA first trust deed loans to low and moderate income buyers 100% financing.
- **Building Equity and Growth in Neighborhoods (BEGIN):** State grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.
- **Extra Credit Teacher Program:** State deferred-payment, second trust deed loans with forgivable interest in conjunction with lower interest rate CalHFA first loans to assist eligible teachers to buy homes. Loan amounts are the greater of \$15,000 or 3% of the purchase price.

- Affordable Housing Program (AHP). Grants from the Federal Home Loan Bank of San Francisco to assist affordable rental and ownership housing projects
- Individual Development and Empowerment Account (IDEA) Program. Matching down payment assistance grants for low income first-time homebuyers from the Federal Home Loan Bank of San Francisco.
- Workforce Initiative Subsidy for Homeownership (WISH) Program. Matching down payment assistance grants for low income first-time homebuyers from the Federal Home Loan Bank of San Francisco.
- USDA Rural Development Section 502 Direct Loans. Long-term subsidized loans for low income home buyers.
- USDA Rural Development Section 502 Guaranteed Loans. Long-term market rate loans for low and moderate income home buyers.
- CalVet Home Loans. Long-term below market rate loans for low eligible home buyers from the California Department of Veterans Affairs.

**b. Rental Assistance:**

- Section 8: Vouchers for federal Section 8 rental assistance is available through the Housing Authority for the City of San Luis Obispo (HASLO). The waiting list for Section 8 was last opened on October 27, 2006, but quickly filled up and was closed on November 11, 2006. In early 2009 HASLO reported that they still have an active list and do not have a projected date for re-opening the waiting list.
- Assisted Housing: There are presently nine rental housing complexes in the City in which occupancy is limited to low or very low income households and rents are subsidized either through site-based Section 8 or USDA assistance. These are described in Appendix G.

**c. Housing Development and Rehabilitation:** The following sources of financing are among those available to private (mostly nonprofit) developers of affordable housing. More detailed information is available at the websites indicated for each program.

- HUD Section 202: Federal forgivable loans to non-profit developers of supportive housing for the elderly. Funds may be used for site acquisition, rehabilitation, and for new construction. ([www.hud.gov/offices/hsg/mfh/progdsc/eld202.cfm](http://www.hud.gov/offices/hsg/mfh/progdsc/eld202.cfm))
- HUD Section 203(k): Federal long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single family homes. Funds may be used for site acquisition, rehabilitation, relocation of units, and for refinancing existing indebtedness. ([www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm](http://www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm))

- HUD Section 811: Federal grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. Funds may be used for site acquisition, rehabilitation, new construction, and rental assistance. ([www.hud.gov/offices/hsg/mfh/progdsc/disab811.cfm](http://www.hud.gov/offices/hsg/mfh/progdsc/disab811.cfm))
- U.S. Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program: Federal below market-rate loans for farmworker rental housing. Funds may be used for site acquisition, rehabilitation, and for new construction. ([www.rurdev.usda.gov/rhs/mfh/dev\\_splash.htm](http://www.rurdev.usda.gov/rhs/mfh/dev_splash.htm))
- U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program: Federal below market-rate loans for low and very low income rental housing. Funds may be used for site acquisition, rehabilitation, and for new construction. ([www.rurdev.usda.gov/rhs/mfh/dev\\_splash.htm](http://www.rurdev.usda.gov/rhs/mfh/dev_splash.htm))
- CalHome: State grants to local governments and non-profit agencies for owner-occupied rehabilitation programs and new home development projects. This program includes financing the acquisition, rehabilitation, and replacement of manufactured homes. ([www.hcd.ca.gov/ca/calhome](http://www.hcd.ca.gov/ca/calhome))
- CalHFA Rental Housing Programs: State below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages. Funds may be used for site acquisition, rehabilitation, and for new construction. ([www.calhfa.ca.gov](http://www.calhfa.ca.gov))
- Self-Help Builder Assistance Program (SHBAP): State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers. Funds may be used for site acquisition, site development, new construction, and homebuyer assistance. ([www.calhfa.ca.gov](http://www.calhfa.ca.gov))
- Multi-Family Housing Program (MHP): Stated deferred-payment loans for the new construction, rehabilitation and preservation of rental housing. Within this program, funds are allocated to general rental housing, supportive housing for the disabled, and student housing. ([www.hcd.ca.gov/ca](http://www.hcd.ca.gov/ca))
- Multi-Family Housing Program (MHP) Supportive Housing Allocation: MHP loans for supportive housing for special needs populations.
- Multi-Family Housing Program (MHP) Homeless Youth Allocation: MHP loans for housing that serves homeless youth.
- Emergency Housing and Assistance Program (EHAP): State grants to local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis and provide support services. Each county receives a formula grant allocation. Funds may be used for providing direct client housing, including facility operations and administration, residential rent assistance, leasing or renting rooms for

provision of temporary shelter, capital development activities of up to \$20,000 per site, and administration of the award (limited to 5 percent). ([www.hcd.ca.gov/ca](http://www.hcd.ca.gov/ca))

- Emergency Housing Assistance Program Capital Development (EHAP-CD) : State forgivable 3% loans (5-10 years) to local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis and provide support services. Each county receives a formula grant allocation. The purpose of the loans includes the repair or development of emergency shelters and transitional housing facilities for the homeless (no operating subsidy). Funds may be used for acquiring, constructing, converting, expanding or rehabilitating emergency shelter or transitional housing sites, major equipment purchase, and administration of the award (limited to 5 percent). ([www.hcd.ca.gov/ca](http://www.hcd.ca.gov/ca))
- Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG): State grants and loans to local governments and nonprofit housing developers for the acquisition, development and financing of ownership and rental housing for farmworkers. Within this program, funds are allocated to general housing development, migrant housing, and housing with related health services. ([www.hcd.ca.gov/ca](http://www.hcd.ca.gov/ca))
- Federal and State Tax Credits: Both the Federal and State governments offer income tax credits for the purpose of financing affordable housing. Tax Credits are awarded on several dates each year by the California Tax Credit Allocation Committee. ([www.treasurer.ca.gov/CTCAC/](http://www.treasurer.ca.gov/CTCAC/))
- Federal Home Loan Bank (FHLB) Affordable Housing Program: Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities. ([www.fhlbsf.com/ci/grant/ahp/](http://www.fhlbsf.com/ci/grant/ahp/))
- San Luis Obispo County Housing Trust Fund: This nonprofit organization is relatively new to the County. It is endeavoring to build a trust fund to help assist affordable housing projects throughout the County. ([www.sloctf.org](http://www.sloctf.org))
- Access to Housing and Economic Assistance for Development (AHEAD) Program: Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development.
- USDA Rural Development Section 504 Housing Repair and Rehabilitation Program: Loans and grants to repair and rehabilitate the homes of low income families and seniors.
- USDA Rural Development Section 533 Housing Preservation Grant (HPG) Program: Grants to nonprofit and government agencies to fund housing rehabilitation programs for low income households.
- Homeownership Preservation Subsidy (HPS) Program: Grants from the Federal Home Loan Bank of San Francisco to restructure or refinance mortgage loans for eligible low- and moderate-income homeowners who are at risk of foreclosure.

- Homeownership Preservation Advance (HPA) Program: Funds from the Federal Home Loan Bank of San Francisco to restructure or refinance mortgage loans for eligible low- and moderate-income homeowners who are at risk of foreclosure.
- Community Investment Program (CIP): Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, to create and maintain affordable housing, and to support other community economic development activities.
- Weatherization Assistance Program: Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low income households to reduce their heating and cooling costs.
- Low-Income Home Energy Assistance Program (LIHEAP): Grants from the California Department of Community Services & Development to assist low income households with their energy bills and offset heating and/or cooling energy costs.
- Mobilehome Park Resident Ownership Program (MPROP): Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations or the park residents.
- California Self-Help Housing Program (CSHHP): Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects.
- Predevelopment Loan Program (PDLP): Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion or preservation of affordable housing projects.

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## HOUSING ELEMENT APPENDICES

- A HCD's Comments and City's Responses
  - A-1 HCD's Letter of July 16, 2009 and City's Response
  - A-2 HCD's Email of May 15, 2011 and City's Response
- B Public Participation Documents
  - B-1 March 9, 2009 Letter to Organizations and Individuals Known to Have an Interest in Housing Matters
  - B-2 March 9 and April 3, 2009 Emails to the Same Organizations and Individuals
  - B-3 Responses to Comments Made at May 12, 2009 Public Workshop
  - B-4 2011 Participation Invitations
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- C Number of Residential Building Permits Issued 1980 – 2010
- D Changes in Housing Supply 2001-2010
  - D-1 Historical Residential Growth January 1, 2001 – December 31, 2010
  - D-2 Replacement Housing Need 2001 - 2010
- E Demographics
  - E-1 Age of the Population
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- F Rents and Income
  - F-1 Residential Rent and Vacancy Status (January 2009)
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  - F-3 Income and Market Rent (February 2011)
- G Paso Robles' Subsidized Housing: Inventory and Preservation Analysis
- H Letter from Peoples' Self-Help Housing Corp.
- I FAQs from City Web Site
- J Inventory of Vacant and Under-Developed Residential Land
- K Map of Low and Very Low Income Sites
- L SB 1087 Resolution
- M Housing Types Permitted by Zoning District
- N Development Regulations' Effect on Affordability
- O Findings for Approval of Discretionary Development Applications
- P Multi-Family Design Guidelines 2005

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Appendix A-1 - HCD Letter of July 16, 2009

~~STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY~~~~ARNOLD SCHWARZENEGGER, Governor~~**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 962053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov



July 16, 2009

Mr. Ronald Whisenand  
Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. Whisenand:

**RE: Review of the City of El Paso de Robles' Draft Housing Element**

Thank you for submitting El Paso de Robles' draft housing element received for review on May 28, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation with Mr. Ed Gallagher, Senior Planner facilitated the review.

The Department commends the City on the adoption of its density bonus ordinance which facilitated the approval of Hidden Creek Village providing 84 rental units affordable to lower-income households. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element should include a complete analysis of potential government constraints. The enclosed Appendix describes this and other revisions needed to comply with State housing element law.

The Department is committed to assist El Paso De Robles in addressing all statutory requirements of housing element law. If you have any questions or need any additional technical assistance, please contact James Johnson of our staff, at (916) 323-7271.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director

Enclosure

cc: Ed Gallagher, Senior Planner, City of El Paso de Robles

## APPENDIX CITY OF EL PASO DE ROBLES

The following changes would bring El Paso de Robles' housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at [www.hcd.ca.gov/hpd/housing\\_element2/index.php](http://www.hcd.ca.gov/hpd/housing_element2/index.php), the Government Code addressing State housing element law and other resources.

### A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

1

While the element includes information on the total number of existing extremely low income (ELI) households, pursuant to Chapter 891, Statutes of 2006, it must include an analysis of the need, such as a description of housing tenure data for these groups. For your information, CHAS data indicates there are 737-renter and 353-owner ELI households. This information should be incorporated into the housing element and could be used in formulating policies and programs to assist in the development and conservation of housing for ELI households.

2

In addition, the element must include an estimate of the projected number of ELI households. The element may either use available census data to calculate the number of ELI households, or presume 50 percent of the very low-income households qualify as ELI households.

To assist in the analysis, refer to the enclosed CHAS data which includes information on overpayment by ELI households as well as the Department's sample analysis from the *Building Blocks*' website at [http://www.hcd.ca.gov/hpd/housing\\_element2/EHN\\_extremelylowincome.php](http://www.hcd.ca.gov/hpd/housing_element2/EHN_extremelylowincome.php)

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition (Section 65583(a)(2)).*

3

The element includes some general information on the age of housing stock and the number of units previously demolished and/or replaced (Page H-3 and H-40). The element, however, should quantify the current number of units in need of rehabilitation. For example, the element could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency or estimates from the

redevelopment agency. This information will assist the City in developing appropriate housing policies and in prioritizing housing resources. For further information, refer to the housing stock characteristic section of the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/EHN\\_HousingStockChar.php](http://www.hcd.ca.gov/hpd/housing_element2/EHN_HousingStockChar.php).

4

In addition, the following Census information regarding tenure for the number of total households could be included in the element; of the total 11,636 households, 3,532 are renter and 4,998 are owner households.

3. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period.*

El Paso de Robles has a Regional Housing Need Allocation (RHNA) of 646 housing units, of which 256 are for lower-income households. To address this need, the element relies on vacant sites and underutilized sites. However, to demonstrate the adequacy of sites and strategies to accommodate the RHNA, the element must include complete analyses, as follows:

5

Progress in Meeting the RHNA: Appendix C-1 (pages C-7 and C-8) indicate a total of 148 units affordable to lower-income households have been permitted in 2007 and 2008, but provides no information on how these units were determined to be affordable. The City's RHNA may be reduced by the number of new units built since January 1, 2007; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual or projected sales price or rent levels or other mechanisms establishing affordability in the planning period.

6

Emergency Shelters: The element includes Program Action 3 "to designate a zone where emergency shelters will be permitted." However, pursuant to Chapter 633, Statutes of 2007 (SB 2), the element must identify which zone(s) the City is considering and demonstrate sufficient opportunities within the identified zone for at least one new permanent emergency shelter in the planning period. The zone must provide sufficient capacity to accommodate the City's identified need. For assistance in meeting these statutory requirements, refer to the Department's SB 2 technical assistance memo at [http://www.hcd.ca.gov/hpd/sb2\\_memo050708.pdf](http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf).

7

Transitional and Supportive Housing: Pursuant to SB 2, transitional and supportive housing must be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (e.g., multifamily housing, group homes, etc.) without undue special regulatory requirements. The element should revise Action 3 as necessary to address this statutory requirement.

4. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 (Section 65583(a)(5)).*

8 Land Use Controls: While the element includes information on parking requirements for all zones and provides some information on development standards for multifamily housing (i.e., open space requirements and height limits), the element must include complete information on applicable development standards, including setback and any lot coverage requirements for all zones. In addition, the element should include information relative to standards applicable in the City's various specific plan areas, if different from overall standards. For additional information and sample tables available to assist in addressing this requirement, refer to the Department's *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/CON\\_landuse.php](http://www.hcd.ca.gov/hpd/housing_element2/CON_landuse.php).

9 Permit Processing and Procedures: The element indicates the City has three levels of review, discretionary review by the Planning Commission, semi-discretionary review by the Development Review Committee and ministerial review. The element, however, must describe and analyze the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district. For example, the element should include an estimate of typical process and time necessary for a single- and multi-family development.

10 In addition, the element states the Development Review Committee "may direct the applicant to revise the design of a development to be compatible with neighboring properties or to conform to City policies (page H-59)". The element must include an analysis of the design review process, including indication of whether written objective guidelines identifying requirements and approval procedures and analyzing the impact of the guidelines and process on housing costs and approval certainty, particularly for multifamily development.

5. *Analyze any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and person in need of emergency shelter (Section 65583(a)(7)).*

11 While the element includes some information on special housing needs populations, a complete analysis should include information by tenure where available. As tenure affects the nature of housing problems, this information will assist in facilitating the development of goals, policies, and programs targeted to addressing any identified significant housing needs. The element should be revised to include information by tenure for elderly and large family households. According to the 2000 Census, tenure figures for these populations are below and should be incorporated into the element.

	Renter	Owner	Total
Elderly (65 years+)	568	1,724	2,292
Large Families	518	593	1,111

12

In addition, the element must include a current estimate of the number and needs of the homeless. Wherever possible, this figure should be divided into single males, single females and families (one or more adults with children) as the shelter needs of each subgroup differ significantly. The City could consider a variety of data sources including the El Camino Homeless Organization ([www.echosshelters.org](http://www.echosshelters.org)) and groups which work with farmworkers and San Luis Obispo County's Continuum of Care group. For additional information, refer to the Special Needs section of the Department's *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SHV\\_shelters.php](http://www.hcd.ca.gov/hpd/housing_element2/SHV_shelters.php).

6. *Analyze the opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

13

The element indicates the City complies with Title 24 standards and enforces compliance by requiring certified energy calculation for building designs and conducting on-site inspections of energy devices. However, given the importance of promoting strategies to address climate change and energy conservation, the element should consider additional policies and programs in the housing element and indicate the City's specific role in implementation. For example, the element indicates the City has initiated efforts to develop, incorporate and implement resource management measures designed to save energy, reduce greenhouse gases, conserve water and reduce air and water pollution. The element could include additional information on these efforts or include programs to implement these actions as appropriate. Additional information on potential programs to address energy conservation objectives is available in the *Building Blocks'* website at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_conservation.php](http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php) and the Department's *Green Building and Sustainability Resources* bibliography at [http://www.hcd.ca.gov/hpd/green\\_build.pdf](http://www.hcd.ca.gov/hpd/green_build.pdf).

## B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

14

As noted in finding A-3, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to encourage a variety of housing types.

In addition, the element should be revised as follows:

15

**Program Action 3:** The Program should be revised as necessary to address Finding A-3.

16

**Program Action 13:** The Program indicates the City will consider establishing minimum densities. The element also states the City has not had multifamily development at densities of 20 units per acre since zoning regulations for multifamily residential were revised in 1995 (page 49). Based on recent development trends, the program should be revised to commit the City to establishing minimum densities to reduce underutilization of sites.

17

**Program Action 16:** What steps will the City take to implement the vision for development and redevelopment of the West Side of the Uptown Specific Plan?

2. *The housing element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households (Section 65583(c)(2))."*

18

While the element includes some programs to assist in the development of very low-, low-, and moderate-income households, pursuant to AB 2634, existing programs should either be expanded or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of ELI households. To address this requirement, the element could revise programs to prioritize some funding for the development of housing affordable to ELI households, and/or offer financial incentives or regulatory concessions to encourage the development of housing types, such as single-room occupancy (SRO) units, which address the needs of this income group.

In addition, the element should be revised as follows:

19

**Program Action 9:** How will the City work with developers to increase the supply of housing for all income and special need groups? What specifically will the City do to encourage development of special needs housing?

20

**Program Action 10:** The element indicates the City will consider allowing for deferral of payment of impact fees. The Program could be revised to commit the City to deferring payment of impact fees to encourage and facilitate development of lower-income housing developments.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

21

As noted in finding A-4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *The housing element shall include programs to "conserve and improve the condition of the existing affordable housing stock" (Section 65583(c)(4)).*

22

While the element includes several programs to conserve and improve the existing housing stock, some of these programs had little progress in the previous planning period and as a result should be revised to include specific actions and timelines to promote more effective implementation in this planning period.

5. *The housing program shall preserve for low-income household the assisted housing developments identified (Section 65583(c)(6)).*

23

The element identifies 192 housing units at-risk of converting to market-rate within the next 10 years. Therefore, the element must include specific actions to assist in the preservation of at-risk units. While the element includes Program Action 11 to amend the Redevelopment Implementation Plan to set aside LMIH funds for assisting in the preservation of affordable units, the Program could be revised to ensure compliance with noticing requirements and include tenant education component and commitment to pursue funding or support application for funds as appropriate. The Program could also commit the City to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received. Additional information and resources are available at the California Housing Partnership Corporation (<http://www.chpc.net/>). In addition, sample programs and a list of qualified entities is available on the Department's *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/PRO\\_atrisk.php#Sample Programs](http://www.hcd.ca.gov/hpd/housing_element2/PRO_atrisk.php#Sample Programs).

### C. Quantified Objectives

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65533(b)(1 & 2)).*

24

While the element includes objectives for very low-, low-, moderate- and above-moderate income (page H-11), the element must also include objectives for ELI households pursuant to AB 2634.

### D. Public Participation

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(7)).*

25

While the element includes a general summary of the public participation process, including dates of workshops and meetings and providing a list of invites, it should describe the results of the outreach efforts and a summary of comments and how the comments were incorporated.

**Appendix A-1**

**City's Responses to HCD's Comments of July 16, 2009**

<b>Comment #</b>	<b>Response</b>
1	Chapter 4 was revised to provide more analysis of need for Extremely Low Income (ELI) households. This includes adding tenure data. See Pages 33-37 for the analysis of need. Chapter 2 was revised to add Quantified Objectives for ELI Housing in Tables H-1, H-2, and H-3 on Pages 16-17.
2	Table H-12 projects household growth through 2014 and divides that growth among the various income groups, including ELI. Additionally, the Quantified Objectives in Chapter 2 do project the numbers of dwelling units to be constructed, rehabilitated, and preserved by income group.
3	Chapter 4 was revised to provide more analysis of need for rehabilitation. See Table H-21 and the following paragraph on Page 50.
4	Chapter 4 was revised to provide more analysis of the tenure of housing (percentage owned and percentage rented). See Pages 35-37.
5	The methodology for determining the affordability of new units, as reported in Appendix D (which was formerly Appendix C), is now discussed in Chapter 4, on Page 52, and in Appendix F.
6	Chapter 4 was revised to recommend two zones for allowing emergency shelters to be permitted by right. See Page 47.
7	The requirement to amend the Zoning Code to permit Transitional and Supportive Housing by right is discussed on Page 48 and in Action 9. (The Action numbers in Chapter 2 were renumbered.)
8	Chapter 6 was revised to provide more-detailed analysis of the effect of development standards on affordability. See Pages 67-71 and Appendix M.
9	Chapter 6 was revised to provide more-detailed analysis of the permit processing system. See Pages 71-73 and Appendix N.
10	Chapter 6 was revised to provide more-detailed analysis of the design review process.. See Pages 71-73 and Appendix O.
11	See response to Comment # 4, above.
12	Chapter 4 was revised to provide more analysis of the needs of homeless persons. See Pages 43-47.
13	Chapter 4 was revised to provide more analysis of energy conservation measures. See Pages 53-55.
14	To address this comment, Chapter 4 was revised to discuss adequate sites for homeless shelters and methodology for determining affordability of new units. The latter supports the links between General Plan Land Use Categories/Zoning and income groups set forth in Chapter 5. See responses to Comments 5 and 6, above.
15	The Programs in Chapter 2 were renumbered. What had been Action 3 is now Action 9. The content of this Action was not changed, other than the target date. The supporting documentation on Page 47 in Chapter 4 was revised to identify potential zones for allowing emergency shelters by right.

**Appendix A-1**

**City's Responses to HCD's Comments of July 16, 2009**

<b>Comment #</b>	<b>Response</b>
16	Action 13 was revised as recommended to state that the City will amend the Zoning Code to establish minimum densities in multi-family zones.
17	Action 16 has been renumbered as Action 15. It now lists several steps that the City will take to implement the vision for development and redevelopment of the West Side per the Uptown/Town Centre Specific Plan.
18	Action 16 would give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) funds to support the Redevelopment of Oak Park Public Housing, which proposes to house ELI households.
19	Action 9 has been renumbered as Action 6. It now lists several steps that the City will take to work with developers to increase the supply of affordable housing.
20	Action 10 has been renumbered as Action 8. It now states that the City will allow for LMIH funds to be used in a manner to offset City development fees over time, post occupancy. Since the 2009 Draft Housing Element was written, the City has implemented this action with the assistance it provided to Hidden Creek Village.
21	As noted under Comments #8-10, above, the discussion of constraints in Chapter 6 has been expanded. Action 17 calls for a report reviewing the zoning regulations, standard conditions, and the permit process to be prepared and presented at the time of annual review of the General Plan in 2013.
22	Page 50 contains a discussion of the need for rehabilitation which concludes that it is not critical. This discussion goes on to point out that the rapidly deteriorating state of existing affordable housing at Oak Park is critical and that the City needs to make support of the Redevelopment of that complex its highest priority. Action 16 accomplishes this.
23	LMIH funds are the primary vehicle at the disposal of the City to undertake support for new housing and preservation of at-risk units. Following the State Legislatures' SERAF 2010 appropriations of local redevelopment funds, which the City had to pay with a loan from LMIH funds, the capacity of the city to undertake such projects/programs is severely limited. Several chapters discuss the acute need to support the Redevelopment of Oak Park Public Housing as 148 existing units are rapidly deteriorating. Action 16 sets support for this project as the highest priority for us of LMIH funds.  The discussion of preservation of assisted housing on Page 53 mentions that City staff has contributed time in recent years to assisting owners of assisted housing to negotiate with lenders such as the U.S. Department of Agriculture to extend their subsidies.
24	The Quantified Objectives listed in Tables H-1, H-2, and H-3 on Pages 16 and 17 have been expanded to include objectives for ELI housing.
25	Chapter 1 and Appendix B have been updated to explain and document the public participation process. Appendix B-3 provides responses to comments made by the public at the May 12, 2009 Public Workshop on the Draft Housing Element.

**Ed Gallagher**

---

**From:** Paul McDougall <PMcdouga@hcd.ca.gov>  
**Sent:** Sunday, May 15, 2011 1:29 PM  
**To:** Ed Gallagher  
**Subject:** Emailing: Paso Robles TA May 2011.doc  
**Attachments:** Paso Robles TA May 2011.doc

Hi Ed - Please see the attached and let me know with any questions or additional assistance needed.

Paul Mc Dougall  
Housing and Community Development  
Ph: 916-322-7995

--

\*\*\*\*\*

This email and any files attached are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the sender immediately. This email and the attachments have been electronically scanned for email content security threats, including but not limited to viruses.

# Paso Robles Housing Element May 11, 2011 Conversation Follow up Checklist

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The following is organized based on the May 11 telephone conversation. The purpose of this document is to provide technical assistance to address remaining statutory requirements based on our preliminary review. In some cases, actual language/revision is offered for consideration in blue using the April 2011 version of the housing element. The outline (A1, A2, etc) is based on the July 16, 2009 HCD review letter and relevant page numbers are indicated in parentheses.

### A3 – Progress in Meeting the RHNA (H-52 and Appendix D)

The element could indicate how units are affordable to lower income households (e.g., financing mechanisms, actual rents or sales prices). Here is a sample table:

UNITS BUILT, UNDER CONSTRUCTION AND/OR APPROVED							
Project Name	Status Built Under Construction Approved	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price (2) Rent price (3) Type of Subsidy
			VL	L	M	AM	

**City Response: Appendix D-1 was revised to use this format and provide the affordability determination information.**

### A3 – Emergency Shelters (H-47)

The element should provide additional information to describe the appropriateness of the PM zones for emergency shelters relative to environmental conditions (e.g., noxious fumes, dust, etc): The element could discuss allowable uses to facilitate this information.

**City Response: The discussion of the PM Zone on Page H-47 was revised to provide the requested information.**

Appendix A-2 - HCD Comments May 2011  
**HCD Comments on April 2011 Draft Housing Element**

**A4 – Land Use Controls (H-67 – H-70; Appendix M-1 – M-4)**

The following is a sample table to capture all development standards, particularly the remaining residential zones not described.

DEVELOPMENT STANDARDS										
Zone District	Bldg Height	Lot Width	Minimum Yard Setback				Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU	Minimum Open Space (sq. ft.)
			Front	Side	Rear	Front				

***City Response:*** *The headings in Appendix N (formerly Appendix M) were revised to clarify that all zoning districts have been analyzed.*

**A4 – Permit Processing and Procedures (Appendix N and H-71 – H-73)**

The following are sample tables to show permit types for residential uses by zone and typical timelines:

HOUSING TYPES PERMITTED BY ZONING DISTRICT				
RESIDENTIAL USE	ZONE			
	R-1*	R-2*	R-3*	Mixed-Use*
SF-Detached				
SF-Attached				
2-4 DU				
5+ DU				
Residential Care < 6P				
Residential Care < 6P				
Emergency Shelter				
Single-Room Occupancy				
Manufactured Homes				
Mobile-Homes				

Appendix A-2 - HCD Comments May 2011  
**HCD Comments on April 2011 Draft Housing Element**

Transitional Housing				
Farmworker Housing				
Supportive Housing				
Farmworker Housing				
2nd Unit				
P=Permitted CUP=Conditional Use * Change zoning designations to match jurisdiction's zoning ordinance as appropriate.				

***City Response:*** ***A new Appendix M was created to provide the requested information. Additionally, a new paragraph to introduce this topic was added to Page H-67 to read as follows:***

*i. Permitted and Conditional Uses. The Zoning Code establishes which types of residential uses are permitted in the various zoning districts. Some types of residential uses require approval of a conditional use permit; these include residential care facilities for more than 6 persons, mobile home parks, and more than 2 units per lot in the Office Professional Zone. Appendix M contains a list of housing types permitted in each zoning district.*

TIMELINES FOR PERMIT PROCEDURES	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	
Conditional Use Permit	
Zone Change	
General Plan Amendment	
Site Plan Review	
Architectural/Design Review	
Tract Maps	
Parcel Maps	
Initial Environmental Study	
Environmental Impact Report	
Other	
Source: Local Building and Planning Departments	

***City Response:*** ***Table H-29 on Page H-72 was revised to provide the requested information..***

## B1 – Emergency Shelters and Transitional and Supportive Housing: Formerly Program 3, Now Program 9 (H-13)

The following is some suggested revisions for consideration:

- 9 Adopt an ordinance to implement SB 2 (Statutes of 2007) to provide that emergency shelters may be permitted by right (*without a CUP or other discretionary action*) in the XXX and/or YY zoning districts that has sufficient capacity to meet the City's need for homeless housing and which is located close to transit stops and services. *Emergency shelters shall be only subject to the same development and management standards that apply to other allowed uses within the proposed zone(s).*

This ordinance shall also provide that transitional and supportive housing *are a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zone.* ~~permitted by right in residential zoning districts.~~ Target Date: December 31, 2011.

**City Response: Action 9 on Page H-13 was revised to provide the requested information.**

## B2 – Extremely Low Income Households: Program 16 (H-14)

The following is some suggested revisions for consideration:

- 16 Give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) Funds to the redevelopment of Oak Park Public Housing, particularly Phase One (build 69 new units of which 39 will replace deteriorating existing units) and fully support applications for Federal HOME funds for this project. *As part of this effort, the City will also give top priority for the housing for extremely low-income households.* Target Date: Fiscal Year 11/12.

**City Response: Action 16 on Page H-14 was revised to provide the requested information.**

## B2 – Special Needs: Program 6 (H-12)

The following is some suggested revisions for consideration:

- 6 Work with developers to increase the supply of new housing for all income groups and special needs throughout the City. Examples would include: prioritizing staff time to process permits for units affordable to lower income households; providing technical assistance in applying for government financing (e.g., LMIH and HOME funds); *concessions and incentives*, using LMIH funds to offset City development fees; providing preliminary staff review of development proposals at no cost to developers. *The City shall at least annually meet with developers*

*and/or other stakeholders and seek funding at least twice in the planning period. As part of this effort, the City shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.*

**City Response: Action 6 on Page H-12 was revised to provide the requested information.**

## B5 – At-risk: Program 12 (H-15)

The following is some suggested revisions for consideration:

- 12 Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition and rehabilitation, *including the following:*
  - *Monitor Units At-Risk*
  - *Work with Potential Purchasers - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing.*
  - *Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.*

**City Response: Action 12 on Page H-13 was revised to provide the requested information.**



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

March 9, 2009

To: Distribution List

The City of Paso Robles is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development by May 22 so that we might adopt the element by the State-mandated deadline of August 31, 2009. To meet this goal, we plan to distribute a public review draft of the updated element in early April and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, May 12, 2009.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2004 Housing Element and the City's 2009 General Plan Annual Report, which contains a status report on progress made in implementing the 2004 Housing Element. A copy of the 2004 Housing Element is available on the City's web site at the following address:

[www.prcity.com/government/departments/commdev/planning/pdf/general-plan-2003/HousingElement.pdf](http://www.prcity.com/government/departments/commdev/planning/pdf/general-plan-2003/HousingElement.pdf)

The City's 2009 General Plan Annual Report is scheduled for review by the City Council at their meeting of March 17, 2009. You may review a copy of that report by selecting (clicking on) the "agenda" link on the City's web site at the address below, then by selecting the appropriate agenda item. (By clicking on the item title, you will be able to open the report).

[www.prcity.com/government/citycouncil/agendas.asp](http://www.prcity.com/government/citycouncil/agendas.asp)

When we distribute the public review draft in early April, we will provide more information about submitting comments and attending the public workshop.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

  
Ed Gallagher, City Planner

#### Distribution List:

California Rural Legal Assistance  
Coast National Bank  
Economic Opportunity Commission of San Luis Obispo County  
El Camino Homeless Organization  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo  
Paso Robles Association of Realtors

Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
Supportive Housing Consortium  
Transitional Food and Shelter  
Dick Willhoit  
Workforce Housing Coalition

Appendix B-1  
Participation Invitation Letter

California Rural Legal Assistance  
ATTN: Michael Blank  
1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Coast National Bank  
ATTN: Charles Fruit, Senior Vice President  
500 Marsh Street  
San Luis Obispo, CA 93401

Economic Opportunity Commission of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

El Camino Homeless Organization  
ATTN: John Lauffer, President  
P.O. Box 2077  
Atascadero, CA 93423

Heritage Oaks Bank  
ATTN: Lawrence Ward, President and CEO  
P.O. Box 7012  
Paso Robles, CA 93447-7012

Home Builders Association of the Central Coast  
ATTN: Jerry Bunin, Government Affairs Director  
246 Higuera Street  
San Luis Obispo, CA 93401-5015

Housing Authority of the City of Paso Robles  
ATTN: Armando Corella, Executive Director  
P.O. Box 817  
Paso Robles, CA 93447-0817

Housing Authority of the City of San Luis Obispo  
ATTN: Carol Hatley, Executive Director  
P.O. Box 1289  
San Luis Obispo, CA 93406-1289

Paso Robles Association of Realtors  
ATTN: Bill Nelson, President  
1101 Riverside Avenue, Suite A  
Paso Robles, CA 93446

Paso Robles Nonprofit Housing Corp.  
ATTN: Armando Corella, Manager  
P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: Jeannette Duncan, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

Appendix B-1  
Participation Invitation Letter

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
4111 Broad Street, Suite A-4  
San Luis Obispo, CA 93401

San Luis Obispo County Planning Department  
ATTN: Victor Holanda, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
c/o Denise Rae  
Transitions – Mental Health Association  
P. O. Box 15408  
San Luis Obispo CA 93406

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
Paso Robles, CA 93446

Dick Willhoit  
Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

## Ed Gallagher

---

**From:** Ed Gallagher  
**Sent:** Friday, May 01, 2009 11:07 AM  
**To:** Ed Gallagher; Armando Corella (hudpaso@gmail.com); 'Bill Nelson'; 'Biz Steinberg'; 'Carol Fleury'; 'Charlie Fruit'; chatley@haslo.org; 'Dee Torres'; 'Denise Rae'; dick@estrellaassociates.com; dlilley@co.slo.ca.us; hfhsloco@kcbx.net; jeanetted@pshhc.org; Jerry Bunin; Jerry Rioux (jerry@sloctf.org); 'Larry Ward'; laufferjr@sbcglobal.net; Lillian Judd (ljudd@eocslo.org); 'Michael Blank'; Pearl Munak (pearltrans@aol.com); 'Scott Smith'; 'Victor Holanda'  
**Cc:** Ron Whisenand  
**Subject:** RE: City of Paso Robles' 2009 Housing Element Update - Public Review Draft

This is a reminder that the City of Paso Robles will conduct a workshop on the Draft Housing Element Update on Tuesday, May 12, at 7:30 pm in the Library Conference Center (aka City Council Chambers), at Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles. The workshop will take place at a joint meeting of the Planning Commission and City Council.

We welcome your participation in this update.

As noted in the previous email, a pdf copy of the draft update is available on the City's web site at the link below. If you would like to receive a printed copy or a CD, please let me know, preferably via email. We will charge you the cost of copying and mailing the document.

*Ed Gallagher  
City Planner  
City of Paso Robles  
(805) 237-3970 (phone)  
(805) 237-3904 (fax)  
ed@prcity.com*

---

**From:** Ed Gallagher  
**Sent:** Friday, April 03, 2009 8:01 AM  
**To:** Armando Corella (hudpaso@gmail.com); Bill Nelson; Biz Steinberg; Carol Fleury; Charlie Fruit; chatley@haslo.org; Dee Torres; Denise Rae; dick@estrellaassociates.com; dlilley@co.slo.ca.us; hfhsloco@kcbx.net; jeanetted@pshhc.org; Jerry Bunin; Jerry Rioux (jerry@sloctf.org); Larry Ward; laufferjr@sbcglobal.net; Lillian Judd (ljudd@eocslo.org); Michael Blank; Pearl Munak (pearltrans@aol.com); Scott Smith; Victor Holanda  
**Cc:** Ron Whisenand  
**Subject:** City of Paso Robles' 2009 Housing Element Update - Public Review Draft

The City of Paso Robles has released a Public Review Draft of the Updated Housing Element. A copy in pdf format is now posted on the City's web site, at the following link:

<http://www.prcity.com/government/departments/commdev/housing/pdf/PublicReviewDraft409.pdf>

If you would like to receive a printed copy or a CD, please let me know, preferably via email. We will charge you the cost of copying and mailing the document. I will not have prices for copies until next week.

Please be reminded that the City will conduct a public workshop on the draft Housing Element at a joint meeting of the City Council and Planning Commission to be held on Tuesday, May 12, at 7:30 pm in the Library Conference Center (Council Chambers) at Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles. We welcome your comments on, and participation in, this effort.

The City plans to submit a draft element to the State Department of Housing and Community Development on May 22. State law requires us to send the draft to the State Dept of Housing for a 60 day review prior to adoption of the element. We are shooting for an August 11 Planning Commission hearing and an August 18 Council hearing so that the element might be adopted by the statutory deadline of August 31.

If you have any questions or comments, please call or email me. Thanks!

**Appendix B-2**  
**Participation Invitation Emails**

*Ed Gallagher*  
*City Planner*  
*City of Paso Robles*  
*(805) 237-3970 (phone)*  
*(805) 237-3904 (fax)*  
*ed@prcity.com*

**Appendix B-3**

**Responses to Comments made at May 12 Joint Planning Commission/City Council Public Workshop on the 2009 Draft Housing Element**

Commenter	Issue	Response
Jay Heubner	<ol style="list-style-type: none"> <li>1. How were the 200 units of multi-family housing in the Beechwood Specific Plan were assigned?</li> <li>2. Is there a mandate to build multi-family units at 20 units per acre or to make them affordable?</li> <li>3. High Density zoning should be spread out over all specific plans.</li> </ol>	<ol style="list-style-type: none"> <li>1. The 2003 General Plan Land Use Element assigned 200 units of multi-family housing to the Beechwood Specific Plan area.</li> <li>2. State housing element law requires that sufficient sites be provided with appropriate zoning and available infrastructure to meet the City’s Regional Housing Need. There is no mandate for property owners to build at that density (although the City is considering establishing minimum densities for multi-family zones and the City must account for the effect of reduced densities on its ability to meet its Regional Housing Needs. Additionally, there is no mandate that housing developments restrict their rents to affordable levels.</li> <li>3. Policy H-1.2 supports the distribution of affordable housing throughout the City. However, at this time, the City is not proposing any amendments to the Land Use Element that would add high density zoning to other specific plan areas.</li> </ol>
Ken Trigueiro	Peoples’ Self-Help Housing Corp. would like to receive Redevelopment Housing Funds to purchase affordability covenants for (or to acquire and rehabilitate) Paso Robles Gardens Apartments, a subsidized apartment complex at risk of conversion to market rate.	Goal H-2, Policy H-2.1, and Action 11 recommend that Redevelopment Housing Funds be used for just such a purpose.
John Rickenback	<ol style="list-style-type: none"> <li>1. Housing restricted to occupancy by seniors should be defined as being affordable.</li> <li>2. All current ongoing specific plans should be considered and to share the capacity.</li> <li>3. The Housing Element should use the same number of persons/household cited/used in the Land Use Element.</li> </ol>	<ol style="list-style-type: none"> <li>1. Such a definition would not conform with state housing element law regarding adequate sites to meet the Regional Housing Need.</li> <li>2. This statement is not really a Housing Element issue, but rather a plea to allow Estrella Associates’ (Willhoit’s) application for a general plan amendment and specific plan for River Oaks: The Next Chapter to be able to proceed simultaneously with the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans and to share any infrastructure capacity. No revision to the Housing Element is necessary.</li> <li>3. The discussion of household size in Section 4.2 of Chapter 4 has been revised to address this.</li> </ol>

**Appendix B-3**

<b>Commenter</b>	<b>Issue</b>	<b>Response</b>
Mike Harrod	<ol style="list-style-type: none"> <li>1. The City should not pursue inclusionary housing.</li> <li>2. Density should be increased.</li> <li>3. Confusion with affordable units in the Beechwood Specific Plan Area.</li> <li>4. Second dwelling unit concepts are good.</li> </ol>	<ol style="list-style-type: none"> <li>1. The Draft Housing Element does not propose pursuit of inclusionary housing.</li> <li>2. An increase in density in the Beechwood Area is being considered as part of the Environmental Impact Report for that Specific Plan. At this time, this is not a Housing Element issue, but rather a Land Use Element issue.</li> <li>3. See response to Jay Heubner’s first 2 questions/ comments, above.</li> <li>4. Noted; no response necessary.</li> </ol>
Kathy Barnett	<ol style="list-style-type: none"> <li>1. Questions about affordability by design – big vs. small homes.</li> <li>2. Questions about the number of building permits issued in 2008 vs number of dwelling units built in 2008</li> </ol>	<ol style="list-style-type: none"> <li>1. This comment was not clear. It may have questioned the degree to which “affordability by design” would help various income groups. The discussion of “affordability by design” has been replaced with discussion of the principles used in the Uptown/Town Centre Specific Plan that facilitate affordability and which should be incorporated into the Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans.</li> <li>2. At the workshop, staff explained that it is not uncommon that a dwelling unit be issued a building permit in a particular calendar year but be completed in another calendar year.</li> </ol>
Neil Olsen	Developer should not have to bear the brunt of affordable housing.	This appeared to be related to the fact that the 2003 Land Use Element assigned 95 units of multi-family housing at 20 units per acre to the Olsen Ranch. No further response is necessary.
Jay Heubner	<ol style="list-style-type: none"> <li>1. Permit fees should reflect affordability.</li> </ol>	<ol style="list-style-type: none"> <li>1. The City’s historic position on development fees is that each unit should bear the cost of mitigating its own impacts. State Law requires that a nexus be determined for the amount of fees and impact on services. Lower fees for affordable units would mean either that General Funds would have to be used to make up the difference (thereby impacting other City services) or the fee schedules would have to be structured so that “non-affordable” units would pay a share of the costs of mitigation of impacts created by affordable units. The latter option would be a form of inclusionary zoning, which the City has not yet elected to pursue.</li> </ol>

**Appendix B-3**

<b>Commenter</b>	<b>Issue</b>	<b>Response</b>
Jay Heubner (continued)	2. Water connection fees for multi-family and single family units are approaching parity.	2. The City's fee schedule presently sets different rates for multi-family and single family units. The fee schedule is determined by studies designed to identify the nexus between the fee and the impact created. The City is scheduled to update its fee schedules beginning in 2009.
Commissioner Gregory and Councilmember Strong	1. Fees should be looked at.  2. There is a huge inventory of unused properties and wants a transfer of development credits program to be considered.	1. See above response to Jay Heubner's second set of questions.  2. The County of San Luis Obispo invested substantial amounts of resources to establish a transfer of development credits program, and the program did not succeed. This sort of program is more aptly addressed in the Land Use Element.

## Ed Gallagher

---

**From:** Ed Gallagher  
**Sent:** Friday, April 29, 2011 2:07 PM  
**To:** 'Andrea Steinbeck'; Armando Corella (hudpaso@gmail.com); 'Biz Steinberg'; 'Carol Fleury'; 'Charlie Fruit'; chatley@haslo.org; 'Denise Rea'; dick@estrellaassociates.com; dlilley@co.slo.ca.us; 'ECHO - Linda Doust'; Habitat for Humanity for SLO County (execdir@hfhslco.org); 'Jason Giffen'; jeanetted@pshhc.org; Jerry Bunin; Jerry Rioux (jerry@sloctf.org); 'Kathy Barnett'; 'Ken Triguero'; 'Larry Ward'; 'Michael Blank'; Pearl Munak (pearltrans@aol.com); 'Scott Smith'  
**Cc:** Ron Whisenand; Jim App; Susan DeCarli; Darren Nash  
**Subject:** City of Paso Robles Draft 2011 Housing Element

The City of Paso Robles has released a Draft 2011 Housing Element of the General Plan for review and comment. A copy of this draft element will be available in pdf format on the City's web site at [www.prcity.com/government/departments.commdev/housing](http://www.prcity.com/government/departments.commdev/housing) beginning May 4, 2011.

This email is being sent to organizations and persons with an interest in affordable housing matters. We invite you to review and comment on the Draft 2011 Housing Element, which was revised from a 2009 version to respond to comments made by the State Department of Housing and Community Development (which can be read in Appendix A of the 2011 Draft).

Public Hearings on the draft Housing Element are scheduled as follows:

- Planning Commission..... Tuesday, May 24, 2011 at 7:30 pm;
- City Council..... Tuesday, June 21, 2011 at 7:30 pm.

Both public hearings will be held in the Library Conference Center (City Council Chambers) at Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, CA. Interested persons may attend and make oral presentations to the Planning Commission and City Council.

Written comments may be submitted, provided that such comments are received prior to the public hearings. Letters may be addressed to "City of Paso Robles, ATTN: Ed Gallagher, 1000 Spring Street, Paso Robles, CA 93446. Comments may be sent via email to [ed@prcity.com](mailto:ed@prcity.com).

The Housing Element contains the City's goals, policies, and action items relevant to providing affordable housing to its residents. The issues that are addressed and analyzed in the Housing Element, which inform the goals, policies, and action items are prescribed by State Law as set forth in Sections 65580 et seq of the California Government Code. State Law also mandates that the Housing Element be updated on a regular schedule.

Interested persons may also review printed copies of the Draft 2011 Housing Element in the Public Library at 1000 Spring Street, Paso Robles.

If you have any questions about the Draft 2011 Housing Element, please call me at the phone number below or via email me at [ed@prcity.com](mailto:ed@prcity.com).

*Ed Gallagher  
City Planner  
City of Paso Robles  
(805) 237-3970 (phone)  
(805) 237-3904 (fax)  
[ed@prcity.com](mailto:ed@prcity.com)*



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

May 2, 2011

To: Distribution List

The City of Paso Robles has prepared a Draft 2011 Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the draft element and providing comments and recommendations on goals, policies, and action items. The revised draft responds to comments provided by the State Department of Housing and Community Development on July 16, 2009.

Public Hearings on the draft Housing Element are scheduled as follows:

- Planning Commission..... Tuesday, May 24, 2011 at 7:30 pm;
- City Council ..... Tuesday, June 21, 2011 at 7:30 pm.

Both public hearings will be held in the Library Conference Center (City Council Chambers) at Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, CA. Interested persons may attend and make oral presentations to the Planning Commission and City Council. You may also submit written comments provided that such comments are received prior to the public hearings. Letters may be addressed to "City of Paso Robles, ATTN: Ed Gallagher, 1000 Spring Street, Paso Robles, CA 93446. You may also send comments via email to [ed@prcity.com](mailto:ed@prcity.com).

A copy of the 2011 Draft Housing Element is available on the City's web site, in pdf format, at the following address: [www.prcity.com/government/departments/commdev/housing/](http://www.prcity.com/government/departments/commdev/housing/).

Copies are also available at the Reference Desk in the City's Library and at City Hall. Both the Library and City Hall are located at 1000 Spring Street, Paso Robles, CA.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

Ed Gallagher  
City Planner

Distribution List:

California Rural Legal Assistance  
Coast National Bank  
Economic Opportunity Commission of San Luis Obispo County  
El Camino Homeless Organization  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo  
Paso Robles Association of Realtors

Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
Supportive Housing Consortium  
Transitional Food and Shelter  
Dick Willhoit  
Workforce Housing Coalition  
Kathy Barnett

Appendix B-4  
2011 Participation Invitations

California Rural Legal Assistance  
ATTN: Michael Blank  
1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Coast National Bank  
ATTN: Charles Fruit, Senior Vice President  
500 Marsh Street  
San Luis Obispo, CA 93401

Economic Opportunity Commission of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

El Camino Homeless Organization  
ATTN: Linda Doust, President  
P.O. Box 2077  
Atascadero, CA 93423

Heritage Oaks Bank  
ATTN: Lawrence Ward, CEO  
P.O. Box 7012  
Paso Robles, CA 93447-7012

Home Builders Association of the Central Coast  
ATTN: Jerry Bunin, Government Affairs Director  
P.O. Box 748  
San Luis Obispo, CA 93406-0748

Housing Authority of the City of Paso Robles  
ATTN: Armando Corella, Executive Director  
P.O. Box 817  
Paso Robles, CA 93447-0817

Housing Authority of the City of San Luis Obispo  
ATTN: Carol Hatley, Executive Director  
P.O. Box 1289  
San Luis Obispo, CA 93406-1289

Paso Robles Association of Realtors  
ATTN: Andrea Steinbeck, President  
1101 Riverside Avenue, Suite A  
Paso Robles, CA 93446

Paso Robles Nonprofit Housing Corp.  
ATTN: Armando Corella, Manager  
P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: Jeannette Duncan, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

Appendix B-4  
2011 Participation Invitations

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
71 Zaca Lane, Suite 130  
San Luis Obispo, CA 93401

San Luis Obispo County Planning Department  
ATTN: Jason Giffen, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
ATTN: Denise Rae  
Transitions – Mental Health Association  
P. O. Box 15408  
San Luis Obispo CA 93406

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
Paso Robles, CA 93446

Dick Willhoit  
Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

Kathy Barnett  
383 Quarterhorse Lane  
Paso Robles, CA 93446



## CITY OF PASO ROBLES PRESS RELEASE

### Housing Element Update 2011

- **Public Review Draft Available**
- **Public Hearing Schedules**

**For Immediate Release  
May 2, 2011**

**Paso Robles.** A Public Review Draft of an updated Housing Element of the General Plan for the City of Paso Robles is now available for public review and comment. Public Hearings on the draft Housing Element are scheduled as follows:

- Planning Commission.....Tuesday, May 24, 2011 at 7:30 pm;
- City Council.....Tuesday, June 21, 2011 at 7:30 pm.

Both public hearings will be held in the Library Conference Center (City Council Chambers) at Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, CA. Interested persons may attend and make oral presentations to the Planning Commission and City Council.

Written comments may be submitted, provided that such comments are received prior to the public hearings. Letters may be addressed to “City of Paso Robles, ATTN: Ed Gallagher, 1000 Spring Street, Paso Robles, CA 93446. Comments may be sent via email to [ed@prcity.com](mailto:ed@prcity.com).

The Housing Element contains the City’s goals, policies, and action items relevant to providing affordable housing to its residents. The issues that are addressed and analyzed in the Housing Element, which inform the goals, policies, and action items are prescribed by State Law as set forth in Sections 65580 et seq of the California Government Code. State Law also mandates that the Housing Element be updated on a regular schedule.

Interested persons may review the Public Review Draft Housing Element as well as a copy of the current (2004) Housing Element on the City’s web site: [www.prcity.com](http://www.prcity.com), or in the Public Library at 1000 Spring Street, Paso Robles. Printed copies and/or CDs with electronic copies may be purchased from the City for the cost of reproduction.

If you wish to provide written comments or recommendations on the 2011 Housing Element Update or obtain a printed or CD copy, please contact Ed Gallagher at (805) 237-3970 or via email at [ed@prcity.com](mailto:ed@prcity.com). Comments may also be mailed to City of Paso Robles, ATTN: Ed Gallagher, City Planner, 1000 Spring Street, Paso Robles, CA 93446.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICE

PLANNING COMMISSION/CITY  
PROJECT NOTICING

Newspaper: Tribune

Date of  
Publication: May 13, 2011

Hearing  
Date: May 24, 2011  
(Planning Com)

Project: 2011 Housing Element

**CITY OF PASO ROBLES  
NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**2011 UPDATE OF THE HOUSING  
ELEMENT OF THE GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, May 24, 2011, to consider recommending that the City Council approve the 2011 Update of the Housing Element of the General Plan and adopt a Negative Declaration for this project. The public hearing will be held at 7:30 p.m. in the Library Conference Center/City Council Chambers at Paso de Robles Library/City Hall, 1000 Spring Street, Paso Robles, California.

The Public Review Period for the proposed Negative Declaration will commence on May 13, 2011, and end on June 21, 2011 at the City Council hearing for this matter.

All interested persons may attend this public hearing and be heard on this matter.

The Planning Commission's action on the 2011 Update of the Housing Element of the General Plan and on the proposed Negative Declaration will be advisory only. The City Council will conduct a hearing on this matter on June 21, 2011 for the purposes of making final decisions on the 2011 Update of the Housing Element and the Negative Declaration. Separate notice of the hearing will be published at a later date.

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has made a preliminary determination that an Environmental Impact Report need not be prepared because the proposed project will not have a significant effect on the environment.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

The public is invited to provide written comment on the 2011 Update of the Housing Element and the Draft Negative Declaration and to provide oral comment at the public hearings noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [ed@prcity.com](mailto:ed@prcity.com), provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please contact Ed Gallagher, City Planner, at (805) 237-3970 or via email to [ed@prcity.com](mailto:ed@prcity.com).

If you challenge the Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Ed Gallagher, City Planner  
May 13, 2011

694161

I, Theresa Variano, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Theresa Variano

**Appendix C**

**Number of Residential Building Permits Issued 1980 - 2010**

<b>Year</b>	<b>SF &amp; MH</b>	<b>2-4 du/lot *</b>	<b>5+ du/lot *</b>	<b>Total New DU</b>	<b>Demolished or Converted</b>	<b>Net du added</b>
1980	226	26	16	268	-1	267
1981	127	15	30	172	-3	169
1982	30	14	48	92	-2	90
1983	250	40	158	448	-2	446
1984	111	88	114	313	0	313
1985	249	109	156	514	0	504
1986	321	27	56	404	-9	395
1987	188	0	440	628	0	628
1988	276	3	0	279	-5	274
1989	368	0	0	368	-4	364
1990	136	0	40	176	-9	165
1991	63	2	0	65	-8	57
1992	73	0	0	73	-1	72
1993	62	4	0	66	-5	61
1994	113	6	0	119	-1	118
1995	157	0	0	157	-4	153
1996	105	2	0	107	-1	106
1997	117	0	0	117	-16	101
1998	269	0	0	269	-6	263
1999	231	0	0	231	-8	223
2000	415 **	2	12	14	-5	424
2001	465 **	5	5	10	-3	472
2002	346 **	12	0	12	-6	352
2003	414 **	14	38	52	-2	464
2004	431	12	68	511	-5	506
2005	282	9	80	371	-2	369
2006	290	11	68	369	-8	361
2007	41	5	0	46	-4	42
2008	13	1	6	20	0	20
2009	26	2	0	28	0	28
2010	12	1	81	94	1	93
<b>Average 1980 - 1989</b>				<b>349</b>		
<b>Average 1990 - 1999</b>				<b>138</b>		
<b>Average 2000 - 2009</b>				<b>143</b>		

Source: City of Paso Robles' Building Permit Records

Notes:

\* Includes condominiums and single dwellings on commercially- or industrially-zoned property.

\*\* Includes mobile home units in Quail Run (44 in 2000; 47 in 2001; 41 in 2002; 4 in 2003).

Abbreviations Used:

SF = Single Family  
 MH = Mobile Homes  
 du = dwelling unit

**Appendix D-1**  
**Paso Robles' Historic Residential Growth: 2001-2010**

Year	Project	Housing Type	Total # Units *	Units by Income Level				Method of Affordability Determination
				VL	L	M	AM	
2001	Habitat for Humanity	SFD	2		2			Subsidy
2001	Quail Run Mobile Home Park	Mobile Homes	38		38			Sales price
2001	Creston Courtyards	Small lot SFD	29			29		Sales price
2001	Serenade	Small lot SFD	43			43		Sales price
2001	Turtle Creek	Small lot SFA	14			14		Sales price
2001	West Side Infill	SFD	4			4		Sales price
2001	East Side/Hillside SF	SFD	226				226	Sales price
2002	Habitat for Humanity	SFD	1		1			Subsidy
2002	Infill multi-family	MF 2-4	4		4			Rent price
2002	Quail Run Mobile Home Park	Mobile Homes	67		67			Sales price
2002	Creston Courtyards	Small lot SFD	26			26		Sales price
2002	Serenade	Small lot SFD	9			9		Sales price
2002	Turtle Creek	Small lot SFA	26			26		Sales price
2002	Cottage Lane	Small lot SFD	30			30		Sales price
2002	West Side Infill	SFD	1			1		Sales price
2002	East Side/Hillside SF	SFD	360				360	Sales price
2003	Infill multi-family	MF 2-4	1		1			Rent price
2003	Quail Run Mobile Home Park	Mobile Homes	5		5			Sales price
2003	Creston Courtyards	Small lot SFD	1			1		Sales price
2003	Turtle Creek	Small lot SFA	15			15		Sales price
2003	Cottage Lane	Small lot SFD	30			30		Sales price
2003	921 Creston Road	SFA	8			8		Sales price
2003	East Side/Hillside SF	SFD	222				222	Sales price
2004	Infill multi-family	MF 2-4	7		7			Rent price
2004	Oak Creek Commons	Small lot SFA	35			35		Sales price
2004	Turtle Creek	Small lot SFA	16			16		Sales price
2004	Tract 2411	Small lot SFD	3			3		Sales price
2004	West Side Infill	SFD	15			15		Sales price
2004	709 Creston Road	Small lot SFD	9				9	Sales price
2004	East Side/Hillside SF	SFD	322				322	Sales price
2005	Infill multi-family	MF 2-4	10		10			Rent price
2005	Creeside Gardens	Small lot SFA	29	28	1			Subsidy
2005	Caretaker Apt. 2941 Union	Caretaker Apartment	1		1			Rent price
2005	Tract 2411	Small lot SFD	9			9		Sales price

\* All units recorded above were issued Certificates of Occupancy during this period.

**Appendix D-1  
Paso Robles' Historic Residential Growth: 2001-2010**

Year	Project	Housing Type	Total # Units *	Units by Income Level				Method of Affordability Determination
				VL	L	M	AM	
2005	Oak Creek Commons	Small lot SFA	1			1		Sales price
2005	Cottage Lane	Small lot SFD	10			10		Sales price
2005	East Side/Hillside SF	SFD	401				401	Sales price
2006	Infill multi-family	MF 2-4	16		16			Rent price
2006	Canyon Creek Apartments	MF 5+	68	67	1			Subsidy
2006	Caretaker Apt. 3700 Spring	Caretaker Apartment	1		1			Rent price
2006	Cottage Lane	Small lot SFD	18			18		Sales price
2006	358-344 - 24 <sup>th</sup> Street	Small lot SFA	8			8		Sales price
2006	West Side Infill	SFD	1			1		Sales price
2006	East Side/Hillside SF	SFD	257				257	Sales price
2007	Infill multi-family	MF 2-4	3		3			Rent price
2007	Vista del Rio Apartments	MF 5+	80		80			Rent price
2007	Caretaker Apts.	Caretaker Apartments	4		4			Rent price
2007	Second unit	Second Unit	1		1			Rent price
2007	Cottage Lane	Small lot SFD	2			2		Sales price
2007	West Side Infill	SFD	12			12		Sales price
2007	East Side/Hillside SF	SFD	74				74	Sales price
2008	Infill multi-family	MF 5+	18		18			Rent price
2008	Chet Dotter Senior Apts.	MF 5+	40	40				Subsidy
2008	Second units	Second Unit	2		2			Rent price
2008	East Side/Hillside SF	SFD	44				44	Sales price
2009	Infill multi-family	MF 2-4	4		4			Rent price
2009	Caretaker Apts.	Caretaker Apartments	2		2			Rent price
2009	East Side/Hillside SF	SFD	21				21	Sales price
2010	West Side Infill	SFA	4			4		Sales price
2010	East Side/Hillside SF	SFD	20				20	Sales price
<b>Total</b>			<b>2,730</b>	<b>135</b>	<b>269</b>	<b>370</b>	<b>1,956</b>	

\* All units recorded above were issued Certificates of Occupancy during this period.

**Appendix D-2**  
**Replacement Housing Need**  
**Final Inspections of Demolition/Conversion Permits 2001-2010**

Address	D/C Permit #	Demo or Conversion	Unit Type	# du	Income Level of D/C'd Units	Replacement Status as of December 31, 2010	Income Level of New Units	Net Effect
1146 1/2 - 19th Street	B00-0354	Demo	SF	1	M	Yes - 4 units (Parcel Map)	M	+3M
2245 Vine Street	B00-0834	Demo	SF	2	A	Yes	A	0
136 - 12th Street	B01-0069	Demo	SF	1	M	Yes	M	0
215 - 24th Street	B01-0076	Demo	SF	1	A	Yes	A	0
544 Oak Street	B01-1059	Demo	SF	1	M	Yes	M	0
1710 Pine Street	B01-0461	Demo	SF		M	Yes	M	+3L
1402 Golden Hill Road	B02-0086	Demo	SF	1	A	No (Daycare Center)		-1A
1421 Riverside Avenue	B02-0184	Demo	SF	1	M	No (Commercial Center)		-1M
1428 Oak Street	B02-0289	Demo	SF	1	A	No (Dentist Office)		-1A
1825 Oak Street	B02-0655	Demo	SF	1	A	No		-1A
921 Creston Road	B02-0663	Demo	SF	1	M	Yes - 8 units	M	+7M
825 Creston Road	B02-0711	Demo	SF	2	M	Yes - 23 units	A	-1M,+23A
3537 Vine Street	B03-0986	Demo	SF	1	A	12 units (Tract 2411)	A	+11A
1446 Park Street	B04-0001	Demo	SF	1	M	No (Carriage House - Main unit)	M	-1M
818 - 15th Street	B04-0002	Demo	SF	1	L	No (Carriage House - 2nd unit)	L	-1L
2611 Beechwood	B04-0020	Demo	SF	1	A	7 of 8 units (Tract 2391) built	A	+6A
740 - 30th Street	B04-0078	Demo	SF	1	L	2 units	M	-1L, +2M
2232 Oak Street	B04-0292	Demo	SF	1	M	2 units	M	+1M
1802 Park Street	B04-0298	Demo	SF	1	M	3 units	M	+2M
711 Paso Robles Street	B04-0336	Demo	SF	1	M	No (Salvation Army Office)	M	-1M
533 Fein Avenue	B04-0375	Demo	SF	1	M	1 unit	M	0
911 - 21st Street	B04-0959	Demo	SF	1	L	No (Lekai Office Bldg)	L	-1L
735 Pine Street	B04-0965	Conversion	SF	1	M	No (Hearing Aid Office)		-1M
911 Running Stag Way	B05-0022	Demo	SF	1	A	Yes	A	0
2127 Oak Street	B05-0135	Demo	SF	1	M	Yes - 4 units (Parcel Map)	M	+3M
829 - 10th Street	B05-0494	Demo	SF	1	L	Yes	L	0
2280 Meadowlark Road	B05-0627	Demo	SF	1	A	6 of 20 units (Tract 2609) built	A	+5A
1228 - 11th Street	B05-0931	Demo	MF	3	L	No (Industrial e/o Paso Robles Street)		-3L
2545 Riverside Avenue	B05-1099	Demo	SF	1	M	No (Thiessen Office)		-1M
535 Navajo Avenue	B06-0024	Demo	SF	1	A	No, but 11 SF lots (Tract 2676) approved	A	-1A
2965 Wallace Drive	B06-0065	Demo	MF	5	L	No (Industrial Park)		-5L
1035 Vine Street	B06-0249	Demo	SF	1	A	Yes (caretaker for office bldg)	L	-1A, +1L
108 - 11th Street	B06-0290	Demo	SF	1	A	Yes - 3 units (Parcel Map)	A	+2A
421 - 7th Street	B06-0359	Demo	SF	1	M	No		-1M
2501 Theatre Drive	B06-0508	Demo	SF	1	A	No		-1A
1921 Experimental Sta. Rd	B06-0589	Demo	SF	1	A	No, but 7 SF lots (Tract 2782) approved	A	-1A

**Appendix D-2**  
**Replacement Housing Need**  
**Final Inspections of Demolition/Conversion Permits 2001-2010**

Address	D/C Permit #	Demo or Conversion	Unit Type	# du	Income Level of D/C'd Units	Replacement Status as of December 31, 2010	Income Level of New Units	Net Effect
624 - 8th Street	B07-0279	Demo	SF	1	M	No		-1M
1921 Spring Street	B07-0408	Demo	SF	1	A	No		-1A
721 Pine Street	B08-0056	Demo	SF	4	M	No, but 9 units approved (Ostrander)	L	-4M
603 - 23rd Street	B08-0086	Demo	SF	1	M	No		-1M
405 - 14th Street	B08-0276	Conversion	SF	1	A	No		-1A
1809 Riverside Avenue	B10-0036	Demo	SF	1	M	No		-1L

Net Effect on Supply by Income Group (Total of Net Effect Column)

Above Moderate (A)	+38 units	Many more replacement lots approved.
Moderate (M)	+5 units	
Low (L)	-8 units	9 units can be offset if Ostrander's Mixed Use Project at 721 Pine Street is built.

**Appendix E-1  
Age of the Population**

**AGE - 1990 Census**

Cohort	City		County		State	
Under 5 years	1,779	9.6%	13,902	6.4%	2,397,715	8.1%
5 to 14 years	2,979	16.0%	26,682	12.3%	4,201,325	14.1%
15 to 17 years	678	3.6%	6,947	3.2%	1,151,685	3.9%
18 to 19 years	478	2.6%	8,808	4.1%	901,463	3.0%
20 to 29 years	2,780	15.0%	40,363	18.6%	5,364,851	18.0%
30 to 39 years	3,320	17.9%	37,973	17.5%	5,333,263	17.9%
40 to 49 years	1,945	10.5%	26,364	12.1%	3,758,900	12.6%
50 to 59 years	1,258	6.8%	16,245	7.5%	2,415,948	8.1%
60 to 64 years	744	4.0%	9,133	4.2%	1,099,319	3.7%
65 and over	2,622	14.1%	30,745	14.2%	3,135,552	10.5%
Total	18,583		217,162		29,760,021	

**AGE - 2000 Census**

Cohort	City		County		State	
Under 5 years	1,749	7.2%	12,358	5.0%	2,486,981	7.3%
5 to 14 years	4,037	16.6%	31,086	12.6%	5,296,702	15.6%
15 to 17 years	1,454	6.0%	9,969	4.0%	1,466,146	4.3%
18 to 19 years	1,067	4.4%	10,924	4.4%	984,742	2.9%
20 to 29 years	2,857	11.8%	36,472	14.8%	4,924,829	14.5%
30 to 39 years	3,393	14.0%	32,439	13.2%	5,500,264	16.2%
40 to 49 years	3,579	14.7%	39,874	16.2%	5,002,390	14.8%
50 to 59 years	2,136	8.8%	28,392	11.5%	3,467,095	10.2%
60 to 64 years	763	3.1%	9,482	3.8%	1,146,841	3.4%
65 and over	3,262	13.4%	35,685	14.5%	3,595,658	10.6%
Total	24,297		246,681		33,871,648	

**UCSB Economic Forecast 2008 for SLO County**

Cohort	2000		2007	
Under 5 years	12,300	5.0%	12,900	4.9%
5 to 14 years	31,100	12.6%	27,100	10.4%
15 to 17 years}	21,000	8.5%	21,300	8.1%
18 to 19 years}				
20 to 29 years	36,600	14.8%	44,200	16.9%
30 to 39 years	32,500	13.1%	31,100	11.9%
40 to 49 years	40,100	16.2%	36,400	13.9%
50 to 59 years	28,700	11.6%	37,900	14.5%
60 to 64 years	9,600	3.9%	13,200	5.0%
65 and over	35,800	14.5%	37,700	14.4%
Total	247,700		261,800	

**Sources :**

1990 US Census (Summary Tape File #1; 2000 US Census (Summary File #1)  
2008 UCSB Economic Forecast Project

**Appendix E-2**  
**Race and Ethnicity of Population and Households**

**2000 US Census**

Notes:

1. Percentages are of total population of each geographic area.
2. Source: 2000 US Census, Summary File #1

<b>Population by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White alone	18,393	76%	208,699	85%	20,170,059	60%
Black or African American alone	806	3%	5,002	2%	2,263,882	7%
American Indian and Alaska Native alone	316	1%	2,335	1%	333,346	1%
Asian alone	458	2%	6,568	3%	3,697,513	11%
Native Hawaiian and Other Pacific Islander alone	34	0%	286	0%	116,961	0%
Some other race alone	3,325	14%	15,312	6%	5,682,241	17%
Two or more races	965	4%	8,479	3%	1,607,646	5%
<b>Total Population</b>	<b>24,297</b>		<b>246,681</b>		<b>33,871,648</b>	

<b>Hispanic or Latino Population</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	6,735	28%	40,196	16%	10,966,556	32%

Note: Hispanic or Latino is considered by the US Census Bureau to be an "ethnicity", not a race.

<b>Hispanic or Latino Population by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
<u>Not</u> Hispanic or Latino: Total	17,562	72%	206,485	84%	22,905,092	68%
White alone	15,600	64%	187,840	76%	15,816,790	47%
Black or African American alone	751	3%	4,743	2%	2,181,926	6%
American Indian and Alaska Native alone	174	1%	1,490	1%	178,984	1%
Asian alone	430	2%	6,342	3%	3,648,860	11%
Native Hawaiian and Other Pacific Islander alone	14	0%	227	0%	103,736	0%
Some other race alone	30	0%	365	0%	71,681	0%
Two or more races	563	2%	5,478	2%	903,115	3%
Hispanic or Latino: Total	6,735	28%	40,196	16%	10,966,556	32%
White alone	2,793	11%	20,859	8%	4,353,269	13%
Black or African American alone	55	0%	259	0%	81,956	0%
American Indian and Alaska Native alone	142	1%	845	0%	154,362	0%
Asian alone	28	0%	226	0%	48,653	0%
Native Hawaiian and Other Pacific Islander alone	20	0%	59	0%	13,225	0%
Some other race alone	3,295	14%	14,947	6%	5,610,560	17%
Two or more races	402	2%	3,001	1%	704,531	2%

**Appendix E-2**  
**Race and Ethnicity of Population and Households**

**2000 US Census**

<b>Household by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White Alone Householder	7,230	85%	82,660	89%	7,777,625	68%
Black/African American Alone Householder	204	2%	865	1%	793,479	7%
American Indian and Alaska Native Alone Householder	111	1%	864	1%	101,539	1%
Asian Alone Householder	112	1%	2,101	2%	1,107,202	10%
Native Hawaiian and Other Pacific Islander Householder	10	0%	85	0%	29,474	0%
Some Other Race Alone Householder	655	8%	3,763	4%	1,278,237	11%
Two or More Races Householder	234	3%	2,401	3%	415,314	4%
<b>Total Number of Households</b>	<b>8,556</b>		<b>92,739</b>		<b>11,502,870</b>	

<b>Hispanic or Latino Households</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	1,495	17%	9,455	10%	2,566,688	22%

**Population Per Household by Race and Ethnicity**

<b>Population in Households by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White alone	18,445		199,351		19,981,678	
Black or African American alone	619		2,344		2,152,880	
American Indian and Alaska Native alone	322		2,400		334,145	
Asian alone	350		5,697		3,591,982	
Native Hawaiian and Other Pacific Islander alone	34		235		113,132	
Some other race alone	2,895		14,546		5,529,523	
Two or more races	705		6,537		1,348,554	
<b>Total Population</b>	<b>23,370</b>		<b>231,110</b>		<b>33,051,894</b>	

*Note: Less than 100% of the population live in households; some live in group quarters (e.g. correctional institutions).*

<b>Persons per Household by Race of Householder</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White alone	2.55		2.41		2.57	
Black or African American alone	3.03		2.71		2.71	
American Indian and Alaska Native alone	2.90		2.78		3.29	
Asian alone	3.13		2.71		3.24	
Native Hawaiian and Other Pacific Islander alone	3.40		2.76		3.84	
Some other race alone	4.42		3.87		4.33	
Two or more races	3.01		2.72		3.25	
<b>Population/Household over all households</b>	<b>2.73</b>		<b>2.49</b>		<b>2.87</b>	

<b>Population in Hispanic or Latino Households</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total Population in Households	5,984		33,662		10,432,667	
<b>Population per Household</b>	<b>4.00</b>		<b>3.56</b>		<b>4.06</b>	

**Appendix E-2**  
**Race and Ethnicity of Population and Households**

**1990 US Census**

Notes:

1. Percentages are of total population of each geographic area.
2. Source: 1990 US Census, Summary Tape File #1

<b>Population by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White	15,759	85%	193,619	89%	20,524,327	69%
Black or African American	655	4%	5,727	3%	2,208,801	7%
American Indian and Alaska Native	260	1%	2,203	1%	242,164	1%
Asian	323	2%	5,866	3%	2,735,060	9%
Native Hawaiian or Pacific Islander	19	0%	329	0%	110,599	0%
Other	1,567	8%	9,418	4%	3,939,070	13%
<b>Total Population</b>	<b>18,583</b>		<b>217,162</b>		<b>29,760,021</b>	

Note: The 1990 Census did not classify the population by more than one race as did the 2000 Census.

<b>Hispanic or Latino Population</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	3,367	18%	28,923	13%	7,687,938	26%

<b>Hispanic or Latino by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Not Hispanic or Latino: Total	15,216	82%	188,239	87%	22,072,083	74%
White	14,056	76%	176,246	81%	17,029,126	57%
Black or African American	621	3%	4,325	2%	2,092,446	7%
American Indian and Alaska Native	183	1%	1,652	1%	184,065	1%
Asian AND Pacific Islander	326	2%	5,774	3%	2,710,353	9%
Some other race	30	0%	242	0%	56,093	0%
Hispanic or Latino: Total	3,367	18%	28,923	13%	7,687,938	26%
White	1,703	9%	17,373	8%	3,495,201	12%
Black or African American	34	0%	1,402	1%	116,355	0%
American Indian and Alaska Native	77	0%	551	0%	58,099	0%
Asian AND Pacific Islander	16	0%	421	0%	135,306	0%
Some other race	1,537	8%	9,176	4%	3,882,977	13%

Note: The 1990 Census combined Asian and Pacific Islander for most statistics.

<b>Household by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White Householder	6,181	89%	74,638	93%	7,871,635	76%
Black/African American Householder	218	3%	882	1%	751,563	7%
American Indian and Alaska Native Householder	98	1%	768	1%	78,848	1%
Asian AND Pacific Islander Householder	92	1%	1,757	2%	777,913	7%
Other Race Householder	395	6%	2,236	3%	901,247	9%
<b>Total Number of Households</b>	<b>6,984</b>		<b>80,281</b>		<b>10,381,206</b>	

<b>Hispanic or Latino</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	885	13%	6,723	8%	1,836,989	18%

**Appendix E-3  
Household Income**

**Household Income in 2000 by Race**

Income Level	White	Black	AIAN	Asian	NHPI	Other	2+Races	Total
Less than \$10,000	648	23	30	0	18	64	56	839
\$10,000 to \$14,999	379	24	0	6	0	97	12	518
\$15,000 to \$19,999	405	0	0	0	0	61	14	480
\$20,000 to \$24,999	496	0	23	9	0	78	20	626
\$25,000 to \$29,999	503	16	15	17	0	115	17	683
\$30,000 to \$34,999	534	25	0	23	0	52	22	656
\$35,000 to \$39,999	465	7	16	0	0	33	37	558
\$40,000 to \$44,999	557	10	10	17	0	69	4	667
\$45,000 to \$49,999	324	0	0	0	0	23	20	367
\$50,000 to \$59,999	699	19	33	14	0	20	17	802
\$60,000 to \$74,999	779	0	39	35	0	37	20	910
\$75,000 to \$99,999	716	7	10	5	0	35	38	811
\$100,000 or more	616	9	0	13	0	5	21	664
Total	7,121	140	176	139	18	689	298	8,581

Source: 2000 US Census, Summary File #3

**Household Income in 2000 by Income Group by Race**

Income Group	% AMI *	Upper Threshold **	White	Black	AIAN	Asian	NHPI	Other	2+Races	Total	Percent
Extremely Low	0 - 30%	\$12,700	853	36	30	3	18	116	62	1,119	13%
Very Low	31 - 50%	\$21,200	698	11	6	5	0	124	24	869	10%
Low	51 - 80%	\$33,900	1,296	36	32	42	0	215	49	1,670	19%
Median	100%	\$42,428									
Moderate	81 - 120%	\$50,900	1,526	24	29	23	0	138	67	1,808	21%
Above Moderate	121%+	N/A	2,747	33	79	66	0	95	94	3,115	36%
Total Households/Race			7,121	140	176	139	18	689	298	8,581	

\* AMI = Area (San Luis Obispo County) Median Income as reported in Summary File #3 of 2000 US Census

\*\* All figures except the Median Income are rounded to the nearest \$100.

AIAN = American Indian and Alaska Native; NHPI = Native Hawaiian and Pacific Islander

NOTE: Data in Summary File #3 is based on a sampling of the population; numbers of household will differ from those reported in Summary File #1.

**Appendix E-3  
Household Income**

**Household Income in 2008**

Income Level	City		County	
	Households	Percent	Households	Percent
Less than \$15,000	1,270	12%	12,165	12%
\$15,000 to \$24,999	1,021	10%	10,391	10%
\$25,000 to \$34,999	1,264	12%	10,452	10%
\$35,000 to \$49,999	1,892	18%	15,512	15%
\$50,000 to \$74,999	2,229	21%	20,003	20%
\$75,000 to \$99,999	1,293	12%	13,233	13%
\$100,000 or more	1,522	15%	20,349	20%
Total	10,491		102,105	

Source: 2008 UCSB Economic Forecast Project for Paso Robles

**Household Income in 2008 by Income Group**

Income Group	% AMI *	Upper Threshold **	City		County	
			Households	Percent	Households	Percent
Extremely Low	0 - 30%	\$15,900	1,362	13%	13,101	13%
Very Low	31 - 50%	\$26,600	1,131	11%	11,128	11%
Low	51 - 80%	\$42,500	2,008	19%	16,536	16%
Median	100%	\$53,166				
Moderate	81 - 120%	\$63,800	2,997	29%	26,159	26%
Above Moderate	121%+	N/A	2,993	29%	35,181	34%
Total			10,491		102,105	

\* AMI = Area (San Luis Obispo County) Median Income as reported in USCB Economic Forecast Project for Paso Robles

\*\* All figures except the Median Income are rounded to the nearest \$100.

**Appendix E-4  
Employment**

**County of San Luis Obispo**

Sector	2000		2007	
	Persons	Pct	Persons	Pct
Agriculture	4,775	5%	4,050	4%
Mining & Construction	6,117	6%	7,778	7%
Manufacturing, Durable	4,167	4%	3,297	3%
Manufacturing, Non-Durable	3,192	3%	3,054	3%
Transportation, Warehousing, & Utilities	3,150	3%	3,866	4%
Information	1,842	2%	1,709	2%
Wholesale Trade	2,358	2%	2,642	2%
Retail Trade	12,617	13%	14,186	13%
Finance, Insurance, & Real Estate	3,733	4%	4,824	4%
All Other Services	34,650	35%	40,010	37%
Public Sector	22,400	23%	22,253	21%
Total	99,001		107,669	

Source: UCSB Economic Forecast Project: 2008 for San Luis Obispo County

**Paso Robles (Metro Area)**

Sector	2000		2007	
	Persons	Pct	Persons	Pct
Agriculture	1,538	13%	1,008	7%
Mining & Construction	1,014	8%	1,676	11%
Manufacturing, Durable	1,644	13%	1,745	12%
Manufacturing, Non-Durable	868	7%	1,108	7%
Transportation, Warehousing, & Utilities	279	2%	286	2%
Information	0	0%	0	0%
Wholesale Trade	443	4%	399	3%
Retail Trade	2,915	24%	2,556	17%
Finance, Insurance, & Real Estate	395	3%	552	4%
All Other Services	1,559	13%	4,166	27%
Public Sector	1,627	13%	1,670	11%
Total	12,282		15,166	

Source: UCSB Economic Forecast Project: 2008 for Paso Robles

**Appendix F-1**  
**Residential Rent and Vacancy Status**  
 January 2009

**MULTI-FAMILY UNITS**

Complex	Address	# DU	Phone	Manager	Vac	Studio		1 bedroom		2 bedroom		3 Bedroom	
						sf/notes	Rent	sf/notes	Rent	sf/notes	Rent	sf/notes	Rent
Alder Creek		96	239-7700	Marjorie Johnson	0			660 sf	895	816 sf	995		
Clifton Apts		44	239-9566	Gwen Erskine	0	400	550	500 sf	625	650 sf	725		
Dry Creek		400	238-4080	Carol Hoffman	25					850 sf	920-975		
Grandview	240 Spring	54	238-5737	Lloyd Hackett	3			700 sf	750	800 sf	850	975 sf	950
Laguna Terrace	3408 Spring	40	239-4161	Lynn Willis	3					750 - 800sf	900		
Villa Robles	611 - 10th	31	237-9730	Dawn Pentony	4	600	750	800 sf	850	1100 sf	950		
Villa del Rio	94 Rio Court	80	237-0788	Barbara Jones							1025-1175		
RPM		80/90	238-1600	Joe Williams	10		600-900		700-750		900-1200		
Manzanita		147	237-9730	Dawn Pentony		400-500 sf	600-800	600-800 sf	700-900	800-1100 sf	750-1200	1000-1500 sf	750-1200
Jackie Bryant		30	238-0873	Jackie	0				775		885 - 950		
Turn-Key		70	239-0795	Jeff Pennick	3				575-675		850 - 950		

**SINGLE FAMILY RENTAL RATES**

RPM	2 BR		800-1200	3 BR	1200-1700
Manzanita	2 BR		800-1650	3 BR	1000-1900
Suite One	2 BR		1000-1100	3 BR	1300-1800
Turn-Key	2 BR		900-1200	3 BR	1200-1500
Erskine	2 BR		900-1000	3 BR	1300
Barbara Jones	2 BR		975-1050		

**Appendix F-2  
Market Rents  
February 2011**

Type of Unit	MF Detail	# BR	Rent	Address/Area	Ad Source
MF 2-4	Caretaker	Studio	\$600	1804 Spring	manzanita.info
MF 2-4	Detached Apt	1	\$550	345 – 12th	craigslist.com
MF 2-4	Triplex	1	\$600	2913 Park	manzanita.info
MF 2-4	Detached Apt	1	\$650	Near Downtown	craigslist.com
MF 2-4	Fourplex	2	\$850	1045 Olive	craigslist.com
MF 2-4	Triplex	2	\$875	509 – 28th	craigslist.com
MF 2-4	Triplex	2	\$895	102 Vine	craigslist.com
MF 2-4	Duplex	2	\$1,000	545 Ferro	suiteoneproperties.com
MF 2-4	Detached Apt	2	\$1,295	2218 Park	craigslist.com
MF 2-4	Duplex	3	\$1,100	536 Creston	craigslist.com
MF 5+		Studio	\$500	Spring	craigslist.com
MF 5+		1	\$700	3411 Spring	manzanita.info
MF 5+		1	\$750	3200 Spring (Presidio Gardens)	craigslist.com
MF 5+		1	\$850	611 - 10 <sup>th</sup> (Villa Robles)	manzanita.info
MF 5+		2	\$795	3408 Spring	craigslist.com
MF 5+		2	\$795	1645 Pine	markiv.net
MF 5+		2	\$800	3041 Spring	craigslist.com
MF 5+		2	\$900	3200 Spring (Presidio Gardens)	craigslist.com
SFA	condominiums	2	\$1,250	Golf Course	craigslist.com
SFA	Duplex	2	\$850	1828 Kimberley (Sierra Bonita)	craigslist.com
SFA	Duplex	2	\$1,125	Sierra Bonita	craigslist.com
SFA	Duplex	2	\$1,250	1605 Poppy (Royal Oak Meadows)	craigslist.com
SFR		2	\$995	Park	craigslist.com
SFR		2	\$1,150	834 – 20th	craigslist.com
SFR		2	\$1,400	330 - 14th	craigslist.com
SFR		3	\$1,350	1727 Hogan	craigslist.com
SFR		3	\$1,350	311 Primrose	turn-keymgmt.com
SFR		3	\$1,450	1304 Stoney Ck	craigslist.com
SFR		3	\$1,450	1844 Vine	craigslist.com
SFR		3	\$1,500	810 Nicklaus	craigslist.com
SFR		3	\$1,500	440 Palomino	craigslist.com
SFR		3	\$1,500	923 Sycamore Canyon	turn-keymgmt.com
SFR		3	\$1,550	838 Nicklaus	craigslist.com
SFR		3	\$1,550	Linda Circle	craigslist.com
SFR		3	\$1,550	Riverglen Area	craigslist.com
SFR		3	\$1,595	924 Austin	craigslist.com
SFR		3	\$1,600	318 Via Ramona	craigslist.com
SFR		3	\$1,600	325 Fairview	suiteoneproperties.com
SFR		3	\$1,650	1525 Las Brisas	craigslist.com
SFR		3	\$1,650	935 Player	suiteoneproperties.com

All rent figures obtained on February 24, 2011

**Abbreviations**

- MF Multi-Family
- MF 2-4 Multi-Family, 2-4 units per lot
- MF 5+ Multi-Family, 5 or more units per lot
  
- SFR Single Family Detached
- SFA Single Family Attached

## Appendix F-3 Income and Market Rent

February 2011

Income Group	% of Median	Household (HH) Size and Annual Income											
		1 person/HH		2 persons/HH		3 persons/HH		4 persons/HH		5 persons/HH		6 persons/HH	
		Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent
<b>Extremely Low</b>	<b>30</b>	15,200	380	17,400	440	19,600	490	21,800	550	23,500	590	25,200	630
	40	20,300	510	23,200	580	26,100	650	29,000	730	31,300	780	33,600	840
<b>Very Low</b>	<b>50</b>	25,400	640	29,000	730	32,600	820	36,300	910	39,200	980	42,100	1,050
	60	30,500	760	34,800	870	39,200	980	43,500	1,090	47,000	1,180	50,500	1,260
	70	35,500	890	40,600	1,020	45,700	1,140	50,800	1,270	54,800	1,370	58,900	1,470
<b>Low</b>	<b>80</b>	40,600	1,020	46,400	1,160	52,200	1,310	58,000	1,450	62,600	1,570	67,300	1,680
<b>Median</b>	<b>100</b>	50,750	1,270	58,000	1,450	65,250	1,630	72,500	1,810	78,300	1,960	84,100	2,100

Max Rent is monthly rent equal to 30% of household income.

Rental Type	Rent Range *	Persons per HH	ELI Affordability	VLI Affordability	LI Affordability
Studio apartment rent range	500-600	1 - 2	No	Yes	Yes
1 bedroom apartment rent range	550-850	1 - 2	No	Yes	Yes
2 bedroom apartment rent range	850-1300	2 - 4	No	Partial **	Yes
2 bedroom house rent range	800-1400	2 - 5	No	Partial **	Yes
3 bedroom house rent range	1350-1650	3 - 6	No	No	Partial

\* Prices are from February 2011

\*\* "Partial" means that a portion of the rental market is affordable to an income group

ELI = Extremely Low Income; VLI = Very Low Income; LI = Low Income

**Appendix G**  
**Paso Robles' Subsidized Housing: Inventory And Preservation Analysis**

**I INVENTORY**

1. Oak Park Apartments, 3201 Pine Street

Type of Tenants: Lower and very low income families  
Number of Units: 148 \*  
Bedrooms/Unit: 18 one-BR, 88 two-BR, 40 three-BR, 2 four-BR  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-3  
Site net acreage: 19.3  
Completion Date: 1941

\* Originally, there were 150 units. However, 4 one bedroom units were combined to make the 2 four bedroom units, resulting in a net loss of 2 units.

Assistance Type #1: Housing Act of 1950 (Public Housing)  
Contract Approved: 05/01/53  
Contract Expires: 05/01/13

This project was built in 1941, by the Public Housing Administration (PHA), as wartime housing for Camp Roberts Army personnel. In 1953, pursuant to the National Housing Act of 1950, it was conveyed to the Paso Robles Housing Authority to be used for low income housing under the condition that it operate under PHA (later HUD) regulations for low income housing for 40 years.

Assistance Type #2: HUD Public Housing Operating Subsidy  
Funding Approved: 07/01/03  
Restriction Expires: 07/01/13

The Housing Authority has regularly applied for HUD Public Housing Operating Subsidy funds on an annual basis. As a condition of receipt of these funds, HUD requires that the project continue to operate under HUD regulations for low income housing for 10 years. The Director of the Housing Authority reported that the Housing Authority presently (2004) plans to continue applying for these funds.

NOTE: In 2009, the Housing Authority is filing an application with HDU for disposition of the facility from Public Housing Assistance in order to pursue redevelopment of the complex using Federal Tax Credits. The redevelopment project would, however, will include a new 55 year affordability covenant.

Owner: Paso Robles Housing Authority  
P.O. Box 817  
Paso Robles, CA 93447

2. Hacienda Del Norte Apartments. 529 - 10th Street

Type of Tenants: Lower and very low income elderly  
Number of Units: 44  
Bedrooms/Unit: 20 studio; 24 one-bedroom  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 1.0  
Completion Date: 12/28/76 (electrical tags)

Assistance Type #1: HUD § 221(d) (3) Market Rate  
Contract Approved: 10/21/77  
Contract Expires: 10/21/17  
Prepayment Eligibility: 10/21/97

This assistance type, which consisted of an FHA-insured mortgage to a private limited-dividend developer for the construction of rental housing for low and moderate income households, was prepaid on 12/03/03.

Assistance Type #2: HUD §8 Loan Management Set-Aside/Rent Supplement  
Conversion  
Contract Approved: 08/31/95  
Contract Expires: 09/01/09

This Section 8 program reserves Housing Assistance Payments (HAP's) for additional assistance to HUD-insured mortgages to enable existing projects to raise their rents high enough to meet operating expenses. The term of the HAP contract is for 5 years with a renewal option up to a maximum of 15 years.

City staff has communicated with the property manager, Michael Force of Westcal Management (916-348-118) in March 2009. He has informed the City that the owners are trying to negotiate a new five year Section 8 contract with HUD and plans to keep the complex as affordable housing.

Owner: Hacienda Del Norte Associates  
c/o National Tax Search, LLC  
P.O. Box 81290  
Chicago, IL 60681

3. Creston Gardens Apartments, 1255 Creston Road

Type of Tenants: Lower and very low income families  
Number of Units: 60  
Bedrooms/Unit: 51 two-BR, 9 three-BR  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 4.6  
Completion Date: 01/09/79 (electrical tags)

Assistance Type: USDA Rural Development §515  
Contract Approved: 08/01/90 (rehabilitation loan) \*  
Contract Expires: 08/01/40 (50 years)  
Prepayment Eligibility: 08/01/10 (20 years) only if a Finding can be made that there is no need for low income housing in the City.

\* NOTE: Original construction loan was approved on 03/23/79; it expires on 03/23/19 and would be eligible for prepayment on 03/23/99. However, the rehabilitation loan protects the project from conversion until 2010.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low – and moderate – income persons, the elderly and the disabled.

Owner: OGO Apartments of Paso Robles  
730 Park Street  
Paso Robles, CA 93446

4. Riverview Apartments, 149 Olive Street

Type of Tenants: Lower and very low income families  
Number of Units: 48  
Bedrooms/Unit: 16 one-BR, 16 two-BR, 16 three-BR  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 2.9  
Completion Date: 11/05/82 (certificate of occupancy)

Assistance Type: USDA Rural Development §515  
Contract Approved: 02/26/82  
Contract Expires: 02/26/32 (50 years)  
Prepayment Eligibility: 02/26/02 (20 years) only if a finding can be made that there is no need for low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

In March 2009, City staff spoke with Mike Carnes of the USDA Rural Development Agency's Visalia office (559-734-8732) who reported that the owners did not pursue any prepayment eligibility to become market rate in 2002, and have no intention of converting the complex to market rate apartments.

Owner: Paso Robles Investors  
DBA River View Apartments  
P.O. Box 30316  
Lansing, MI 48909

5. Paso Robles Gardens Apartments. 540 Simms Avenue

Type of Tenants: Lower and very low income families  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-3  
Number of Units: 26  
Site net acreage: 1.5  
Bedrooms/Unit: 12 two-BR flats, 9 two-BR townhouse, 5 three-BR  
Completion Date: 01/04/85 (certificate of occupancy)

Assistance Type: USDA Rural Development §515  
Contract Approved: 01/25/85  
Contract Expires: 01/25/35 (50 years)  
Prepayment Eligibility: 01/25/05 (20 years) only if a finding can be made that there is no need for low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

In March 2009, City staff spoke with Ken Trigueiro of the Peoples' Self-Help Housing Corp. (805-783-4475), who reported that the owners did not have any intention of converting the complex to market rate apartments. However the owners do wish to sell the property to Peoples' Self-Help Housing Corporation. Ken informed the City that they too wish to purchase the complex, but are in the process to find the necessary funding to do so.

Owner: Paso Robles Gardens Associates  
c/o Palmer Roswell  
730 Park Street  
Paso Robles, CA 93446

6. Los Robles Terrace Apartments. 2940 Spring Street

Type of Tenants: Lower and very low income elderly and disabled  
Number of Units: 40  
Bedrooms/Unit: All units have 1 bedroom.  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4,PD  
Site net acreage: 1.1  
Completion Date: 09/27/91 (certificate of occupancy)

Assistance Type: HUD § 202 (elderly housing) \*  
Contract Approved: 1991  
Contract Expires: 2031 (40 years)  
Prepayment Eligibility: Not eligible.

\* NOTE: Matching funds for the §202 loan were provided by a CDBG Grant in 1989 (\$499,000) and Redevelopment Low and Moderate Income Housing Funds (\$119,730).

Owner: Los Robles Terrace, Inc.  
3533 Empleo Street  
San Luis Obispo, CA 93401

7. Canyon Creek Apartments, 400 Oak Hill Road

Type of Tenants: Lower and very low income families  
Number of Units: 68  
Bedrooms/Unit: 32 2-bedroom, 34 3-bedroom  
GP Category: Residential Multiple Family-8 (RMF-8)  
Zoning: R-2,PD  
Site net acreage: 5.9  
Completion Date: Last Certificate of Occupancy: 12/05/06

Assistance Types:  
Federal Tax Credit Equity: \$10.1 million  
Rural Communities Assistance Corporation Loan: \$1.5 million  
USDA Section 515 (Farm Labor Housing) Loan: \$1 million  
State Joe Serna Farmworker Housing Loan: \$1 million  
Paso Robles Redevelopment Agency LMIH Fund Grant: \$559,000  
HOME Funds via the County of San Luis Obispo Grant: \$550,000  
Federal Home Loan Bank AHP Grant: \$400,000  
Other sources: \$1.8 million

Several of the above funding sources required 55 year affordability covenants which expire in 2061.

Owner: Canyon Creek LP / Peoples' Self-Help Housing  
Address: 3533 Empleo Street  
San Luis Obispo, CA 93401

8. Creekside Gardens Apartments, 401 Oak Hill Road

Type of Tenants: Lower and very low income elderly  
Number of Units: 29  
Bedrooms/Unit: 28 1-bedroom, 1 2-bedroom  
GP Category: Residential Multiple Family-8 (RMF-8)  
Zoning: R-2,PD  
Site net acreage: 7.1  
Completion Date: February 2005

Assistance Type #1: HUD 202 (Elderly Housing)  
Contract Approved: 3/1/05  
Contract Expires: 3/1/10 (initial term, renewable annually thereafter)

In 2001 and in 2002, the Redevelopment Agency approved a grant of \$635,000 in LMIH funds to assist Peoples' Self-Help Housing Corp. develop 29 senior apartments on the northwest corner of Nicklaus Drive and Oak Hill Road.

Owner: Oak Grove Hosing Inc. / Peoples' Self-Help Housing  
Address: 3533 Empleo Street  
San Luis Obispo, CA 93401

9. Chet Dotter Senior Housing, 801 28<sup>th</sup> Street

Type of Tenants: Lower and very low income elderly  
Number of Units: 40  
Bedrooms/Unit: 40 1-Bedroom  
GP Category: RMF -12  
Zoning: R-3  
Site net acreage: 1.1  
Completion Date: January 2008

Assistance Types:  
Private Loan: \$2.3 million  
Paso Robles Redevelopment Agency LMIH Fund Loan: \$1.72 million  
HOME Funds via the County of San Luis Obispo Loan: \$1.3 million  
Federal Economic Development Initiative Loan: \$498,900  
Federal Home Loan Bank AHP Grant: \$569,000  
State Workforce Housing Reward Grant funds (offsites): \$40,500  
Public Housing Capital Grant (offsites): \$125,000  
Paso Robles Redevelopment Agency LMIH Fund Grant (pre-development): \$25,000

Several of the above funding sources required 55 year affordability covenants which expire in 2062.

Owner: Paso Robles Housing Authority  
Address: PO Box 817  
Paso Robles, CA 93447

## II PRESERVATION ANALYSIS

Tables H-1 through H-6 on the following pages provide an analysis of the costs of preserving subsidized housing for use by lower and very low income households.

Table H-1 estimates the cost of replacing those subsidized housing development that are at risk of being converted to market rate rentals within the next ten years (2009-2019).

Cost factors for land, off-site improvements, and construction are the same as those reported in Chapter 6.0 (Constraints) of the Housing Element.

Table H-2 estimates the per unit and per project costs of acquiring subsidized housing. It assumes that the value of a project will be determined by market rate conditions such as rents and vacancy factors. It also assumes that some rehabilitation would be necessary.

Tables H-3 through H-6 compare the costs to the public of preserving the four subsidized projects at risk within the next 10 years with the costs of replacing them with new subsidized housing. From these tables, it can be seen that the costs to preserve these projects are significantly less than the costs to replace them. Additionally, for each project, two scenarios regarding the availability or non-availability of rent subsidies through Section 8 or USDA Subsidy is presented. It is clear that both the costs of preservation and of replacement can be further lowered if rental assistance is available.

**TABLE H-1: ESTIMATED DEVELOPMENT COSTS FOR REPLACEMENT OF ASSISTED HOUSING**

<b># of unitsAcres/Cost Item</b>	<b>Hacienda del Norte</b>	<b>Riverview Apartments</b>	<b>Paso Robles Gardens</b>	<b>Creston Gardens</b>
# of Units	44	48	26	60
Acres needed	1.0	3.2	1.3	3
Floor Area (square feet)	26,800	43,200	24,400	55,800
Land	\$2,041,600	\$2,227,200	\$1,206,400	\$2,784,000
Off-Site Improvements	\$299,200	\$326,400	\$176,800	\$408,000
Construction	\$3,484,000	\$5,616,000	\$3,172,000	\$7,254,000
Planning Processing Fees	\$6,500	\$6,500	\$6,500	\$6,500
Building Permit Fees	\$2,990	\$3,242	\$2,953	\$3,428
Development Impact Fees	\$701,052	\$764,784	\$414,258	\$1,113,840
Water Fees	\$318,708	\$347,628	\$188,568	\$434,388
Sewer Fees	\$205,524	\$224,208	\$121,446	\$280,260
School Fees	\$70,484	\$113,616	\$64,172	\$146,754
Soft Costs	\$975,260	\$1,063,920	\$576,290	\$1,329,900
<b>Total</b>	<b>\$8,105,318.00</b>	<b>\$10,693,498.00</b>	<b>\$5,929,387.00</b>	<b>\$13,761,070.00</b>

**Assumptions:**

1. Acres needed: Assume 40 units/acre for senior housing (Hacienda del Norte) and 20 units/acre for family housing.
2. Floor Areas: Assume Studio: 500 sf; 1-BR: 700 sf; 2-BR: 900 sf; 3-BR: 1,100 sf applied to same mix for each complex noted in the Inventory.
3. Land: Cost would be \$46,400 per unit.
4. Off-site Improvements: \$6,800 per unit.
5. Construction Cost: \$130 per square foot (assumes prevailing wage rate).
6. Fees: Building Permit Fees: estimates may be low due to City's cost recovery policy; Development Impact Fees: \$18,564 per unit (East of Salinas) or \$15,933 per unit (West of Salinas); School Fees: \$2.63 per square foot.
7. Soft costs: fees for title, escrow, legal etc. which vary with the size of the project (Average from Canyon Creek Apartments and Creekside Gardens are roughly \$19,000 a unit. With inflation (ENR's) since 2005 it would bring it to \$22,165

<b>TABLE H-2A: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING</b>				
<b>Per Unit Annual Costs</b>	<b>Studio</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>
<b>Acquisition</b>				
Average Market Rent	\$ 7,800	\$ 9,360	\$ 11,100	\$ 11,400
Vacancy Loss (5%)	- \$ 390	- \$ 468	- \$ 555	- \$ 570
Net Income	\$ 7,410	\$ 8,892	\$ 10,545	\$ 10,830
Operating Expense	- \$ 4,600	- \$ 4,600	- \$ 4,600	- \$ 4,600
Net Operating Income	\$ 2,810	\$ 4,292	\$ 5,945	\$ 6,230
Value of Unit	\$ 35,125	\$ 53,650	\$ 74,313	\$ 77,875
<b>Rehabilitation</b>				
Estimated Rehab Need	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>Total (Value + Rehab)</b>	<b>\$75,125</b>	<b>\$ 93,650</b>	<b>\$ 114,313</b>	<b>\$ 117,875</b>
<p>Market Rents from City Staff survey of 7 local apartment complexes, January 2009. (Only one of 7 complexes had 3 bedroom units.)</p> <p>An 8% income:value ratio was assumed.</p>				

<b>TABLE H-2B: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING</b>				
<b>Complex</b>	<b># Units - Bedroom</b>	<b>Preservation Costs - Subtotal</b>	<b>Soft costs/complex</b>	<b>Total Preservation Costs</b>
Hacienda del Norte	20-S/24- 1	\$3,750,100	\$11,000	\$3,761,100
Riverview Apartments	16-1/16-2/16-3	\$5,213,408	\$11,000	\$5,224,408
Paso Robles Gardens	21-2/5-3	\$2,989,948	\$11,000	\$3,000,948
Creston Gardens	51-2/9-3	\$6,890,838	\$11,000	\$6,901,838
<p>Example: for Hacienda del Norte, Subtotal equals (20 Studios x \$75,125) + (24 one bedrooms x \$93,650)</p>				

**TABLE H-3: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
HACIENDA DEL NORTE**

Calculation of Supportable Mortgage

	<b>Without Section 8</b>	<b>With Section 8</b>
Total Rental Income	\$130,944	\$378,048
Vacancy Loss (3%)	- \$ 3,928	- \$ 11,341
Net Rental Income	\$127,016	\$366,707
Operating Expense	- \$202,400	- \$202,400
Net Operating Income	- \$ 75,384	\$164,307
Available for Debt Service	\$ 0	\$149,370
Mortgage (30 years @ 6.5%)	\$ 0	\$2,056,052

Calculation of Public Subsidy Required for Replacement

	<b>Without Section 8</b>	<b>With Section 8</b>
Total Replacement Cost	\$8,105,318	\$8,105,318
Supportable Mortgage	- \$ 0	- \$2,056,052
Public Subsidy Required	\$8,105,318	\$6,049,266

Calculation of Public Subsidy Required for Preservation

	<b>Without Section 8</b>	<b>With Section 8</b>
Total Preservation Cost	\$3,761,100	\$3,761,100
Supportable Mortgage	- \$ 0	- \$2,056,052
Public Subsidy Required	\$3,761,100	\$1,705,048

Assumptions:

- Total rental income is based on the following existing rents:
  - With Section 8, the current \$248/month average rent reported by the manager on 01/29/09 would need to be maintained. ( $\$248 = [(\$233 \times 20) + (\$260 \times 24)]/44$ .) Took the average of all rents which is 30% of tenant's income.
  - Without Section 8, rents at the current average rate of \$716/month could be charged. ( $\$716 = [(\$657 \times 20) + (\$766 \times 24)]/44$ .)
- A vacancy rate of 3% assumes that the subsidized units will be vacant at a lesser rate than for market rate units.
- Annual operating costs of \$4,600 per unit are based on the Duncan Group's estimate.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-4: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
RIVERVIEW APARTMENTS**

Calculation of Supportable Mortgage

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Rental Income	\$490,176	\$766,080
Vacancy Loss (3%)	- \$ 14,705	- \$ 22,982
Net Rental Income	\$475,471	\$743,098
Operating Expense	- \$220,800	- \$220,800
Net Operating Income	\$ 254,671	\$522,298
Available for Debt Service	\$ 231,519	\$474,816
Mortgage (30 years @ 6.5%)	\$3,186,820	\$6,535,762

Calculation of Public Subsidy Required for Replacement

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Replacement Cost	\$13,761,070	\$13,761,070
Supportable Mortgage	- \$ 3,186,820	- \$6,535,762
Public Subsidy Required	\$10,574,250	\$7,225,308

Calculation of Public Subsidy Required for Preservation

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Preservation Cost	\$6,901,838	\$6,901,838
Supportable Mortgage	- \$3,186,820	- \$6,535,762
Public Subsidy Required	\$3,715,018	\$ 548,403

Assumptions:

- Total rental income is based on the following existing rents:
  - With Section 8, the current \$851/month average rent reported by the manager on 01/29/09 would need to be maintained. ( $\$851 = [(\$738 \times 16) + (\$843 \times 16) + \$973 \times 16] / 48$ .)
  - Without Section 8, rents at the current average rate of \$1,064/month could be charged. ( $\$1,064 = [(\$874 \times 16) + (\$1,119 \times 15) + \$1,199 \times 16] / 48$ .)
- A vacancy rate of 3% assumes that the subsidized units will be vacant at a lesser rate than for market rate units.
- Annual operating costs of \$4,600 per unit are based on the Duncan Group's estimate.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-5: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
PASO ROBLES GARDENS**

Calculation of Supportable Mortgage

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Rental Income	\$200,616	\$ 291,408
Vacancy Loss (3%)	- \$ 6,019	- \$ 8,742
Net Rental Income	\$194,597	\$ 282,666
Operating Expense	- \$119,600	- \$ 119,600
Net Operating Income	\$ 74,997	\$ 163,066
Available for Debt Service	\$ 68,179	\$ 148,242
Mortgage (30 years @ 6.5%)	\$938,472	\$2,040,526

Calculation of Public Subsidy Required for Replacement

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Replacement Cost	\$5,929,387	\$5,929,387
Supportable Mortgage	- \$ 938,472	- \$2,040,526
Public Subsidy Required	\$4,990,915	\$3,889,131

Calculation of Public Subsidy Required for Preservation

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Preservation Cost	\$3,000,948	\$3,000,948
Supportable Mortgage	- \$ 938,472	- \$2,040,526
Public Subsidy Required	\$2,062,476	\$ 960,422

Assumptions:

- Total rental income is based on the following existing rents:
  - With USDA Subsidy, the current \$643/month average rent reported by the manager on 01/29/09 would need to be maintained. ( $\$643 = [(\$625 \times 12) + \{\$635 \times 9\} + \{\$700 \times 5\}] / 26.$ )
  - Without Section 8, rents at the current average rate of \$934/month could be charged. ( $\$934 = [(\$920 \times 12) + \{\$930 \times 9\} + \{\$990 \times 5\}] / 26.$ )
- A vacancy rate of 3% assumes that the subsidized units will be vacant at a lesser rate than for market rate units.
- Annual operating costs of \$4,600 per unit are based on the Duncan Group's estimate.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-6: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
CRESTON GARDENS**

Calculation of Supportable Mortgage

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Rental Income	\$439,920	\$541,440
Vacancy Loss (3%)	- \$ 13,198	- \$ 16,243
Net Rental Income	\$426,722	\$525,197
Operating Expense	- \$276,000	- \$276,000
Net Operating Income	\$150,722	\$285,197
Available for Debt Service	\$137,020	\$259,270
Mortgage (30 years @ 6.0%)	\$1,886,057	\$3,600,000

Calculation of Public Subsidy Required for Replacement

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Replacement Cost	\$9,873,000	\$9,873,000
Supportable Mortgage	- \$2,110,000	- \$3,600,000
Public Subsidy Required	\$7,763,000	\$6,273,000

Calculation of Public Subsidy Required for Preservation

	<b>Without USDA Subsidy</b>	<b>With USDA Subsidy</b>
Total Preservation Cost	\$4,445,000	\$4,445,000
Supportable Mortgage	- \$2,110,000	- \$3,600,000
Public Subsidy Required	\$2,335,000	\$ 845,000

Assumptions:

- Total rental income is based on the following existing rents:
  - With Section 8, the current \$611/month average rent reported by the manager on 01/28/09 would need to be maintained. ( $\$611 = [(\$605 \times 51) + (\$645 \times 9)]/60$ .)
  - Without Section 8, rents at the current average rate of \$802/month could be charged. ( $\$802 = [(\$795 \times 51) + (\$840 \times 9)]/60$ .)
- A vacancy rate of 3% assumes that the subsidized units will be vacant at a lesser rate than for market rate units.
- Annual operating costs of \$4,000 per unit are based on the Duncan Group's estimate.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0



**Peoples' Self-Help Housing Corporation**

March 25, 2009

Ed Gallagher  
City Planner  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

**RE: PRESERVATION OF AFFORDABLE HOUSING IN PASO ROBLES,  
AT RISK OF BEING CONVERTED TO MARKET RATE RENTAL**

Dear Mr. Gallagher,

Peoples' Self Help Housing Corporation (PSHHC), a private non-profit based in and serving San Luis Obispo County for nearly 40 years, has developed over 1000 single family residents for home ownership, as well as more than 1200 units for rent, through new construction or by acquisition and rehabilitation of existing units. All of our rental units are managed through our non-profit affiliate, The Duncan Group, a HUD, USDA and Low Income Housing Tax Credit certified property management company.

PSHHC's primary purpose, as stated in our Articles of Incorporation, organized under our 501(c)(3) status, is the development of decent, safe and affordable housing for low- and moderate-income households. One of our missions to carry out this purpose is to preserve such housing that is at risk of being converted to market rate.

These developments are financed through complex combinations of local, state, federal and private financing. PSHHC is expert at securing such financing. Our well-established high-standing reputation and development track record makes us a very attractive applicant for securing these competitive grants and low- or no-interest loans, to leverage local money combined with matching funds to be invested into the local community.

We would be pleased to be identified in your Housing Element as a potential resource to acquire "at risk" developments in Paso Robles, and have the ability to invest your Redevelopment Agency's Low and Moderate Income Housing Funds set aside for preserving Paso Robles' existing affordable housing stock.

Feel free to contact us any time to discuss how we may be of assistance to the City in carrying out its affordable housing goals.

Sincerely,



Ken Trigueiro  
Director of Rental Housing Development

3533 Empleo Street  
San Luis Obispo, CA 93401  
Tel: (805) 781-3088  
Fax: (805) 544-1901  
E-mail: [admin@pshhc.org](mailto:admin@pshhc.org)  
[www.pshhc.org](http://www.pshhc.org)

26 East Victoria Street  
Santa Barbara, CA 93101  
Tel: (805) 962-5152  
Fax: (805) 962-8152  
E-mail: [sboffice@pshhc.org](mailto:sboffice@pshhc.org)  
[www.pshhc.org](http://www.pshhc.org)

## Appendix I FAQs from City Web Site



### Address

Housing Division  
1000 Spring Street  
Paso Robles, CA 93446

### Map

### Phone

(805) 237-3970  
(805) 237-3904 FAX

### Hours

Mon-Fri 8am to 5pm

### E-mail

[housing@prcity.com](mailto:housing@prcity.com)

### Building

### Engineering

### Housing

Background  
CDBG Programs  
Demographics  
Income Levels  
In Progress  
Programs & Funding  
Subsidized Rentals  
FAQs

### Planning

### Community

### Development Home

## HOUSING

### FREQUENTLY ASKED QUESTIONS

#### What housing programs does the City provide?

This is the most frequently asked question of the Housing Division. Usually the person asking it is seeking affordable rental housing. The City maintains a list of those apartment complexes in the City that are reserved for low-income persons. Please see the Subsidized Rentals Section.

#### Where can I find a list of low-income apartments?

Please see [Subsidized Rentals](#).

#### What is Section 8 Rental Assistance?

Section 8 is a federal rental assistance program for low-income persons. Under this program, recipients are issued a voucher to pay the difference between 30% of their income and the "fair market rent" (as determined by HUD). Landlords accepting Section 8 vouchers must participate in the program.

#### Where can I sign up for Section 8 Rental Assistance?

The [Housing Authority for the City of San Luis Obispo](#) (HASLO) administers the Section 8 Program for all jurisdictions in the County of San Luis Obispo. The number of vouchers allocated to the County is limited, and HASLO maintains a waiting list, which is only opened once every 3-4 years. For more information about the Section 8 Program, contact HASLO at (805) 543-4478.

#### Does the City have any homebuyer assistance programs?

In 2008, the City is not offering any homebuyer assistance programs. The County of San Luis Obispo offers limited first-time homebuyer assistance loans for low-income persons. Interested persons should contact the [County Planning Department](#) (805) 781-5600.

#### What does "first-time homebuyer" mean?

State and federal regulations governing their programs for first-time homebuyer assistance limit participants to households that have not owned a home in the three consecutive years prior to funding a new loan.

#### My landlord just raised my rent; does the City have rent control?

The City does not have a rent control ordinance. Landlords are not restricted from raising rents.

#### I believe that I am being discriminated against in trying to find a place to live.

Federal and State Fair Housing laws make it illegal to discriminate against any person on the basis of race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age in the enjoyment of residence, land ownership, tenancy, or any other land use. If you believe that you are being treated unfairly in finding a place to live, contact the State Department of Fair Employment and Housing at 1-800-884-1864 or on the web at [www.dfeh.ca.gov](http://www.dfeh.ca.gov)

#### My landlord will not make necessary repairs, what can I do?

The City does not provide legal advice for renters. You will have to contact a private attorney. If you qualify as a low-income household, you may call the California Rural Legal Assistance, in San Luis Obispo, at (805) 544-7994.

#### What help is there for the homeless?

[El Camino Homeless Organization](#) (ECHO) is an Atascadero-based organization that provides shelter referrals to the homeless. They can be reached at (805) 462-3663.

### HOT TOPICS

[2009 Housing Element Update](#)

[Commercial/Industrial Status Report - June 2008](#)

[Residential Activity Report - June 2008](#)

[Uptown/Town Centre Specific Plan](#)

[Adopted General Plan](#)

[Zoning Information](#)

[User Fee Schedules](#)

[Major Planning Projects](#)

[Inspection Requests](#)

[Engineering](#)  
[Building](#)  
[Landscaping](#)  
[Site](#)  
[Water](#)

## Appendix I FAQs from City Web Site

Loaves and Fishes provides emergency food and motel vouchers for the needy and homeless. Their pantry is located at 2650 Spring Street, Paso Robles. They are open between 2:00 and 4:00 p.m. Monday–Friday. Their phone number is (805) 238-4742. For after-hours emergencies, please contact the Police Department at (805) 237-6464.

The [Economic Opportunity Commission](#) (EOC) operates a homeless shelter in San Luis Obispo at 750 Orcutt Road (805) 781-3993 and a homeless day center at 43 Prado Road in San Luis Obispo (805) 786-0617. EOC also has a North County Homeless Outreach Worker, who can be reached at (805) 466-5795.

[Transitional Food and Shelter, Inc.](#) operates a temporary, emergency shelter program for homeless persons too ill, injured or disabled to be in an overnight homeless shelter. If you are such a person, ask your caseworker to refer you to this program. If you do not have a caseworker, contact the Economic Opportunity Commission (EOC) at 466-5795. You must be screened and referred by an agency to get into the program. If you want to volunteer with and/or donate to Transitional Food and Shelter, Inc., a nonprofit organization, call President Pearl Munak at 238-7056.

The [North County Women's Resource Center](#) operates shelters for abused women and children in Paso Robles and Atascadero. They can be reached at (805) 461-1338.

The Second Baptist Church, at 1937 Riverside Avenue, provides meals, showers and donated clothing to the homeless. Call (805) 238-2011.

**You are here:** [Home](#) » [Government](#) » [Departments](#) » [Community Development](#) » [Housing Division](#) » [FAQs](#)

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**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
<b>Above Moderate Income - Finished Lots</b>							
008-382-013	RSF-1	R1,PD1.1	0.90	vacant finished lot	0	1	
008-382-014	RSF-1	R1,PD1.1	1.05	vacant finished lot	0	1	
008-382-016	RSF-1	R1,PD1.1	0.62	vacant finished lot	0	1	
008-382-017	RSF-1	R1,PD1.1	0.71	vacant finished lot	0	1	
008-382-018	RSF-1	R1,PD1.1	0.77	vacant finished lot	0	1	
008-382-019	RSF-1	R1,PD1.1	0.77	vacant finished lot	0	1	
008-382-020	RSF-1	R1,PD1.1	0.70	vacant finished lot	0	1	
008-382-021	RSF-1	R1,PD1.1	0.84	vacant finished lot	0	1	
008-382-023	RSF-1	R1,PD1.1	0.67	vacant finished lot	0	1	
008-382-024	RSF-1	R1,PD1.1	0.41	vacant finished lot	0	1	
008-382-025	RSF-1	R1,PD1.1	0.43	vacant finished lot	0	1	
008-382-026	RSF-1	R1,PD1.1	0.50	vacant finished lot	0	1	
008-382-027	RSF-1	R1,PD1.1	0.59	vacant finished lot	0	1	
008-382-028	RSF-1	R1,PD1.1	0.58	vacant finished lot	0	1	
008-382-029	RSF-1	R1,PD1.1	0.62	vacant finished lot	0	1	
008-382-030	RSF-1	R1,PD1.1	0.62	vacant finished lot	0	1	
008-382-031	RSF-1	R1,PD1.1	0.71	vacant finished lot	0	1	
008-382-032	RSF-1	R1,PD1.1	0.86	vacant finished lot	0	1	
008-382-033	RSF-1	R1,PD1.1	0.93	vacant finished lot	0	1	
008-431-001	RSF-1	R1,B5	8.61	vacant finished lot	0	4	
008-431-014	RSF-1	R1,B2	1.00	vacant finished lot	0	1	
008-431-021	RSF-1	R1,B4	0.99	vacant finished lot	0	1	
008-431-053	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
008-431-054	RSF-1	R1,B4	1.08	vacant finished lot	0	1	
008-431-056	RSF-1	R1,B4	1.06	vacant finished lot	0	1	
008-431-057	RSF-1	R1,B4	1.10	vacant finished lot	0	1	
008-431-058	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
008-431-059	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
008-431-061	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
009-641-001	RSF-1	R1	1.00	vacant finished lot	0	1	
025-031-004	RSF-1	R1,B4	1.56	vacant finished lot	0	1	
025-071-014	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-071-020	RSF-1	R1,B4	1.10	vacant finished lot	0	1	
025-081-025	RSF-1	R1,B4	1.04	vacant finished lot	0	1	
025-111-003	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-121-005	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-121-006	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-131-019	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-151-011	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-181-009	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-191-018	RSF-1	R1,B4	1.00	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
025-422-020	RSF-1	BASP	1.07	vacant finished lot	0	1	
009-014-016	RSF-2	R1,B3,PD	1.00	vacant finished lot	0	1	
009-441-056	RSF-2	R1,B3	0.50	vacant finished lot	0	1	
009-750-043	RSF-2	R1,B3,PD	1.00	vacant finished lot	0	1	
009-750-044	RSF-2	R1,B3,PD	0.82	vacant finished lot	0	1	
009-750-045	RSF-2	R1,B3,PD	0.46	vacant finished lot	0	1	
009-750-047	RSF-2	R1,B3,PD	0.59	vacant finished lot	0	1	
025-011-037	RSF-2	U/46 SP	0.46	vacant finished lot	0	1	
025-011-038	RSF-2	U/46 SP	0.64	vacant finished lot	0	1	
025-353-023	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-353-024	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-353-025	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-353-026	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-353-028	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-354-012	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-354-014	RSF-2	R1,PD2	0.27	vacant finished lot	0	1	
025-355-002	RSF-2	R1,PD2	0.26	vacant finished lot	0	1	
025-355-004	RSF-2	R1,PD2	0.26	vacant finished lot	0	1	
025-366-018	RSF-2	R1,B3	1.20	vacant finished lot	0	1	
025-366-023	RSF-2	R1,B3	0.47	vacant finished lot	0	1	
025-403-075	RSF-2	R1,B3	0.51	vacant finished lot	0	1	
025-403-076	RSF-2	R1,B3	0.39	vacant finished lot	0	1	
025-403-077	RSF-2	R1,B3	0.46	vacant finished lot	0	1	
025-403-078	RSF-2	R1,B3	0.46	vacant finished lot	0	1	
009-750-049	RSF-3	R1,B3,PD	0.26	vacant finished lot	0	1	
009-750-050	RSF-3	R1,B3,PD	0.30	vacant finished lot	0	1	
009-750-052	RSF-3	R1,B3,PD	0.33	vacant finished lot	0	1	
009-750-057	RSF-3	R1,B3,PD	0.27	vacant finished lot	0	1	
009-750-060	RSF-3	R1,B3,PD	0.21	vacant finished lot	0	1	
009-750-061	RSF-3	R1,B3,PD	0.21	vacant finished lot	0	1	
009-750-062	RSF-3	R1,B3,PD	0.20	vacant finished lot	0	1	
009-750-063	RSF-3	R1,B3,PD	0.23	vacant finished lot	0	1	
009-750-065	RSF-3	R1,B3,PD	0.33	vacant finished lot	0	1	
009-750-066	RSF-3	R1,B3,PD	0.28	vacant finished lot	0	1	
009-750-067	RSF-3	R1,B3,PD	0.25	vacant finished lot	0	1	
009-750-070	RSF-3	R1,B3,PD	0.31	vacant finished lot	0	1	
009-750-071	RSF-3	R1,B3,PD	0.25	vacant finished lot	0	1	
009-750-072	RSF-3	R1,B3,PD	0.23	vacant finished lot	0	1	
009-759-053	RSF-3	R1,PD2.7	0.25	vacant finished lot	0	1	
025-016-011	RSF-3	U/46 SP	0.23	vacant finished lot	0	1	
025-522-044	RSF-3	U/46 SP	0.24	vacant finished lot	0	1	
025-523-068	RSF-3	U/46 SP	0.42	vacant finished lot	0	1	
025-523-069	RSF-3	U/46 SP	0.43	vacant finished lot	0	1	
025-523-070	RSF-3	U/46 SP	0.60	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
025-524-018	RSF-3	U/46 SP	0.46	vacant finished lot	0	1	
025-524-019	RSF-3	U/46 SP	0.46	vacant finished lot	0	1	
025-524-020	RSF-3	U/46 SP	0.51	vacant finished lot	0	1	
025-524-044	RSF-3	U/46 SP	0.53	vacant finished lot	0	1	
025-524-045	RSF-3	U/46 SP	0.64	vacant finished lot	0	1	
025-524-046	RSF-3	U/46 SP	0.69	vacant finished lot	0	1	
025-524-047	RSF-3	U/46 SP	0.39	vacant finished lot	0	1	
025-525-001	RSF-3	U/46 SP	0.58	vacant finished lot	0	1	
025-525-002	RSF-3	U/46 SP	0.49	vacant finished lot	0	1	
025-525-003	RSF-3	U/46 SP	0.64	vacant finished lot	0	1	
025-525-004	RSF-3	U/46 SP	0.23	vacant finished lot	0	1	
025-525-005	RSF-3	U/46 SP	0.21	vacant finished lot	0	1	
025-525-006	RSF-3	U/46 SP	0.21	vacant finished lot	0	1	
025-525-007	RSF-3	U/46 SP	0.19	vacant finished lot	0	1	
025-525-008	RSF-3	U/46 SP	0.24	vacant finished lot	0	1	
025-525-009	RSF-3	U/46 SP	0.18	vacant finished lot	0	1	
025-525-010	RSF-3	U/46 SP	0.25	vacant finished lot	0	1	
025-525-011	RSF-3	U/46 SP	0.44	vacant finished lot	0	1	
025-525-012	RSF-3	U/46 SP	0.36	vacant finished lot	0	1	
025-525-013	RSF-3	U/46 SP	0.43	vacant finished lot	0	1	
025-525-014	RSF-3	U/46 SP	0.34	vacant finished lot	0	1	
025-525-015	RSF-3	U/46 SP	0.31	vacant finished lot	0	1	
025-525-016	RSF-3	U/46 SP	0.32	vacant finished lot	0	1	
025-525-017	RSF-3	U/46 SP	0.39	vacant finished lot	0	1	
025-525-018	RSF-3	U/46 SP	0.53	vacant finished lot	0	1	
025-525-019	RSF-3	U/46 SP	0.42	vacant finished lot	0	1	
025-525-020	RSF-3	U/46 SP	0.45	vacant finished lot	0	1	
025-525-021	RSF-3	U/46 SP	0.54	vacant finished lot	0	1	
025-525-022	RSF-3	U/46 SP	0.59	vacant finished lot	0	1	
025-525-023	RSF-3	U/46 SP	0.52	vacant finished lot	0	1	
025-525-024	RSF-3	U/46 SP	0.37	vacant finished lot	0	1	
025-525-025	RSF-3	U/46 SP	0.29	vacant finished lot	0	1	
025-525-026	RSF-3	U/46 SP	0.25	vacant finished lot	0	1	
025-525-027	RSF-3	U/46 SP	0.80	vacant finished lot	0	1	
025-525-028	RSF-3	U/46 SP	0.41	vacant finished lot	0	1	
025-525-029	RSF-3	U/46 SP	0.62	vacant finished lot	0	1	
025-525-030	RSF-3	U/46 SP	0.61	vacant finished lot	0	1	
025-525-031	RSF-3	U/46 SP	0.51	vacant finished lot	0	1	
025-525-032	RSF-3	U/46 SP	0.53	vacant finished lot	0	1	
025-525-033	RSF-3	U/46 SP	0.47	vacant finished lot	0	1	
025-525-034	RSF-3	U/46 SP	0.46	vacant finished lot	0	1	
025-525-035	RSF-3	U/46 SP	0.38	vacant finished lot	0	1	
025-525-036	RSF-3	U/46 SP	0.43	vacant finished lot	0	1	
025-525-037	RSF-3	U/46 SP	0.54	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
025-526-008	RSF-3	U/46 SP	0.26	vacant finished lot	0	1	
025-526-010	RSF-3	U/46 SP	0.27	vacant finished lot	0	1	
025-526-011	RSF-3	U/46 SP	0.27	vacant finished lot	0	1	
025-526-012	RSF-3	U/46 SP	0.29	vacant finished lot	0	1	
025-526-013	RSF-3	U/46 SP	0.29	vacant finished lot	0	1	
025-526-014	RSF-3	U/46 SP	0.44	vacant finished lot	0	1	
025-526-015	RSF-3	U/46 SP	0.37	vacant finished lot	0	1	
025-526-016	RSF-3	U/46 SP	0.58	vacant finished lot	0	1	
025-526-018	RSF-3	U/46 SP	0.34	vacant finished lot	0	1	
025-526-019	RSF-3	U/46 SP	0.31	vacant finished lot	0	1	
025-526-020	RSF-3	U/46 SP	0.49	vacant finished lot	0	1	
025-526-021	RSF-3	U/46 SP	0.52	vacant finished lot	0	1	
025-526-022	RSF-3	U/46 SP	0.31	vacant finished lot	0	1	
025-526-023	RSF-3	U/46 SP	0.44	vacant finished lot	0	1	
025-526-025	RSF-3	U/46 SP	0.34	vacant finished lot	0	1	
025-526-026	RSF-3	U/46 SP	0.26	vacant finished lot	0	1	
025-526-027	RSF-3	U/46 SP	0.31	vacant finished lot	0	1	
025-526-028	RSF-3	U/46 SP	0.35	vacant finished lot	0	1	
008-064-012	RSF-4	R1	0.12	vacant finished lot	0	1	
008-064-014	RSF-4	R1	0.12	vacant finished lot	0	1	
008-091-039	RSF-4	R1,PD	0.24	vacant finished lot	0	1	
008-091-048	RSF-4	R1,PD	0.27	vacant finished lot	0	1	
008-091-051	RSF-4	R1,PD	0.47	vacant finished lot	0	1	
008-151-053	RSF-4	R1,B2	0.69	vacant finished lot	0	1	
008-213-011	RSF-4	R1	0.76	vacant finished lot	0	1	
008-213-014	RSF-4	R1	0.17	vacant finished lot	0	1	
008-271-004	RSF-4	R1	0.12	vacant finished lot	0	1	
008-271-019	RSF-4	R1	0.43	vacant finished lot	0	1	
008-271-022	RSF-4	R1	0.20	vacant finished lot	0	1	
008-304-017	RSF-4	R1	0.16	vacant finished lot	0	1	
008-341-030	RSF-4	R1,B2	0.73	vacant finished lot	0	1	
008-341-031	RSF-4	R1,B2	0.37	vacant finished lot	0	1	
008-341-046	RSF-4	R1,B2	0.46	vacant finished lot	0	1	
008-361-028	RSF-4	R1,B2	0.98	vacant finished lot	0	1	
009-013-012	RSF-4	R1	2.00	vacant finished lot	0	1	
009-013-013	RSF-4	R2	4.16	vacant finished lot	0	1	
009-021-053	RSF-4	R1	1.53	vacant finished lot	0	1	
009-021-058	RSF-4	R1	2.74	vacant finished lot	0	1	
009-061-060	RSF-4	R1	0.21	vacant finished lot	0	1	
009-072-021	RSF-4	R1,B2	0.26	vacant finished lot	0	1	
009-072-038	RSF-4	R1	0.22	vacant finished lot	0	1	
009-072-039	RSF-4	R1	0.80	vacant finished lot	0	1	
009-081-045	RSF-4	R1	0.86	vacant finished lot	0	1	
009-081-053	RSF-4	R1	0.49	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
009-183-009	RSF-4	R1	0.11	vacant finished lot	0	1	
009-183-010	RSF-4	R1	0.11	vacant finished lot	0	1	
009-221-034	RSF-4	R1	0.26	vacant finished lot	0	1	
009-221-040	RSF-4	R1	5.64	vacant finished lot	0	1	
009-221-048	RSF-4	R1	0.52	vacant finished lot	0	1	
009-221-049	RSF-4	R1	0.34	vacant finished lot	0	1	
009-221-050	RSF-4	R1	0.34	vacant finished lot	0	1	
009-221-051	RSF-4	R1	0.79	vacant finished lot	0	1	
009-221-052	RSF-4	R1	1.40	vacant finished lot	0	1	
009-221-053	RSF-4	R1	1.71	vacant finished lot	0	1	
009-221-054	RSF-4	R1	2.12	vacant finished lot	0	1	
009-221-055	RSF-4	R1	0.59	vacant finished lot	0	1	
009-221-056	RSF-4	R1	0.49	vacant finished lot	0	1	
009-221-057	RSF-4	R1	2.41	vacant finished lot	0	1	
009-221-063	RSF-4	R1	0.34	vacant finished lot	0	1	
009-221-064	RSF-4	R1	0.37	vacant finished lot	0	1	
009-221-065	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-066	RSF-4	R1	0.37	vacant finished lot	0	1	
009-221-067	RSF-4	R1	0.37	vacant finished lot	0	1	
009-221-068	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-069	RSF-4	R1	0.35	vacant finished lot	0	1	
009-221-070	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-071	RSF-4	R1	0.42	vacant finished lot	0	1	
009-221-072	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-073	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-074	RSF-4	R1	0.39	vacant finished lot	0	1	
009-221-075	RSF-4	R1	0.54	vacant finished lot	0	1	
009-221-076	RSF-4	R1	0.47	vacant finished lot	0	1	
009-221-077	RSF-4	R1	0.48	vacant finished lot	0	1	
009-221-078	RSF-4	R1	0.38	vacant finished lot	0	1	
009-221-079	RSF-4	R1	0.42	vacant finished lot	0	1	
009-222-002	RSF-4	R1	0.34	vacant finished lot	0	1	
009-222-008	RSF-4	R1	0.34	vacant finished lot	0	1	
009-232-012	RSF-4	R1	0.20	vacant finished lot	0	2	
009-241-043	RSF-4	R1	0.30	vacant finished lot	0	1	
009-241-054	RSF-4	R1	1.00	vacant finished lot	0	1	
009-391-027	RSF-4	R1	0.92	vacant finished lot	0	1	
009-392-010	RSF-4	R1	1.03	2 vacant finished lots	0	2	
009-392-018	RSF-4	R1	0.16	vacant finished lot	0	1	
009-401-038	RSF-4	R1	0.17	vacant finished lot	0	1	
009-411-054	RSF-4	R1	0.72	vacant finished lot	0	1	
009-411-061	RSF-4	R1	1.19	vacant finished lot	0	1	
009-411-062	RSF-4	R1	1.13	vacant finished lot	0	1	
009-411-065	RSF-4	R1	0.50	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
009-516-007	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-008	RSF-4	R-1	0.22	vacant finished lot	0	1	
009-516-009	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-516-011	RSF-4	R-1	0.34	vacant finished lot	0	1	
009-516-012	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-516-014	RSF-4	R-1	0.32	vacant finished lot	0	1	
009-516-015	RSF-4	R-1	0.43	vacant finished lot	0	1	
009-516-017	RSF-4	R-1	0.35	vacant finished lot	0	1	
009-516-019	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-516-020	RSF-4	R-1	0.25	vacant finished lot	0	1	
009-516-021	RSF-4	R-1	0.22	vacant finished lot	0	1	
009-516-023	RSF-4	R-1	0.21	vacant finished lot	0	1	
009-516-026	RSF-4	R-1	0.17	vacant finished lot	0	1	
009-516-029	RSF-4	R-1	0.33	vacant finished lot	0	1	
009-516-030	RSF-4	R-1	0.25	vacant finished lot	0	1	
009-516-032	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-033	RSF-4	R-1	0.33	vacant finished lot	0	1	
009-516-034	RSF-4	R-1	0.43	vacant finished lot	0	1	
009-516-035	RSF-4	R-1	0.33	vacant finished lot	0	1	
009-516-036	RSF-4	R-1	0.59	vacant finished lot	0	1	
009-516-039	RSF-4	R-1	0.51	vacant finished lot	0	1	
009-516-040	RSF-4	R-1	0.29	vacant finished lot	0	1	
009-516-042	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-516-044	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-046	RSF-4	R-1	0.19	vacant finished lot	0	1	
009-516-047	RSF-4	R-1	0.19	vacant finished lot	0	1	
009-516-048	RSF-4	R-1	0.18	vacant finished lot	0	1	
009-516-049	RSF-4	R-1	0.19	vacant finished lot	0	1	
009-516-050	RSF-4	R-1	0.46	vacant finished lot	0	1	
009-516-051	RSF-4	R-1	0.44	vacant finished lot	0	1	
009-516-052	RSF-4	R-1	0.31	vacant finished lot	0	1	
009-516-053	RSF-4	R-1	0.39	vacant finished lot	0	1	
009-516-055	RSF-4	R-1	0.31	vacant finished lot	0	1	
009-516-057	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-001	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-002	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-003	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-004	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-005	RSF-4	R-1	0.34	vacant finished lot	0	1	
009-517-006	RSF-4	R-1	0.57	vacant finished lot	0	1	
009-517-007	RSF-4	R-1	0.31	vacant finished lot	0	1	
009-517-008	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-009	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-010	RSF-4	R-1	0.23	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
009-861-065	RSF-4	R1,PD	0.19	vacant finished lot	0	1	
009-861-066	RSF-4	R1,PD	0.20	vacant finished lot	0	1	
009-861-071	RSF-4	R1,PD	0.43	vacant finished lot	0	1	
009-861-078	RSF-4	R1,PD	0.20	vacant finished lot	0	1	
025-396-055	RSF-4	BASP	0.47	vacant finished lot	0	1	
025-396-056	RSF-4	BASP	0.62	vacant finished lot	0	1	
025-396-057	RSF-4	BASP	0.48	vacant finished lot	0	1	
025-396-058	RSF-4	BASP	0.50	vacant finished lot	0	1	
025-396-059	RSF-4	BASP	0.48	vacant finished lot	0	1	
025-396-060	RSF-4	BASP	0.71	vacant finished lot	0	1	
025-396-061	RSF-4	BASP	0.47	vacant finished lot	0	1	
025-396-062	RSF-4	BASP	0.48	vacant finished lot	0	1	
025-396-063	RSF-4	BASP	0.46	vacant finished lot	0	1	
025-396-064	RSF-4	BASP	0.48	vacant finished lot	0	1	
025-396-065	RSF-4	BASP	0.49	vacant finished lot	0	1	
025-533-008	RSF-4	R1,PD	0.35	vacant finished lot	0	1	
025-533-035	RSF-4	R1,PD	0.19	vacant finished lot	0	1	
025-533-044	RSF-4	R1,PD	0.26	vacant finished lot	0	1	
025-534-002	RSF-4	R1,PD	0.29	vacant finished lot	0	1	
025-534-017	RSF-4	R1,PD	0.42	vacant finished lot	0	1	
025-534-024	RSF-4	R1,PD	0.39	vacant finished lot	0	1	
025-543-005	RSF-4	BASP	0.13	vacant finished lot	0	1	
025-543-006	RSF-4	BASP	0.13	vacant finished lot	0	1	
<b>Total</b>						<b>367</b>	
<b>Above Moderate Income - Vacant Large Parcels</b>							
008-381-008	RSF-1	R1,B3	3.14	vacant land	0	3	Steep slopes
008-381-009	RSF-1	R1,B3	27.15	SFD, vacant land	1	24	Steep slopes
025-391-015	RSF-1	BASP	6.84	Single family residence	1	5	moderate slopes
025-391-034	RSF-1	BASP	4.60	Single family residence	1	3	moderate slopes
025-422-012	RSF-1	BASP	4.62	Single family residence	1	3	moderate slopes
025-392-004	RSF-3	U/46 SP	8.90	Tract 2805 (approved tentative map)	1	12	
025-392-010	RSF-3	U/46 SP	4.68	Single family residence	1	13	steep slopes; oaks
025-402-022	RSF-3	U/46 SP	6.39	Single family residence	1	19	moderate slopes
025-402-024	RSF-3	U/46 SP	3.13	Tract 2805 (approved tentative map)	0	9	
025-402-069	RSF-3	U/46 SP	4.42	Single family residence	0	14	oaks, stream
025-409-011	RSF-3	U/46 SP	4.56	Tract 2573 (approved tentative map)	0	11	
009-511-011	RSF-4	R1	5.76	vacant land	0	2	steep slopes; oaks
009-769-042	RSF-4	R1,B3	1.81	Tract 2611-2 (approved tentative map)	0	6	
<b>Total</b>					<b>7</b>	<b>124</b>	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
008-232-018	RMF-8	R2	0.11	vacant lot	0	1	
008-281-010	RMF-8	R-2	0.16	vacant lot	0	2	
008-391-008	RMF-8	R2	0.36	vacant lot	0	3	
008-391-013	RMF-8	R2	0.06	vacant lot	0	1	
008-391-024	RMF-8	R2	0.43	vacant lot	0	3	
008-391-025	RMF-8	R2	0.42	vacant lot	0	3	
009-143-018	RMF-8	R2	0.13	vacant lot	0	2	
009-144-016	RMF-8	R2	0.08	vacant lot	0	1	
009-191-017	RMF-8	R2	0.06	vacant lot	0	1	
009-193-019	RMF-8	R2	0.09	vacant lot	0	1	
009-252-024	RMF-8	R2	0.08	vacant lot	0	1	
009-252-026	RMF-8	R2	0.08	vacant lot	0	1	
009-254-018	RMF-8	R2	0.08	vacant lot	0	1	
009-256-012	RMF-8	R2	0.16	vacant lot	0	2	
009-256-019	RMF-8	R2	0.17	vacant land	0	4	
009-256-022	RMF-8	R2	0.65	vacant land	0	6	
009-256-023	RMF-8	R2	0.21	vacant land	0	2	
009-257-023	RMF-8	R2	0.07	vacant lot	0	1	
009-282-020	RMF-8	R2	0.21	vacant lot	0	2	
009-284-018	RMF-8	R2	0.15	vacant lot	0	1	
009-284-019	RMF-8	R2	0.10	vacant lot	0	1	
009-441-051	RMF-8	R2,B3	0.47	vacant lot	0	3	
009-441-052	RMF-8	R2,B3	0.51	vacant lot	0	3	
009-451-017	RMF-8	R1,B3	0.90	vacant land	0	6	
009-531-028	RMF-8	R2	0.30	2 vacant lots	0	2	
009-531-031	RMF-8	R2	0.19	vacant lot	0	2	
008-011-088	RMF-12	R3	0.21	vacant lot	0	2	
008-011-090	RMF-12	R3	0.33	vacant lot	0	2	
008-011-091	RMF-12	R3	0.26	vacant lot	0	1	
008-031-016	RMF-12	R4,PD	0.28	vacant lot	0	3	
008-031-029	RMF-12	R4,PD	0.20	vacant lot	0	3	
008-031-030	RMF-12	R4,PD	0.20	vacant lot	0	3	
008-165-009	RMF-12	R3	0.29	vacant lot	0	6	
008-172-013	RMF-12	R3	0.36	vacant lot	0	6	
008-226-008	RMF-12	R3	0.16	vacant lot	0	3	
008-241-009	RMF-12	R3	0.10	vacant lot	0	2	
008-292-015	RMF-12	R-3/OP	0.16	vacant lot	0	3	
008-323-019	RMF-12	R3/OP	0.07	vacant lot	0	1	
<b>Total</b>						<b>102</b>	
<b>Moderate Income - Vacant Large Parcels</b>							
008-381-008	RMF-8	R3 PD	2.33	vacant land	0	23	

**Appendix J-1**  
**Inventory of Vacant Residential Land (Outside of New Specific Plan Areas)**  
 December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
<b>Low and Very Low Income</b>							
009-813-011	RMF-12	R1,PD	5.50	SFD (PD 08-010)	1	76	
009-813-012	RMF-12	R1,PD	0.55	vacant lot (PD 08-010)	0	7	
009-571-010	RMF-20	R4,PD	10.00	SFD, vacant land	1	199	
009-641-004	RMF-20	R1	0.52	SFD	1	9	
009-641-005	RMF-20	R1	0.26	SFD	1	4	
009-641-006	RMF-20	R1	0.26	SFD	1	4	
009-641-007	RMF-20	R1	0.83	SFD	1	16	
009-641-008	RMF-20	R5	1.22	SFD	1	23	
009-641-009	RMF-20	R5	2.00	vacant land	0	40	
009-641-010	RMF-20	R5	1.50	vacant land	0	30	
009-641-011	RMF-20	R5	0.81	vacant lot	0	16	
009-641-013	RMF-20	R1	0.20	SFD	1	3	
009-641-014	RMF-20	R1	0.30	SFD	1	5	
009-641-022	RMF-20	R1	0.93	vacant lot	0	19	
009-641-023	RMF-20	R1	0.47	SFD	1	8	
009-815-007	RMF-20	R2,PD	2.79	vacant land (Tract 2654 approved)	0	26	
<b>Total for Low and Very Low Income</b>						<b>486</b>	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
<b>Above Moderate Income</b>							
025-391-003	RSF-1	BASP	2.09	Single family residence	1	1	moderate slopes
025-391-016	RSF-1	BASP	2.50	Single family residence	1	1	moderate slopes
025-391-017	RSF-1	BASP	3.60	Single family residence	1	2	moderate slopes
025-391-018	RSF-1	BASP	3.00	Single family residence	1	2	moderate slopes
025-391-019	RSF-1	BASP	3.20	Single family residence	1	2	moderate slopes
025-422-013	RSF-1	BASP	3.02	Single family residence	1	1	moderate slopes
025-541-016	RSF-1	BASP	2.10	Single family residence	1	1	moderate slopes
025-392-001	RSF-3	U/46 SP	3.10	Single family residence	1	1	steep slopes; oaks
025-392-002	RSF-3	U/46 SP	4.10	Single family residence	1	1	steep slopes; oaks
025-402-023	RSF-3	U/46 SP	1.00	Single family residence	1	2	moderate slopes
025-402-070	RSF-3	U/46 SP	2.63	Single family residence	1	6	moderate slopes
008-151-033	RSF-4	R1,B2	1.10	SF residence on 2 lots	1	1	
008-151-036	RSF-4	R1	0.43	SF residence on 2 lots	1	1	
008-152-013	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-152-015	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-153-008	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-153-011	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-211-004	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-271-014	RSF-4	R1	0.36	SF residence on 3 lots	1	2	
008-272-001	RSF-4	R1	0.24	SF residence on 2 lots	1	1	
008-272-009	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-273-008	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-273-011	RSF-4	R1	0.64	SF residence on 4 lots	1	3	
008-273-014	RSF-4	R1	0.32	SF residence on 2 lots	1	1	
008-301-012	RSF-4	R1	0.31	SF residence on 2 lots	1	1	
008-341-042	RSF-4	R1,B2	2.68	Single family residence	1	2	moderate slopes
009-232-011	RSF-4	R1	0.20	SF residence on 2 lots	1	1	
009-391-029	RSF-4	R1	1.85	SF residence on 2 lots	1	1	
009-392-005	RSF-4	R1	0.39	SF residence on 2 lots	1	1	
<b>Total for Above Moderate Income</b>						<b>42</b>	
<b>Moderate Income on Finished Lots</b>							
008-065-010	RMF-8	R2	0.26	SFD	1	1	
008-065-015	RMF-8	R2	0.14	SFD	1	1	
008-065-023	RMF-8	R2	0.21	SFD	1	1	
008-065-028	RMF-8	R2	0.15	SFD	1	1	
008-066-010	RMF-8	R2	0.14	SFD	1	1	
008-066-014	RMF-8	R2	0.26	SFD	1	1	
008-066-015	RMF-8	R2	0.13	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
008-162-004	RMF-8	R2	0.24	SFD	1	2	
008-162-007	RMF-8	R2	0.24	SFD	1	2	
008-162-012	RMF-8	R2	0.19	SFD	1	1	
008-162-014	RMF-8	R2	0.15	SFD	1	1	
008-221-003	RMF-8	R2	0.16	SFD	1	1	
008-221-004	RMF-8	R2	0.16	SFD	1	1	
008-221-005	RMF-8	R2	0.16	SFD	1	1	
008-221-007	RMF-8	R2	0.16	SFD	1	1	
008-221-008	RMF-8	R2	0.16	SFD	1	1	
008-221-010	RMF-8	R2	0.16	SFD	1	1	
008-222-001	RMF-8	R2	0.16	SFD	1	1	
008-222-003	RMF-8	R2	0.16	SFD	1	1	
008-222-007	RMF-8	R2	0.16	SFD	1	1	
008-222-008	RMF-8	R2	0.16	SFD	1	1	
008-222-009	RMF-8	R2	0.16	SFD	1	1	
008-222-010	RMF-8	R2	0.16	SFD	1	1	
008-222-011	RMF-8	R2	0.16	SFD	1	1	
008-222-012	RMF-8	R2	0.16	SFD	1	1	
008-224-003	RMF-8	R2	0.16	SFD	1	1	
008-224-006	RMF-8	R2	0.16	SFD	1	1	
008-231-002	RMF-8	R2	0.16	SFD	1	1	
008-231-010	RMF-8	R2	0.16	SFD	1	1	
008-231-011	RMF-8	R2	0.16	SFD	1	1	
008-231-012	RMF-8	R2	0.16	SFD	1	1	
008-231-013	RMF-8	R2	0.25	SFD	1	2	
008-231-014	RMF-8	R2	0.23	SFD	1	2	
008-232-002	RMF-8	R2	0.16	SFD	1	1	
008-232-003	RMF-8	R2	0.16	SFD	1	1	
008-232-004	RMF-8	R2	0.48	SFD on 3 lots	1	5	
008-232-015	RMF-8	R2	0.16	SFD	1	1	
008-232-016	RMF-8	R2	0.13	SFD	1	1	
008-233-003	RMF-8	R2	0.16	SFD	1	1	
008-234-001	RMF-8	R2	0.16	SFD	1	1	
008-234-002	RMF-8	R2	0.16	SFD	1	1	
008-234-003	RMF-8	R2	0.16	SFD	1	1	
008-234-011	RMF-8	R2	0.16	SFD	1	1	
008-281-001	RMF-8	R2	0.16	SFD	1	1	
008-281-002	RMF-8	R2	0.16	SFD	1	1	
008-281-003	RMF-8	R2	0.16	SFD	1	1	
008-281-004	RMF-8	R2	0.16	SFD	1	1	
008-281-009	RMF-8	R2	0.16	SFD	1	1	
008-281-011	RMF-8	R2	0.16	SFD	1	1	
008-281-012	RMF-8	R2	0.16	SFD	1	1	
008-281-013	RMF-8	R2	0.16	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
008-313-004	RMF-8	R2/OP	0.16	SFD	1	1	
008-313-006	RMF-8	R2/OP	0.12	SFD	1	1	
008-313-009	RMF-8	R2/OP	0.16	SFD	1	1	
008-313-010	RMF-8	R2/OP	0.16	SFD	1	1	
008-314-002	RMF-8	R2/OP	0.19	SFD	1	1	
008-314-013	RMF-8	R2/OP	0.31	SFD	1	2	
008-314-014	RMF-8	R2/OP	0.21	SFD	1	1	
008-314-015	RMF-8	R2/OP	0.16	SFD	1	1	
008-314-017	RMF-8	R2/OP	0.16	SFD	1	1	
008-315-001	RMF-8	R2/OP	0.16	SFD	1	1	
008-315-002	RMF-8	R2/OP	0.16	SFD	1	1	
008-315-003	RMF-8	R2/OP	0.16	SFD	1	1	
008-316-003	RMF-8	R2/OP	0.14	SFD	1	1	
008-317-001	RMF-8	R2	0.16	SFD	1	1	
008-317-002	RMF-8	R2	0.16	SFD	1	1	
008-317-004	RMF-8	R2	0.16	SFD	1	1	
008-317-008	RMF-8	R2	0.16	SFD	1	1	
008-317-011	RMF-8	R2	0.16	SFD	1	1	
008-318-003	RMF-8	R2	0.16	SFD	1	1	
008-318-004	RMF-8	R2	0.16	SFD	1	1	
008-318-012	RMF-8	R2/OP	0.16	SFD	1	1	
008-318-013	RMF-8	R2/OP	0.16	SFD	1	1	
008-318-014	RMF-8	R2/OP	0.16	SFD	1	1	
008-391-001	RMF-8	R3	0.19	SFD	1	1	
008-391-002	RMF-8	R3	0.19	SFD	1	1	
008-391-003	RMF-8	R2	0.24	SFD	1	2	
008-391-004	RMF-8	R2	0.22	SFD	1	2	
008-391-005	RMF-8	R2	1.10	SFD	1	7	
008-391-006	RMF-8	R2	0.25	SFD	1	1	
008-391-007	RMF-8	R2	0.29	SFD	1	1	
008-391-009	RMF-8	R2	0.29	SFD	1	1	
008-391-011	RMF-8	R2	0.17	SFD	1	1	
008-391-012	RMF-8	R2	0.17	SFD	1	1	
008-391-015	RMF-8	R2	0.32	SFD	1	2	
008-391-017	RMF-8	R2	0.26	SFD	1	1	
008-391-019	RMF-8	R2	0.36	SFD	1	2	
008-391-020	RMF-8	R2	0.26	SFD	1	1	
008-391-023	RMF-8	R2	0.43	SFD	1	2	
009-031-011	RMF-8	R2	0.16	SFD	1	1	
009-031-013	RMF-8	R2	0.16	SFD	1	1	
009-031-018	RMF-8	R2	0.16	SFD	1	1	
009-031-020	RMF-8	R2	0.16	SFD	1	1	
009-032-001	RMF-8	R2	0.16	SFD	1	1	
009-032-002	RMF-8	R2	0.16	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
009-142-008	RMF-8	R2	0.20	SFD	1	1	
009-142-010	RMF-8	R2	0.16	SFD	1	1	
009-142-011	RMF-8	R2	0.16	SFD	1	1	
009-143-001	RMF-8	R2	0.26	SFD	1	1	
009-143-003	RMF-8	R2	0.32	SFD	1	3	
009-143-004	RMF-8	R2	0.16	SFD	1	1	
009-143-005	RMF-8	R2	0.16	SFD	1	1	
009-143-017	RMF-8	R2	0.19	SFD	1	1	
009-144-001	RMF-8	R2	0.16	SFD	1	1	
009-144-002	RMF-8	R2	0.16	SFD	1	1	
009-144-009	RMF-8	R2	0.16	SFD	1	1	
009-144-013	RMF-8	R2	0.16	SFD	1	1	
009-191-001	RMF-8	R2	0.16	SFD	1	1	
009-191-004	RMF-8	R2	0.16	SFD	1	1	
009-191-007	RMF-8	R2	0.16	SFD	1	1	
009-192-002	RMF-8	R2	0.14	SFD	1	1	
009-192-003	RMF-8	R2	0.16	SFD	1	1	
009-192-004	RMF-8	R2	0.16	SFD	1	1	
009-192-009	RMF-8	R2	0.16	SFD	1	1	
009-192-013	RMF-8	R2	0.16	SFD	1	1	
009-192-014	RMF-8	R2	0.16	SFD	1	1	
009-192-016	RMF-8	R2	0.16	SFD	1	1	
009-193-001	RMF-8	R2	0.16	SFD	1	1	
009-193-002	RMF-8	R2	0.16	SFD	1	1	
009-193-003	RMF-8	R2	0.11	SFD	1	1	
009-193-004	RMF-8	R2	0.05	SFD	1	1	
009-193-010	RMF-8	R2	0.16	SFD	1	1	
009-193-011	RMF-8	R2	0.16	SFD	1	1	
009-193-014	RMF-8	R2	0.16	SFD	1	1	
009-193-016	RMF-8	R2	0.16	SFD	1	1	
009-193-017	RMF-8	R2	0.16	SFD	1	1	
009-194-002	RMF-8	R2	0.16	SFD	1	1	
009-194-007	RMF-8	R2	0.16	SFD	1	1	
009-194-014	RMF-8	R2	0.18	SFD	1	1	
009-195-004	RMF-8	R2	0.13	SFD	1	1	
009-195-009	RMF-8	R2	0.22	SFD	1	1	
009-195-016	RMF-8	R2	0.22	SFD	1	1	
009-196-002	RMF-8	R2	0.16	SFD	1	1	
009-196-010	RMF-8	R2	0.15	SFD	1	1	
009-251-007	RMF-8	R2	0.16	SFD	1	1	
009-251-011	RMF-8	R2	0.16	SFD	1	1	
009-251-015	RMF-8	R2	0.16	SFD	1	1	
009-251-016	RMF-8	R2	0.16	SFD	1	1	
009-251-025	RMF-8	R2	0.17	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
009-254-009	RMF-8	R2	0.16	SFD	1	1	
009-254-015	RMF-8	R2	0.14	SFD	1	1	
009-254-016	RMF-8	R2	0.18	SFD	1	1	
009-255-008	RMF-8	R2	0.30	SFD	1	1	
009-255-011	RMF-8	R2	0.24	SFD	1	1	
009-255-013	RMF-8	R2	0.16	SFD	1	1	
009-256-014	RMF-8	R2	0.19	SFD	1	1	
009-256-020	RMF-8	R2	0.11	SFD	1	1	
009-256-024	RMF-8	R2	0.21	SFD	1	1	
009-257-003	RMF-8	R2	0.16	SFD	1	1	
009-258-002	RMF-8	R2	0.16	SFD	1	1	
009-258-003	RMF-8	R2	0.16	SFD	1	1	
009-258-010	RMF-8	R2	0.14	SFD	1	1	
009-281-003	RMF-8	R2	0.32	SFD on 2 lots	1	3	
009-281-007	RMF-8	R2	0.32	SFD on 2 lots	1	3	
009-282-003	RMF-8	R2	0.28	SFD on 2 lots	1	3	
009-282-013	RMF-8	R2	0.21	SFD	1	1	
009-282-014	RMF-8	R2	0.24	SFD on 2 lots	1	1	
009-282-015	RMF-8	R2	0.19	SFD	1	1	
009-282-016	RMF-8	R2	0.17	SFD	1	1	
009-282-017	RMF-8	R2	0.34	SFD on 2 lots	1	3	
009-282-019	RMF-8	R2	0.21	SFD	1	1	
009-282-021	RMF-8	R2	0.21	SFD	1	1	
009-283-001	RMF-8	R2	0.16	SFD	1	1	
009-283-004	RMF-8	R2	0.16	SFD	1	1	
009-283-005	RMF-8	R2	0.16	SFD	1	1	
009-283-006	RMF-8	R2	0.16	SFD	1	1	
009-283-008	RMF-8	R2	0.16	SFD	1	1	
009-283-009	RMF-8	R2	0.16	SFD	1	1	
009-284-006	RMF-8	R2	0.16	SFD	1	1	
009-284-008	RMF-8	R2	0.32	SFD on 2 lots	1	3	
009-284-017	RMF-8	R2	0.16	SFD	1	1	
009-285-030	RMF-8	R2	0.21	SFD	1	1	
009-285-031	RMF-8	R2	0.25	SFD	1	1	
009-286-001	RMF-8	R2	0.16	SFD	1	1	
009-286-002	RMF-8	R2	0.16	SFD	1	1	
009-286-003	RMF-8	R2	0.16	SFD	1	1	
009-286-004	RMF-8	R2	0.16	SFD	1	1	
009-286-005	RMF-8	R2	0.16	SFD	1	1	
009-328-002	RMF-8	R1	0.20	SFD	1	1	
009-328-003	RMF-8	R1	0.20	SFD	1	1	
009-328-004	RMF-8	R1	0.20	SFD	1	1	
009-328-005	RMF-8	R1	0.20	SFD	1	1	
009-328-006	RMF-8	R1	0.20	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
009-328-020	RMF-8	R1	0.20	SFD	1	1	
009-329-001	RMF-8	R1	0.20	SFD	1	1	
009-329-002	RMF-8	R1	0.20	SFD	1	1	
009-329-003	RMF-8	R1	0.20	SFD	1	1	
009-329-004	RMF-8	R1	0.20	SFD	1	1	
009-329-005	RMF-8	R1	0.20	SFD	1	1	
009-329-006	RMF-8	R1	0.20	SFD	1	1	
009-329-007	RMF-8	R1	0.20	SFD	1	1	
009-329-008	RMF-8	R1	0.20	SFD	1	1	
009-329-009	RMF-8	R1	0.20	SFD	1	1	
009-329-010	RMF-8	R1	0.20	SFD	1	1	
009-329-011	RMF-8	R1	0.20	SFD	1	1	
009-329-012	RMF-8	R1	0.20	SFD	1	1	
009-329-013	RMF-8	R1	0.20	SFD	1	1	
009-329-014	RMF-8	R1	0.20	SFD	1	1	
009-329-015	RMF-8	R1	0.20	SFD	1	1	
009-329-016	RMF-8	R1	0.20	SFD	1	1	
009-329-017	RMF-8	R1	0.20	SFD	1	1	
009-329-018	RMF-8	R1	0.20	SFD	1	1	
009-329-019	RMF-8	R1	0.20	SFD	1	1	
009-329-020	RMF-8	R1	0.20	SFD	1	1	
009-342-001	RMF-8	R2	0.25	SFD	1	1	
009-441-046	RMF-8	R2,B3	0.46	SFD	1	2	
009-451-010	RMF-8	R2,PD	1.00	SFD	1	7	
009-451-016	RMF-8	R1,B3	0.61	SFD	1	3	
009-451-020	RMF-8	R1,B3	0.27	SFD	1	1	
009-451-028	RMF-8	R1,B3	0.89	SFD	1	7	
009-521-001	RMF-8	R2	0.30	SFD	1	1	
009-521-002	RMF-8	R2	0.20	SFD	1	1	
009-521-003	RMF-8	R2	0.20	SFD	1	1	
009-522-001	RMF-8	R2	0.20	SFD	1	1	
009-522-002	RMF-8	R2	0.20	SFD	1	1	
009-522-005	RMF-8	R2	0.40	SFD	1	2	
009-522-014	RMF-8	R2	0.20	SFD	1	1	
009-523-002	RMF-8	R2	0.30	SFD	1	1	
009-523-003	RMF-8	R2	0.20	SFD	1	1	
009-523-004	RMF-8	R2	0.30	SFD	1	1	
009-531-005	RMF-8	R2	0.40	SFD on 2 lots	1	2	
009-531-011	RMF-8	R2	0.20	SFD	1	1	
009-531-013	RMF-8	R2	0.20	SFD	1	1	
009-531-015	RMF-8	R2	0.20	SFD	1	1	
009-531-016	RMF-8	R2	0.30	SFD on 2 lots	1	1	
009-531-017	RMF-8	R2	0.20	SFD	1	1	
009-531-019	RMF-8	R2	0.20	SFD	1	1	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
008-011-055	RMF-12	R3	0.18	SFD	1	2	
008-011-069	RMF-12	R3	0.31	SFD	1	2	
008-011-079	RMF-12	R3	0.14	SFD	1	1	
008-011-080	RMF-12	R3	0.18	SFD	1	2	
008-011-089	RMF-12	R3	0.23	SFD	1	1	
008-031-011	RMF-12	R4,PD	0.19	SFD	1	2	
008-035-017	RMF-12	R3	0.32	SFD	1	3	
008-071-004	RMF-12	R4,PD	0.19	SFD	1	1	
008-071-006	RMF-12	R4,PD	0.19	SFD	1	1	
008-071-007	RMF-12	R4,PD	0.19	SFD	1	1	
008-081-015	RMF-12	R4,PD	0.39	SFD	1	3	
008-081-016	RMF-12	R4,PD	0.20	SFD	1	2	
008-081-017	RMF-12	R4,PD	0.20	SFD	1	2	
008-081-025	RMF-12	R4,PD	0.19	SFD	1	2	
008-165-008	RMF-12	R3	0.16	SFD	1	2	
008-172-007	RMF-12	R3	0.16	SFD	1	2	
008-172-008	RMF-12	R3	0.11	SFD	1	1	
008-172-012	RMF-12	R3	0.12	SFD	1	1	
008-172-015	RMF-12	R3	0.16	SFD	1	2	
008-172-020	RMF-12	R3	0.24	SFD	1	3	
008-172-022	RMF-12	R3	0.16	SFD	1	2	
008-181-005	RMF-12	R3	0.32	SFD	1	5	
008-225-005	RMF-12	R3	0.16	SFD	1	2	
008-225-013	RMF-12	R3	0.16	SFD	1	2	
008-227-008	RMF-12	R3	0.16	SFD	1	2	
008-227-012	RMF-12	R3	0.32	SFD on 2 lots	1	5	
008-228-003	RMF-12	R3	0.16	SFD	1	2	
008-228-012	RMF-12	R3	0.18	SFD	1	2	
008-228-017	RMF-12	R3	0.25	SFD	1	3	
008-228-019	RMF-12	R3	0.16	SFD	1	2	
008-228-020	RMF-12	R3	0.16	SFD	1	2	
008-235-008	RMF-12	R3	0.16	SFD	1	2	
008-236-007	RMF-12	R3	0.16	SFD	1	2	
008-237-001	RMF-12	R3	0.18	SFD	1	2	
008-237-002	RMF-12	R3	0.14	SFD	1	2	
008-237-003	RMF-12	R3	0.16	SFD	1	2	
008-237-004	RMF-12	R3	0.16	SFD	1	2	
008-237-005	RMF-12	R3	0.16	SFD	1	2	
008-237-008	RMF-12	R3	0.16	SFD	1	2	
008-237-011	RMF-12	R3	0.16	SFD	1	2	
008-237-012	RMF-12	R3	0.16	SFD	1	2	
008-238-001	RMF-12	R3	0.16	SFD	1	2	
008-238-010	RMF-12	R3	0.16	SFD	1	2	
008-238-012	RMF-12	R3	0.16	SFD	1	2	

**Appendix J-2**  
**Inventory of Underdeveloped Residential Land**  
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
008-287-002	RMF-12	R3	0.14	SFD	1	2	
008-287-004	RMF-12	R3	0.16	SFD	1	2	
008-287-005	RMF-12	R3	0.12	SFD	1	1	
008-287-013	RMF-12	R3	0.22	SFD	1	3	
008-287-015	RMF-12	R3	0.16	SFD	1	2	
008-287-018	RMF-12	R3	0.16	SFD	1	2	
008-288-015	RMF-12	R3/OP	0.16	SFD	1	2	
008-291-002	RMF-12	R3	0.10	SFD	1	1	
008-291-003	RMF-12	R3	0.10	SFD	1	1	
008-291-004	RMF-12	R3	0.11	SFD	1	1	
008-292-002	RMF-12	R3	0.13	SFD	1	2	
008-292-008	RMF-12	R3/OP	0.15	SFD	1	2	
008-292-013	RMF-12	R3	0.22	SFD	1	3	
008-292-014	RMF-12	R3/OP	0.17	SFD	1	2	
008-321-009	RMF-12	R3/OP	0.16	SFD	1	2	
008-321-014	RMF-12	R3/OP	0.15	SFD	1	2	
008-323-009	RMF-12	R3/OP	0.12	SFD	1	1	
008-323-017	RMF-12	R3/OP	0.10	SFD	1	1	
008-323-018	RMF-12	R3/OP	0.09	SFD	1	1	
008-325-002	RMF-12	R3/OP	0.20	SFD	1	2	
008-325-003	RMF-12	R3/OP	0.21	SFD	1	2	
008-325-009	RMF-12	R3/OP	0.11	SFD	1	1	
008-325-010	RMF-12	R3/OP	0.18	SFD	1	2	
008-327-006	RMF-12	R3/OP	0.21	SFD	1	2	
009-081-002	RMF-12	R2	0.17	SFD	1	2	
009-081-003	RMF-12	R3	0.17	SFD	1	2	
009-081-014	RMF-12	R3	0.18	SFD	1	2	
009-081-021	RMF-12	R3	0.17	SFD	1	2	
009-081-025	RMF-12	R3	0.17	SFD	1	2	
009-081-029	RMF-12	R3	0.14	SFD	1	1	
009-081-036	RMF-12	R3	0.17	SFD	1	2	
009-081-041	RMF-12	R3	0.17	SFD	1	2	
009-081-045	RMF-12	R3	0.66	SFD	1	7	
009-082-015	RMF-12	R3	0.34	SFD on 2 lots	1	5	
009-082-021	RMF-12	R3	0.21	SFD	1	3	
009-082-023	RMF-12	R3	0.17	SFD	1	2	
009-621-001	RMF-12	R3,PD	0.17	SFD	1	2	
<b>Total</b>						<b>569</b>	
<b>Moderate Income on Large Vacant Parcels</b>							
009-541-007	RMF-8	R2	2.70	SFD	1	20	
025-391-006	RMF-12	BASP	1.40	SFD	1	16	

**APPENDIX K**  
**Map of Sites for Low and Very Low**  
**Income Housing**

**APN 009-641-009, 010, 011 and 022**  
**5.2 acres at northwest corner**  
**of Creston and Rolling Hills Roads**

**APN 009-741-010**  
**10 acres north of Food 4 Less Center**

**Food 4 Less**  
**Center**

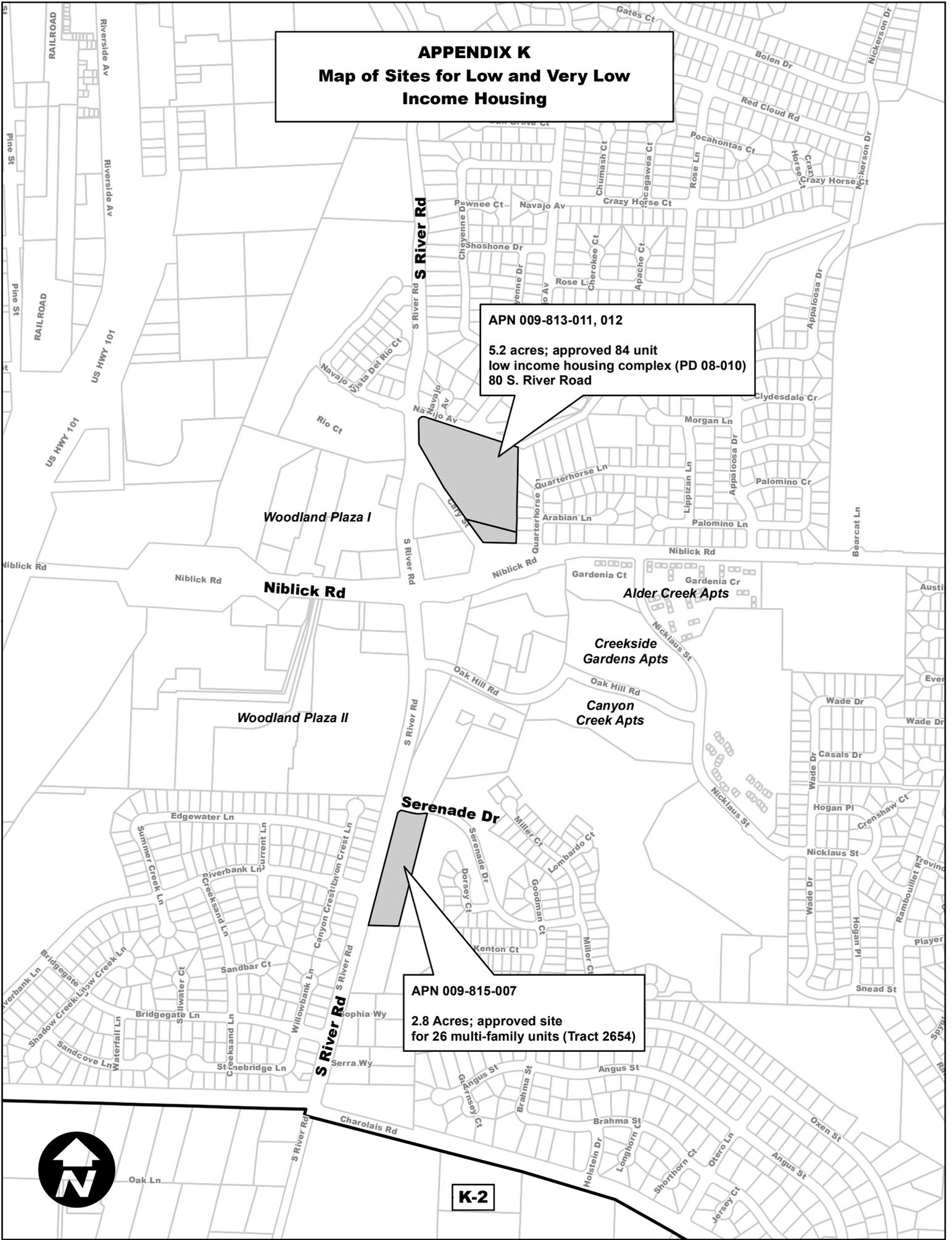
**K-1**



**APPENDIX K**  
**Map of Sites for Low and Very Low**  
**Income Housing**

**APN 009-813-011, 012**  
**5.2 acres; approved 84 unit**  
**low income housing complex (PD 08-010)**  
**80 S. River Road**

**APN 009-815-007**  
**2.8 Acres; approved site**  
**for 26 multi-family units (Tract 2654)**

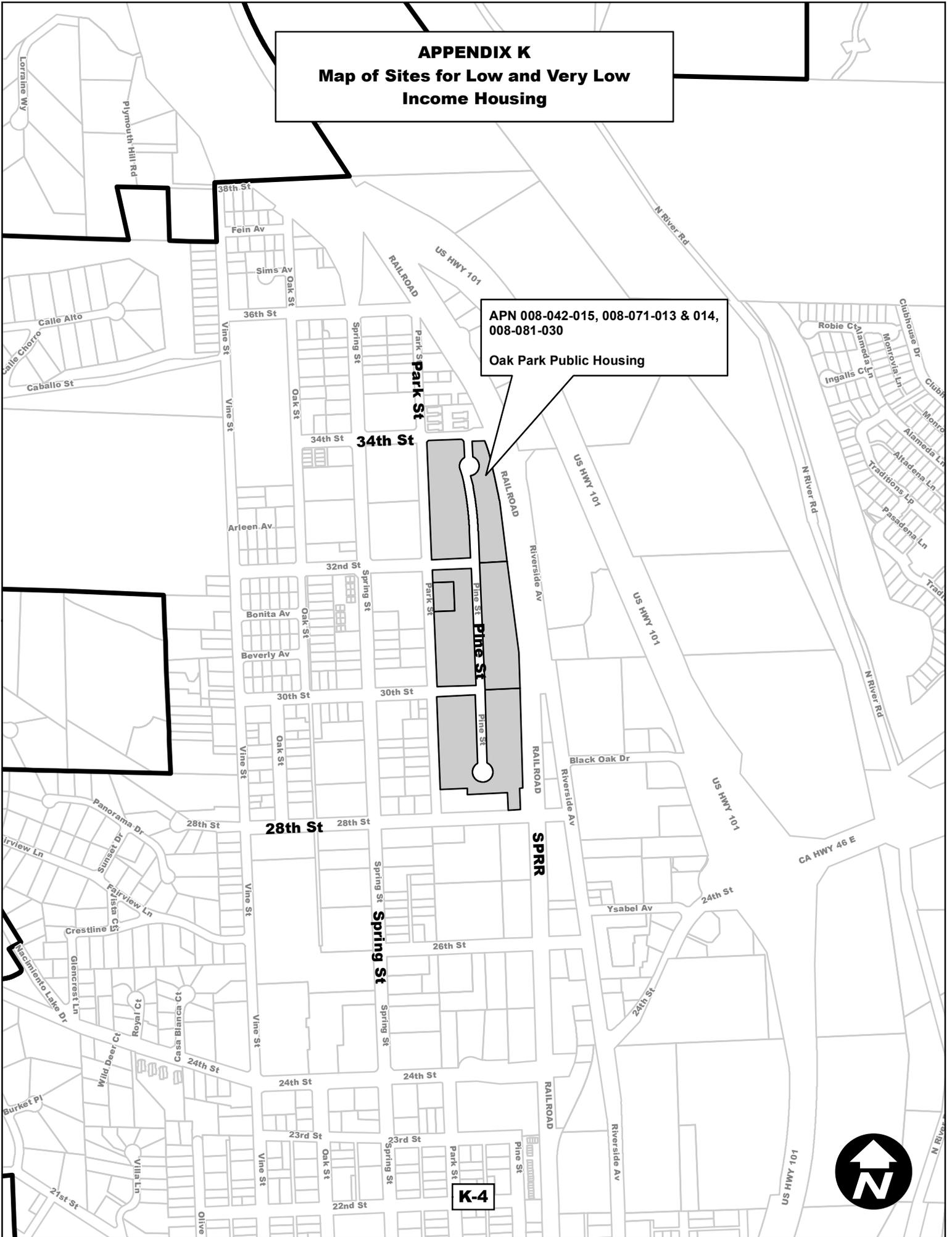




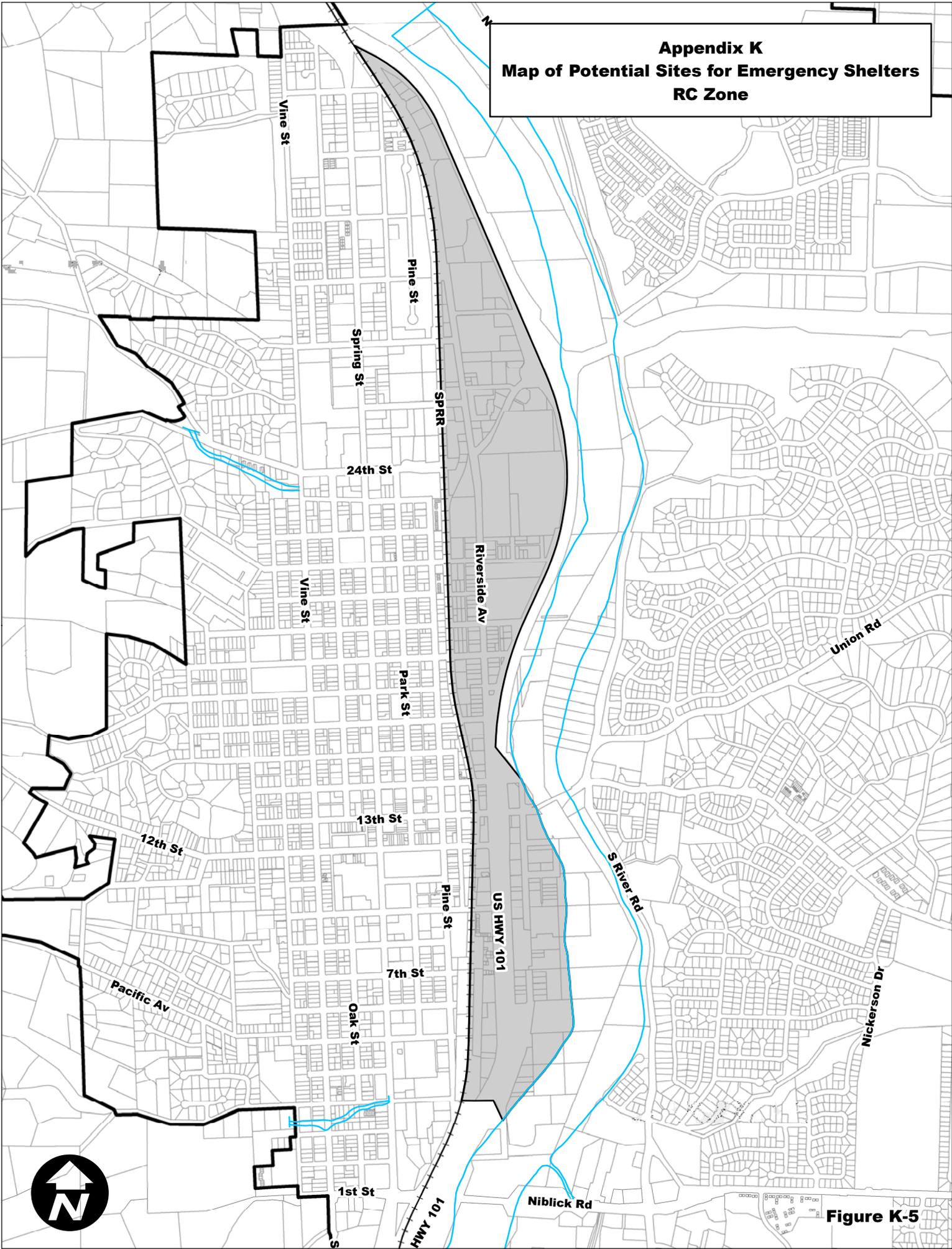
**APPENDIX K**  
**Map of Sites for Low and Very Low**  
**Income Housing**

APN 008-042-015, 008-071-013 & 014,  
008-081-030  
Oak Park Public Housing

**K-4**



**Appendix K**  
**Map of Potential Sites for Emergency Shelters**  
**RC Zone**



**Figure K-5**

# Appendix K Map of Potential Sites for Emergency Shelters PM Zone



Figure K-6

**Appendix L**  
**SB 1087 Resolution**

RESOLUTION NO. 09-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
ADOPTING WRITTEN POLICY CONCERNING THE PROVISION OF WATER OR SEWER  
SERVICES TO PROPOSED DEVELOPMENTS THAT INCLUDE HOUSING UNITS  
AFFORDABLE TO LOWER INCOME HOUSEHOLDS

---

WHEREAS, in 2005 the California Legislature enacted Senate Bill 1087, which amended Government Code Section 65589.7 to require all public agencies or private entities that provide water or sewer services for municipal and industrial uses to (i) adopt a written policy granting a priority for the provision of public water and sewer services to include proposed developments that include housing units affordable to lower income households, and (ii) deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed developments that include housing units affordable to lower income households only upon specific written findings that the denial, condition, or reduction of service is necessary due to the existence of certain circumstances specified in Section 65589.7.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, as follows:

Section 1. Pursuant to, and to the extent required by, Government Code Section 65589.7, the City of El Paso de Robles ("City") hereby grants a priority for the provision of water or sewer services to proposed developments that include housing units affordable to lower income households as defined by Section 50079.5 of the California Health and Safety Code unless it makes specific written findings that the denial, condition, or reduction of service is necessary due to the existence of one or more of the following:

- a. The City does not have "sufficient water supply," as defined in paragraph (2) of subdivision (a) of Government Code Section 66473.7, or is operating under a water shortage emergency as defined in Water Code Section 350, or does not have sufficient water treatment or distribution capacity, to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report;
- b. The City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections;
- c. The City does not have sufficient treatment or collection capacity, as demonstrated by a written engineering analysis and report on the condition of the treatment or collection works, to serve the needs of the proposed development;
- d. The City is under an order issued by a regional water quality control board that prohibits new sewer connections;
- e. The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the City, including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Government Code Section 66013.

Section 2. Pursuant to subdivision (b) of Government Code Section 65589.7, except to the extent provided otherwise in Section 1 of this Resolution, the City Council hereby adopts, as its written policies and procedures for provision of services to proposed developments that include housing units affordable to lower income households, the provisions of the Municipal Code of the City of El Paso de Robles with respect to water or wastewater services.

**Appendix L**  
**SB 1087 Resolution**

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17th day of March 2009 by the following vote:

AYES: Gilman, Hamon, Steinbeck, Strong and Picanco

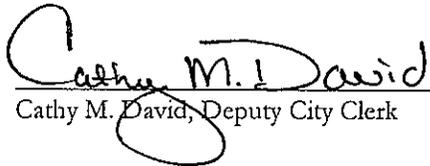
NOES:

ABSTAIN:

ABSENT:

  
\_\_\_\_\_  
Duane Picanco, Mayor

ATTEST:

  
\_\_\_\_\_  
Cathy M. David, Deputy City Clerk

### Appendix M: Housing Types Permitted by Zoning District

RESIDENTIAL USE	ZONING DISTRICT - CITY WIDE (Except in Uptown/Town Centre Specific Plan)																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
Single Family Detached	P <sup>1</sup>	P	P	P	P	P	P	P	P									
Single Family Attached	P	P	P	P	P	P	P	P										
2-4 units per lot				P	P	P	P	P	C									
5+ units per lot, single room occupancy				P	P	P	P	P	C									
Residential Care 6 or fewer persons	P	P	P	P	P	P	P	P	P									
Residential Care 6 or more persons	C	C	C	C	C	C	C	C	C									
Emergency Shelter <sup>2</sup>																P		
Manufactured Homes	P	P	P	P	P	P	P	P	P									
Mobile-Homes - 1 per lot			P															
Mobile Home Parks							C	C										
Transitional & Supportive Housing <sup>3</sup>				P	P	P	P	P										
Farmworker Housing <sup>4</sup>																		
Second Unit <sup>5</sup>	P	P	P															

RESIDENTIAL USE	ZONING DISTRICT - UPTOWN/TOWN CENTRE SPECIFIC PLAN								
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS
Single Family Detached	P	P	P	P					
Single Family Attached	P	P	P	P					
2-4 units per lot	P	P	P	P				P	
5+ units per lot, single room occupancy	P	P	P	P	P	P	P	P	
Residential Care 6 or fewer persons	P	P	P	P	P	P	P	P	
Residential Care 6 or more persons	C	C	C	C	C		C		
Emergency Shelter <sup>2</sup>								P	
Manufactured Homes	P	P	P	P					
Mobile-Homes - 1 per lot or in Parks									
Transitional & Supportive Housing <sup>3</sup>				P	P	P	P	P	
Farmworker Housing <sup>4</sup>	P	P	P	P	P	P	P	P	
Second Unit <sup>5</sup>									

- Notes:
- "P" denotes a use permitted by right; "C" denotes a use that requires a conditional use permit; a blank cell indicates that a use is neither permitted nor conditional in that zoning district.
  - The Housing Element proposes that emergency shelters be allowed in these zones, and that the PM zone is limited to the Commerce Industrial Park.
  - The Housing Element proposes that transitional and supportive housing be permitted in these zones.
  - Farmworker housing is considered to be "employee housing" per, and subject to regulations in, Sections 17021.5 and 17021.6 of the Health and Safety Code. Farmworker housing may not be located on property within the Airport Land Use Plan.
  - Second units are only allowed on lots zoned AG, R-A, and R-1. A "second unit" with a single family dwelling in a multi-family zoned lot (e.g. R-2 through R-5, and T3 and T4) is considered to be allowed within 2-4 units per lot.
  - In the Uptown/Town Centre Specific Plan, 5 or more units per lot is subject to standards based on building type. In the T3-N and T-3F Zones, lots would need to be 1/3 acre or larger to accommodate more than 3 units.

**APPENDIX N**  
**Development Regulations' Affect on Affordability**

**Outside of Uptown/Town Centre Specific Plan**

<b>Standard</b>	<b>Single Family (R-1 Zone)</b>	<b>Multi-Family (R-2, R-3, R-4, R- Zones) *</b>	<b>Affect on Affordability</b>
Minimum Lot Size	7,000 sq ft , which increases with slope	None	None. There are ample acreages with relatively flat slopes. Larger lots on slopes are an environmental issue.
Minimum lot width	60 feet, which increases with slope	None	None. See response for lot size.
Minimum lot depth	100 feet , which increases with slope	None	None. See response for lot size.
<b>Setbacks</b>			
Front	House – 15 feet Garage – 20 feet	15 feet for local streets; 20 feet for collectors; 20 feet for garages; 25 feet for arterials	Not significant. The City is a rural/suburban community.
Street Side	House – 10 feet Garage – 20 feet	10 feet for local streets; 15 feet for collectors; 20 feet for garages; 25 feet for arterials	Not significant.. The City is a rural/suburban community.
Interior Side	One story - 5 feet 2 stories – 10 feet	One story - 5 feet 2 stories – 10 feet * 3 stories – 15 feet * * 5 feet on lots 50 feet or narrower	Not significant.. The City is a rural/suburban community.
Rear	20 feet	1 & 2 stories – 10 feet 3 stories – 15 feet	Not significant.. The City is a rural/suburban community.
Separations between dwellings on same property	10 feet if second unit is detached	1 or 2 stories - 20 feet Between 2 & 3 stories – 25 ft 3 stories – 30 feet	Not significant.. The City is a rural/suburban community.
Height Limits	2 stories	R-2 Zone: 2 stories R3-R-5 Zones: 3 stories	Not significant.. The City is a rural/suburban community.
<b>Parking (Off-Street)</b>			
Per Unit	2 covered spaces	2+ bedrooms – 2/unit 1 bedroom/studio – 1.5/unit	Reduction of requirement for 1 bedroom/studio – 1 space/unit would help affordability. (Density Bonus law allows this.)
Visitor	None	1space per 5 units for 5+ units	Adds to cost of multi-family housing. (Density Bonus law allows waiver of requirement for visitor spaces.)
Open Space	50% max lot coverage	Equivalent of 375 sq ft of shared open space per unit; private open space (patios, balconies) meeting minimum dimensions receive double credit (1 sq ft private = 2 sq ft shared).	A lower equivalent shared open space requirement could improve affordability.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX N**  
**Development Regulations' Affect on Affordability**

<b>Standard</b>	<b>Single Family (R-1 Zone)</b>	<b>Multi-Family (R-2, R-3, R-4, R- Zones) *</b>	<b>Affect on Affordability</b>
Recreation Features	Not applicable	1 tot lot for projects with 11-25 units, 1 tot lot plus one other recreational amenity for projects with 26-50 units, and so forth.	Not significant.
Community Room/Day Care Center	Not applicable	For projects with 32 or more units – 40 sq ft per unit	Not significant. All but one complex with 32 or more units built since 1986 have been affordable, for which community rooms are standard conditions of government financing. The one market rate 80 unit complex has a community room, but rents are affordable to lower income households.
Laundry Facilities	Not applicable	1-4 units – no requirement 5+ units - Either laundry hook ups in every room or a common laundry room with one washer and dryer per 8 units	Not significant.
Storage Space	Not applicable	250 cu ft per unit; may not be in a garage or accessed internally	Adds to cost of multi-family housing . A reduction of this requirement has been granted as an incentive for two affordable housing complexes built since 2005.
Grading Limitations	If average natural slope of property is 10% or greater, pad grading not allowed.	City may (but is not required to) refer to grading limitations for single family housing.	Adds to cost of single family housing. However, this is an environmental issue.
Oak Tree Preservation	Construction within Critical Root Zone Discouraged	Construction within Critical Root Zone Discouraged	May affect densities. However, this is an environmental issue
Design/Architectural Review	Generally required	Required	Not significant. The City typically requires architectural treatments that are inexpensive – mostly measures to provide articulation.

**Union/46 and Borkey Area Specific Plans**

Both of these specific plan reference the City's Zoning Code and do not require any development standards that exceed those for the R-1, R-2, and R-3 Zones.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX N**  
**Development Regulations' Affect on Affordability**

**Uptown/Town Centre Specific Plan**

The Uptown/Town Centre Specific Plan Area is essentially completely urbanized. There are a handful of vacant residentially-zoned properties, all of which are designated for multi-family residential use. Additionally, this Specific Plan allows for and encourages mixed use development in several zoning districts.

<b>Standard</b>	<b>Existing Multi-Family (R-2 and R-3) *</b>	<b>Specific Plan Standards (T3 and T4)*</b>	<b>Affect on Affordability</b>
Minimum Lot Size	None	None	Not significant.
Minimum lot width	None	Required and tailored to building types (14 feet for rowhouses, 35 feet for single family dwellings; 75 feet for villas (apartments with interior entry halls), 125 feet for Courtyard Housing (large apartment buildings	Not significant.
Minimum lot depth	None	100 feet for most buildings; 120 feet for Courtyard Housing	Not significant.
<b>Setbacks</b>			
Front	15 feet for local streets; 20 feet for collectors; 20 feet for garages; 25 feet for arterials	T-3N and T-3F: 15 feet; T-4N: 12 feet; T-4F: 10 feet	Reduced requirement from R-2 and R-3 Zones (Note: T-3 is generally equivalent to the R-2 Zone and T-4 is generally equivalent to the R-3 Zone.)
Street Side	10 feet for local streets; 15 feet for collectors; 20 feet for garages; 25 feet for arterials	T-3N and T-3F: 12 feet; T-4N and T-4F: 10 feet	Reduced requirement from R-2 and R-3 Zones
Interior Side	One story - 5 feet 2 stories – 10 feet * 3 stories – 15 feet * * 5 feet on lots 50 feet or narrower	One story - 5 feet 2 stories – 8 feet * 3 stories – 8 feet * * 5 feet on lots 50 feet or narrower	Reduced requirement from R-2 and R-3 Zones
Rear	1 & 2 stories – 10 feet 3 stories – 15 feet	T-3N and T-3F: 20 feet (except for Carriage Houses and Rear-Yard Duplexes, which may be 5 feet); T-4N and T-4F: 15 feet	Increased requirement for main buildings, but not significant.
Separations between dwellings on same property	1 or 2 stories - 20 feet Between 2 & 3 stories – 25 ft 3 stories – 30 feet	None (other than Building Code requirements)	Reduced requirement from R-2 and R-3 Zones
Height Limits	R-2 Zone: 2 stories R3-R-5 Zones: 3 stories	T-3N and T-3F: 2 stories; T-4N and T-4F: 3 stories	Not significant. The City is a rural/suburban community.
Parking (Off-Street)			

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX N  
Development Regulations' Affect on Affordability**

<b>Standard</b>	<b>Existing Multi-Family (R-2 and R-3) *</b>	<b>Specific Plan Standards (T3 and T4)*</b>	<b>Affect on Affordability</b>
Per Unit	2+ bedrooms – 2/unit 1 bedroom/studio – 1.5/unit	2+ bedrooms – 2/unit 1 bedroom/studio – 1/unit	Improvement in affordability over existing zoning
Visitor	1space per 5 units for 5+ units	None	Improvement in affordability over existing zoning
Open Space	Equivalent of 375 sq ft of shared open space per unit; private open space (patios, balconies) meeting minimum dimensions receive double credit (1 sq ft private = 2 sq ft shared).	Single family, duplexes, triplexes, and quadplexes: 20% of lot area; Rowhouses: 15% of lot area; Carriage House (like a 2 <sup>nd</sup> unit): 200 sq ft; Villa and Courtyard Housing (large apartments): 150 sq ft; apartments in mixed use buildings: 80 sq ft.	Should not be a constraint to Single family, duplexes, triplexes, and quadplexes, and rowhouses. Reduced requirement for all other types from present requirements in R-2 and R-3 Zones
Recreation Features	1 tot lot for projects with 11-25 units, 1 tot lot plus one other recreational amenity for projects with 26-50 units, and so forth.	None	Reduced requirement for larger complexes.
Community Room/Day Care Center	For projects with 32 or more units – 40 sq ft per unit	None	Reduced requirement for larger complexes.
Laundry Facilities	1-4 units – no requirement 5+ units - Either laundry hook ups in every room or a common laundry room with one washer and dryer per 8 units	None	Reduced requirement from R-2 and R-3 Zones
Storage Space	250 cu ft per unit,; may not be in a garage or accessed internally	No change	Adds to cost of multi-family housing . A reduction of this requirement has been granted as an incentive for two affordable housing complexes built since 2005.
Grading Limitations	City may (but is not required to) refer to grading limitations for single family housing.	No change. Most land in Uptown/Town Centre Specific Plan area is relatively flat.	Adds to cost of single family housing. However, this is an environmental issue.
Oak Tree Preservation	Construction within Critical Root Zone Discouraged	No change	May affect densities. However, this is an environmental issue
Design/Architectural Review	Required	No change	The City typically requires architectural treatments that are inexpensive – mostly measures to provide articulation.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX O**  
**Findings for Approval of Discretionary Development Applications**

**Development Plans (Zoning Code Section 21.23B.050)**

In order to approve applications for development plans, the Planning Commission must make all of the findings set forth in this section. The planning commission may impose conditions of approval as necessary to make these findings. If, for a particular application, these findings can not be made, the planning commission shall deny the application.

- A. The design and intensity (density) of the proposed development plan is consistent with the following:
  - 1. The goals and policies established by the general plan;
  - 2. The policies and development standards established by any applicable specific plan;
  - 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
  - 4. All other adopted codes, policies, standards, and plans of the city;
  
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
  
- C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
  
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
  
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
  
- F. The proposed development plan contributes to the orderly development of the city as a whole;
  
- G. For projects located within the planned development (overlay) district, the proposed development plan is in conformance with the findings listed in Section 21.16A.070.

**21.16A.070. Required Findings of Approval**

The Planning Commission shall approve or conditionally approve a planned development plan application seeking approval of different development standards as provided for in Subsections (1), (2), (3), (5), (6), (7), (8), (9), (10), (11), (12), and (13) of Section 21.16A.030 (Density and use limitations) only if it finds that all of the facts identified below exist.

The City Council shall approve or conditionally approve a planned development plan application seeking approval of modified building heights as provided for in Subsection (4)

**APPENDIX O**  
**Findings for Approval of Discretionary Development Applications**

of Section 21.16A.030 (Density and use limitations) only if it finds that all of the facts identified below exist.

FACTS:

- (a) The granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city;
- (b) The proposed project maintains and enhances significant natural resources on the site;
- (c) The proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points;
- (d) The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood;
- (e) The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety, and welfare; and
- (f) Modification of the standards as set forth in this chapter or elsewhere in the zoning ordinance shall only be approved upon a finding that greater public benefit would be achieved through such modifications. Additionally, for planned development projects that are seeking an increase in allowable building heights, modification of the height limitations shall only be approved upon a finding that the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants.

**Conditional Use Permits and Variances (Zoning Code Section 21.23.250)**

In order to grant any request the findings of the Planning Commission or the Zoning Administrator shall be that the establishment, maintenance or operation of the requested use of building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

**Appendix P**  
**Multi-Family Development Guidelines**  
(Exhibit A of Resolution 05-078)

General Multi-Family Development Guidelines

The City's General Plan Land Use Element includes various goals, policies and action items that provide direction to, ". . . promote the community's image and identity." The Plan also aims to, ". . . promote architectural and design excellence," and to ". . . strive to maintain and create livable, vibrant neighborhoods and districts." Action items in the General Plan include strengthening the design and construction regulations that apply to multi-family projects. These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Multi-Family Land Use Categories, which establishes that multi-family categories are, "To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses." Additionally, in the Multiple Family, High Density land use category (RMF-20), development may be permitted at the high density level, ". . . where such density can be accommodated through sensitive site and building design."

Development guidelines are intended to *guide* applicants in designing high-quality multi-family development projects. These guidelines provide qualitative design criteria that should be incorporated into multi-family development projects, where appropriate. They are provided to: help projects fit in with surrounding neighborhoods by creating sensitive site and building design; create projects that would be an asset to the community; and provide multi-family housing that would be more enjoyable to live in.

A. Site Design Guidelines

All multi-family development projects need to provide basic features including: residential buildings; parking areas (either in garages, carports, or open parking spaces); driveway access; open space areas; personal storage; trash enclosures; and laundry facilities. How these features are arranged on a site and the building form and materials used can make a significant difference in how well a project meets functional needs as well as community goals.

1. Neighborhood Pattern and Context

New multi-family development should be designed in a manner that fits in with the surrounding neighborhood development pattern and context. This refers to: the spatial relationship between structures and the public right-of-way; vehicle, bicycle and pedestrian circulation patterns; existing vegetation and topography; the architectural elements in surrounding development; and the size and form of new structures in relationship to existing development. Consideration of these design elements assists new development fitting in with and maintaining community character and identity. For instance, if a multi-family project is located across the street from a single family neighborhood, the building(s) should be oriented toward the street with individual entries, patio areas, and landscaping facing the single family homes. Parking lot areas and carports should not be located along these street frontages. Also, the placement of

structures on property should maintain the established development pattern in the neighborhood.

Buffers between multi-family development and abutting property, particularly if the abutting property is zoned single family residential or is a non-residential zone, should be incorporated. This will ease the transition between uses. Methods to buffer multi-family projects should include in combination, increased setbacks, landscaping, berms, etc.

## 2. Addressing the Street

Multi-family development should “engage the public realm - not turning its back” toward the street. Residences should have their primary pedestrian entrance from the street sidewalk, or as courtyards with at least one significant pedestrian entrance along the street sidewalk. Where individual units have access to the street sidewalk, private “front yard” outdoor space may be differentiated from the public right-of-way by a porch or small yard area enclosed by a low garden fence or walls. Distinctive architectural elements and materials should be used to highlight primary entrances.

Residences that are not adjacent to a street should be accessible with pedestrian walkways that are separate from vehicle parking areas and driveways. Entrances should also be visible from at least one other dwelling.

## 3. Open Space

- a. Common Open Space. Common open space should be designed so that it is a usable, safe and defensive space. It should include a focal point and not be designed as a “left over” area that appears like an afterthought. In addition, areas that are a “no-man’s land” often become degraded and locations for illicit activities because they are not controlled or observed by residents. Common open space should be designed so that windows of frequently used rooms (e.g. living and dining rooms) overlook common open space and child play areas.

Common open space areas should also have safe pedestrian access clearly delineated so that residents do not need to cross in front of driveways and parking lots, to the extent possible. The topography should not have more than 10 percent slope for active open space areas. These areas should also be primarily landscaped with greens or garden areas, with the remaining area in functional hardscape. Common open space areas should be located, to the extent possible, in areas where it would be protected from significant noise such as traffic, railroad lines or other incompatible land uses in the surrounding area.

Common open space areas should incorporate landscaping, building placement and fencing to create gateways to common open space areas. This can create a distinction between the public realm and the semi-private nature of multi-family common open space.

- b. Private Open Space. Private open space should be designed so the individual tenants have usable space that is clearly defined through use of landscaping, garden walls, fences or other means, and to provide a sense of privacy and ownership for residents. These areas should include features that allow tenants to hang or otherwise set out potted plants, outdoor patio furniture, etc.

#### 4. Parking Facilities, Driveways and Walkways

- a. Parking Areas and Driveways. Parking spaces and driveways should not be the dominant site plan design feature of multi-family projects. For instance, parking areas should not be located in the center of the project site. To the extent possible, they should be located to the rear and/or sides of the site. Parking areas should also be located within a reasonably close distance to residential entrances, and be visible from some of the dwellings on the site.
- b. Walkways. Enhanced hardscape walkways including colored and/or textured cement, brick pavers, or other types of decorative hardscape surfaces should be incorporated into the site design to add visual interest and identify safe pedestrian access. Walkways with covered design elements such as trellis', archways, or other treatments should also be incorporated and be consistent with the architectural design of the residences.

#### 5. Landscaping, Lighting and Site Furniture

- a. Landscaping. Landscaping should be installed between parking lots and buildings to help soften the appearance of parking areas. Landscaping should also be planted along walkways. The area between driveways and property line fencing should also include landscaping to soften the driveway edge.

Common open space areas and parking lots should include deciduous shade trees. Landscaping for parking areas should not include dense, tall shrubs or bushy trees that could be used for places to hide. All areas not covered with structures, driveways, parking spaces, ornamental hardscape or walkways should be landscaped with plant materials.

- b. Lighting. Lighting should be provided for safety and security at all times during evening hours for all common areas including parking lots, walkways, community rooms, and laundry facilities. Lighting should also be provided at front entrances to residences and in private open space areas. On-site light standards should be pedestrian scale and complement the architectural character of the residential structures, and must be shielded per City Zoning Code Standards.
- c. Site Furniture. Benches should be placed throughout the common open space areas, including child play areas, and along walkways. Landscape garden walls are encouraged to be designed to be used for informal sitting, where appropriate.

Picnic tables and barbeque areas should be installed in common areas for multi-family projects with 30 dwelling units or more.

6. Trash Enclosures. All trash enclosures should be designed so that they are architecturally compatible with the residential buildings in use of colors and materials. Trash enclosures should use opaque materials that obscure views of the trash containers. Trash enclosure doors should be constructed from durable materials such as painted metal or chain link with plastic slatting. Trellis' and foundation landscaping are strongly recommended. Trash enclosures should also provide adequate space for recycled materials containers. They should also be located away from residences to control potential odor and noise nuisances.

B. Building Design Guidelines.

Multi-family building form and the type of construction materials used are significant factors in creating a development that is attractive and that fits in with the neighborhood. These factors also contribute to whether the design of a multi-family project is acceptable to the community.

1. Massing. The height, width and depth of a structure create the overall "*massing*" of a building. Sensitivity to massing can add to the appeal and acceptance of multi-family projects. Achieving attractive building massing for large structures is challenging, and requires extra creativity in architectural design. The larger the massing of a building with unbroken building walls and rooflines, the larger and more bulky it will appear on the site where it is located and in the surrounding area. Appropriate building massing is achieved when it does not dominate building elevations with large blank walls. Massing can be reduced through several methods including, but not limited to:
  - recessing building floors above the first story;
  - providing vertical or horizontal offsets in the wall surfaces at regular intervals (e.g. every 10 feet);
  - reducing the overall size of buildings;
  - articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands", recessing design elements, and interesting cornice treatment details;
  - reducing overly large and tall roof designs;
  - use of darker building color and varied wall treatments.
2. Scale. The scale of a building refers to the relationship of a particular building mass, to other nearby or adjacent development. The overall scale of building as well as individual design elements and how they are integrated into a building design, affects whether it is "*in scale*" with surrounding development and the landscape. Multi-family projects should be in proportionate scale with development in the neighborhood where it is located.

3. **Building Articulation and Materials.** Building articulation refers to the architectural details on building surfaces and rooflines. All building elevations should incorporate equal articulation and attention to details in multi-family building design. This will help to avoid unattractive massing, the appearance of a “stucco box’ or what would otherwise appear as bland building design.

Use of varied building materials for siding and roofing also contribute to well designed buildings. Variation in colors and textures can add interest to plain building walls. Materials should be durable to maintain their quality over time in the local climate. Materials should also be appropriate and authentic for the architectural style of the buildings that they are placed on.

4. **Form.** Multi-family projects should incorporate design forms and themes from the surrounding community and region. While no single architectural style is suggested, building designs should be reflective of the best of local and regional building forms.
5. **Parking Structures.** If parking spaces are proposed as carports or garages, the structures should be consistent with and/or integrated into the architectural design of the residential buildings. Subterranean or semi-subterranean parking structures should be designed sot that they are integrated with the site and architecture. They should provide security lighting and more than one access for pedestrians.
6. **Walls and fences.** Walls and fences should be architecturally compatible with the design and materials of the buildings on the site. Use of cinder block walls should be avoided. Fence materials should be durable and suitable for their intended purpose. Private walls or fences for residential patios should not create a “walled in” affect. Use of lower, garden walls or fences with lattice or other non-visually obscuring materials should be incorporated at the top of walls or fences so that occupants can see out over the fences or walls into common areas.
7. **Rooflines.** Long, monotonous, unbroken rooflines should be avoided. Use of gables, hip roofs, and variation in the placement of rooflines should be incorporated into the design of rooflines.
8. **Windows.** Front yard windows, balconies, doors or other openings above the first story are encouraged. Windows and doors should match the style, scale and proportion of the structure. Side yard windows, balconies or other openings above the first story should be oriented so as to not have a direct line-of-site into windows or similar openings of adjacent structures. Rear yard windows should be placed where they would have the least impact onto adjacent private yards, patios, etc. Skylights, opaque glass, permanently affixed louvers, inset windows or windows with high sills may be appropriate when other window designs would severely affect the privacy of adjacent property.
9. **Building Shadowing.** Upper stories should be designed with consideration to not result in a shadowing affect on adjacent property or block solar collection devices.