

El Paso de Robles



Canyon Creek Apartments – 400 Oak Hill Road

Housing Element

May 2009

Public Review Draft

CITY OF EL PASO DE ROBLES

HOUSING ELEMENT OF THE GENERAL PLAN

PUBLIC REVIEW DRAFT

MAY 2009

Exhibit A of Resolution 09-XXX

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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 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. In the Housing Element, residential land use is translated into types of household units to be accommodated in the future. Lands that are designated for residential use are identified in the Land Use Element; the location, site area and terrain suitable for housing is related to land use, open space, and noise sources (primarily traffic and airport-related); and the capability of serving residential neighborhoods by an efficient circulation system is discussed in the Circulation Element. 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 2009 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.

1.3 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, prepared in 2007 by the UCSB Economic Forecast Project, and City land use inventory and building permit records through December 31, 2008.

1.4 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 A.) This letter:
 - Invites 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);

- Advises addressees that the Planning Commission and City Council will 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 Appendix A.
- 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 A.
- A public workshop before a joint session of the City's Planning Commission and City Council was conducted on May 12, 2009;
- Public hearings before the City's Planning Commission and City Council will be conducted on August 11 and September 1, 2009, respectively.
- Public notices or workshops and hearings in local newspapers.
- Press releases will be made to local media with the objective of advising the public of the update process and opportunities for participation.

1.5 Local Setting

During the decade between 1990 and 2000, the City's population grew by 31%. Between 2000 and 2008, the City's population increased by an additional 23%. 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.

1.6 Housing Context

Economy

The 2009 Housing Element Update is being prepared in the midst of a national recession that began in 2007. Most sources predict that the recession may last until 2011 and be followed by a gradual recovery over several years. 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 and 20 units in 2008. If the recovery period is similar to that experienced in the City in the mid 1990's, the first 3-4 years may only see 100-150 units constructed.

Between 2000 and 2007, rents and housing prices had risen substantially. According to the 2008 Economic Outlook, the median home price county-wide had risen steadily in this period from \$451,000 in 2004 to \$567,000 in 2007. In the City, during this same period, the median home price had risen from \$368,000 in 2004 to \$447,900 in 2007.

Beginning in 2007, home prices have been adjusting downward. DataQuick, a real estate information tracking firm, reported that median home prices County-wide fell from \$470,000 in January 2008 to \$375,000 in January 2009. In the City, DataQuick reported that median home prices fell from \$359,000 in January 2008 to \$334,000 in January 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 current recession was the practice of making subprime adjustable rate loans, many of which resulted in foreclosures. Comparison of numbers of foreclosures reported by DataQuick for the 4th Quarter of 2007 and the numbers of single family dwellings reported by the State Department of Finance (E-5 Report), the foreclosure rate was 3.5 per 1,000 homes in San Luis Obispo County, which was relatively low, compared to rates of 6.0 per thousand for San Bernardino County, 6.8 per thousand in Sacramento County, and 8.0 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.

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).

Housing-Related Activities in Progress in 2009

As the 2009 Housing Element is being prepared for adoption, the City is actively engaged in the following activities:

- Preparation of the Uptown/Town Centre Specific Plan, as described above, which proposes increased residential densities and mixes of housing types, many as mixed uses with commercial and office land uses, throughout the planning area on West Side of the City. This effort advances “affordability by design” by increasing the supply of housing that has shown to be affordable to many lower income households at market rents. (Subsidized housing will still be necessary to provide affordability to households generally at 60% or less of Area (County) Median Income. This specific plan will include a vision for redevelopment of Oak Park Public Housing and for improving the Uptown neighborhoods and addressing blighting conditions.
- 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 to advance “affordability by design”.
- Preparation of plans to protect and manage natural resources to provide a healthy environment and save energy.
- Consideration of amendments to the Zoning Code to provide for “reasonable accommodation” for disabled persons and for seasonal farmworker housing by right.
- 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.

Expected Major Housing Issues and Challenges 2009 - 2014

- Ensuring that specific plans for undeveloped areas incorporate a mix of housing types and densities so that “affordability by design” is achieved and housing for all income levels is provided and evenly distributed throughout the City. This challenge will include

incorporation of 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.

- Competition for limited 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.

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 4.0 and 5.0 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.

2.1 Qualitative Goals, Policies, and Action Items

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.

Policies and Action Items

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.

Action 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). *Target Date: ongoing*

Action 2 Prepare a Universal Design policy that would increase the number of dwelling units that are capable of housing persons of all ages and abilities. This policy would define a minimum set of methods and seek first to encourage private developers to implement. This policy may establish minimum requirements for new housing developments (subdivisions, apartments) to make a certain percentage of units incorporate said methods. *Target Date: Fiscal Year 10/11.*

Action 3 Adopt an ordinance to implement SB 2 (Statutes of 2007) to provide that emergency shelters may be permitted by right in a zoning district that has sufficient capacity to meet the City's need for homeless housing and which is located close to transit stops and services. This ordinance shall also provide that transitional and supportive housing are permitted by right in residential zoning districts. *Target Date: August 31, 2010.*

Action 4 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. *Target Date: ongoing*

Action 5 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. *Target Date: ongoing*

Action 6 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. *Target Date: ongoing*

Action 7 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. *Target Date: ongoing*

Action 8 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. *Target Date: ongoing*

Action 9 Work with developers to increase the supply of new housing for all income groups and special needs throughout the City. *Target Date: ongoing*

Action 10 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, as part of the 2009 update of the Redevelopment Implementation Plan, consider allowing for deferral of payment of fees several years beyond occupancy, as opposed to delaying construction until sufficient LMIH funds are on hand. *Target Date: December 2009*

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.

Action 11 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. *Target Date: December 2009.*

Action 12 Amend the Zoning Code, if warranted, 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. *Target Date: As needed; evaluate during General Plan Annual Report.*

Action 13 Consider amending the Zoning Code to establish minimum densities for multi-family zoned properties. *Target Date: Fiscal Year 10/11.*

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.

Action 14 Enforce the City's zoning, property maintenance, building, fire, parking and nuisance abatement codes. *Target Date: ongoing*

Action 15 Evaluate the feasibility of reinstating the City's housing rehabilitation program, which offers below-market rate interest, amortized and deferred payment loans and emergency repair grants to assist low-income homeowners and owners of low-income rental units repair and rehabilitate their properties. *Target Date: Fiscal Year 10/11.*

Action 16 Actively implement the vision for development and redevelopment of the West Side to be established in the Uptown/Town Centre Specific Plan. *Target Date: ongoing, commencing in FY 09/10.*

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.

Action 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. *Target Date: Fiscal Year 10/11.*

Action 18 Amend the Redevelopment Implementation Plan to establish new priorities for using LMIH funds based on housing projects that are expected to seek LMIH assistance by 2014. *Target Date: December 2009.*

Action 19 Investigate participation in the County of San Luis Obispo's Second Dwelling Stock Plan Program which provides pre-approved building plans for second units. *Target Date: Fiscal Year 09/10.*

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.

Action 20 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). *Target Date: ongoing*

Action 21 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. *Target Date: ongoing*

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.

Action 22 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. *Target Date: ongoing*

Action 23 Investigate and implement programs such as Leadership in Energy and Environmental Design or equivalent, Low Impact Development for their ability and cost-effectiveness to manage the City's natural resources. *Target Date: ongoing (initiated in 2007)*

Action 24 Investigate development of site and subdivision design standards and/or regulations that facilitate use of solar energy. *Target Date: Fiscal Year 10/11.*

Action 25 Incorporate transit-oriented design elements into the higher density (12-20 unit per acre) multi-family developments. *Target Date: ongoing*

2.2 Quantified Objectives

New Construction. The Quantified Objectives below (Table H-1) summarize the expected numbers of dwelling units to be constructed between January 1, 2009 and June 30, 2014. 104 dwelling units have already been constructed in 2008. (See Appendix C.) For the remaining 5.5 years of the 5.5 year period, it is assumed that building permits for new residential units will be issued at the following rates:

- 200930 units
- 201040 units
- 2011125 units
- 201270 units
- 2013110 units
- 2014 (6 months)70 units

The 125 unit projection for 2011 assumes that a permit for the 84 unit Hidden Creek Apartment Project will be issued that year.

Table H-1. Quantified Objectives for New Construction

Program	Income Group				Total	Note #
	Above Moderate	Moderate	Low	Very Low		
West Side Single Family	14	0	0	0	14	1
East Side Single Family (Outside of Specific Plan Areas)	86	0	0	0	86	1
Chandler Ranch, Olsen Ranch, Beechwood Area Specific Plans	105	0	0	0	105	2
West Side Multi-Family	0	67	30	0	97	3
Borkey Area Specific Plan (Tract 2887)	0	38	0	0	38	4
Entitled Low Income Family Apartments	0	0	42	42	84	5
Second Units	0	0	5	0	5	6
Total	205	105	77	42	429	

Notes:

1. Estimate considering capacity and economy.
2. Assumes specific plans are adopted in 2011, single family development commences in 2013, and no multi-family is developed in these areas during this Housing Element period (by June 30, 2014).
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. Hidden Creek Project at 80 S. River Road.
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.

Rehabilitation. The Quantified Objectives below (Table H-2) shows the expected numbers of dwelling units to be rehabilitated between January 1, 2009 and June 30, 2014. It is assumed that the rate of rehabilitation in the period of the Housing Element (i.e., through June 30, 2014) will be as it was in 2008.

Table H-2. Quantified Objectives for Rehabilitation

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
Market	264	105	22	0	391	1
Action Item 15	0	0	20	10	30	2
Total	264	105	42	10	421	

Notes:

1. Units to be rehabilitated under free market conditions between January 1, 2009 and June 30, 2014. Rate assumed to be the same as experienced in 2008.
2. Resume City-sponsored rehabilitation program with at least \$500,000 in subsidy from LMIH or HOME funds.

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	Low	Very Low		
Action Item 10	0	0	89	89	178	

NOTE: 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 be prepared to purchase affordability covenants as a back-up measure. This is addressed under Policy H2-1.

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 (the beginning of the period of the current Regional Housing Needs Allocation) and December 31, 2008;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2008;
- Report on progress towards implementing the Action Items contained in the 2004 Housing Element.

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.

Table H-4: 2003 Regional Housing Needs

Income Category	Dwelling Units (Target)
Above Moderate	651
Moderate	520
Low	467
Very Low	627
TOTAL	2,266

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
Total	1,621	321	217	268	2,427	

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, 2008, a total of 1,517 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	1,107
Moderate	130
Low	145
Very Low	135
Total	1,517

Details showing the composition of the above new units are attached in Appendix C: "Paso Robles Historic Residential Growth: January 1, 2001 through December 31, 2008". Together with the "Historic" housing activity reported in the first row of the Quantified Objectives Table, the total numbers of new dwelling units developed between January 1, 2001 and December 31, 2008 are shown in Table H-6.

Table H-6: Dwelling Units Constructed 2001 - 2008

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
Total	1,915	366	263	135	2,679

New Housing Units: Under Construction and Approved

As of December 31, 2008, there were active building permits for 20 units, which can be classified by income groups as follows:

Above Moderate	14	(single family development)
Moderate	6	(West Side condominiums)
Low	0	
<u>Very Low</u>	<u>0</u>	
Total	20	

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.

New Housing Units for Lower Income Households: Proposed

In 2008, an application to develop 84 apartments for low income families at 80 South River Road was filed with the City. This application includes a request for a density bonus and an extra density bonus. At its meeting of November 12, 2008, the Planning Commission recommended that the City Council approve the application, including both density bonuses. At its meeting of January 6, 2009, the City Council approved the 84 unit project, including both density bonuses.

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 - 28th Street, was completed in January 2008.

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. Action Item 3 under Policy H-2 calls for the City to evaluate the feasibility of reinstating the City's housing rehabilitation loan program using CDBG or Redevelopment Low and Moderate Income Housing (LMIH) funds. 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.

The challenge in reinstating a housing rehabilitation loan program are twofold: (1) there are insufficient government funds to meet the demands to assist development of new subsidized housing and operate a rehabilitation loan program; and (2) based on the City's prior experience with two CDBG funded rehabilitation loan programs in 1988 and 1991, such programs are labor-intensive, requiring at least a 0.5 Full Time Equivalent position. Peoples' Self-Help Housing Corp., a local nonprofit housing developer used to offer contracted staff services for administration of such programs, but did not offer any during the period of the 2004 Housing Element.

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. has 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.

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).

Although this action was taken after December 31, 2008, it was set in motion prior to that time. 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 in order to assist property owners and builders impacted by the recession.

Additionally, in early 2009, the City initiated Zoning Code Amendments to provide for “reasonable accommodation” and farmworker housing as called for in Action Items #8 and 9 under Policy H-1B. The “reasonable accommodation” ordinance will provide a means to permit modifications of zoning regulations if necessary to allow a disabled person to have safe access to housing. It will also define “Group care homes” in which housing of 6 or fewer persons with special needs will be permitted by right in all residential zoning districts. The farmworker housing ordinance will implement Sections 17021.5 and 17021.6 of the California Health and Safety Code and define housing types for seasonal farmworkers that are permitted by right in certain zoning districts.

Progress Toward Implementation of Action Items

Table H-07 on the following pages reports efforts made through December 31, 2008 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

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/08	Future Scheduling
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 84 rental units for low income families, implements this policy. At its meeting of 11/12/08, the Planning Commission recommended City Council approval of this project.	a. Upon review of any applications for general plan amendments b. PD 08-010 was approved by the City Council on 01/06/09.
	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. b. General Plan Amendment 2006-001 redesignated 5 acres located about ¼ mile west of Cuesta College to Residential, Multiple Family, 12 units per acre. In September 2007, the City approved Tract 2887 allowing 51 small lot single family units on this property. c. 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 and an EIR will be prepared in 2009.	Continue to implement this action.

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

Policy	Action Item/Brief Description	Schedule	Actions through 12/31/08	Future Scheduling
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 2008 staff assisted the processing of an application to build 84 low income units (PD 08-010).	Continue to implement this action.
	2: Maintain comprehensive housing program	Ongoing	Budgeted through Fiscal Year 2008/09.	Continue to implement this action.
	3: Continue to assist agencies provide emergency shelter to the homeless	Ongoing	2008 CDBG allocations included: \$21,373 to Transitional Food and Shelter's (TFS) Motel Voucher Program and \$5,000 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 been awarded grants of 2009 CDBG funds.
	4: Develop a downpayment assistance program	Ongoing	<ul style="list-style-type: none"> a. The City made 5 CallHome loans to low income first-time homebuyers in 2004. b. The 2004 Redevelopment Implementation Plan provides that LMIF funds may be used for this purpose. 	None scheduled. Amount of CallHome, 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.
	5: Amend Zoning Code to provide for homeless and transitional housing	Fiscal Year 2005/2006	In 2008, City staff began research to do this in a manner to implement SB 2.	To be completed in FY 09/10.
	6: Work with Cuesta College to encourage housing for students	Ongoing	In early 2005, City staff met with Cuesta College Administration to open discussions on this item.	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
	8: Amend Zoning Code to provide for ministerial modification of zoning standards to facilitate disabled access	Fiscal Year 2005/2006	Initiated in 2009; to be completed in FY 08/09.	None

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

Policy	Action Item/Brief Description	Schedule	Actions through 12/31/08	Future Scheduling
	9: Amend Zoning Code to provide for farmworker housing	Fiscal Year 2006/2007	Initiated in 2009; to be completed in FY 08/09.	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 2004 Redevelopment Implementation Plan provides that LMIF 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 2004 Redevelopment Implementation Plan provides that LMIF 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 nd 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 2009 as part of the Housing Element Update.	To be determined via Housing Element Update

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

Policy	Action Item/Brief Description	Schedule	Actions through 12/31/08	Future Scheduling
H-4	1: Provide referral info on housing complaints 2: Provide info on Fair Housing	Ongoing Fiscal Year 2005/2006	No complaints filed. 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	a. Accomplished with 2003 Land Use Element b. In 2008, the City has directed staff to investigate opportunities to implement "resource management" measures that would address global climate change, energy use, low impact design (water quality) and related matters.	Continue to implement this action. Continue to implement this action.

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4.0 Housing Needs Assessment

Assessment of the housing need in 2009 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 9 years ago in 2000 and (2) the length and depth of the current recession is still unknown. 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.

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.

	Population Projection	Added Population
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 29,950 by January 1, 2008. The 3,100 person increase in population since 2003 yields an annual growth of 620 persons. Growth rates in 2006 and 2007 were 500 and 450 persons per year, respectively. With the current (2009) economic recession, it is anticipated that annual growth rates will remain much lower than 2007 rates, at least through 2011. After that point, it is hoped that an economic recovery will occur, at which point growth rates would be expected to increase.

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 D-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 D-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 2000's 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 D-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 2009, it is not expected that age will have a measurable impact on the type and size of housing.

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 D-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 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 D-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.

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 Federal Bureau of Labor Statistics, the unemployment rate in December 2008 was 8.7% statewide and 7.1% in the San Luis Obispo-Paso Robles Metropolitan Statistical Area. The statewide rate climbed to 10.1% one month later in January 2009. 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 D-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.

Number of Households. In January 2008, according to the State Department of Finance, there were an estimated 11,636 households in the City and the average household size was 2.62 persons. The American Community Survey conducted by the US Census Bureau estimated that there were 10,876 households in 2007.

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-9 shows that there was some minor shifting of percentages of various household types.

Table H-9. 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

Household Size. Table H-9 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, 2008 was 2.62 persons. As noted under the discussion of “race and ethnicity” on Page H-24, 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.

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 \$67,000 for a 4 person household in 2008. The following lists the categories as defined by State Law.

- Extremely Low Income: 30% or less of the area (County) median family 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: 31 - 50% of the area (County) median family income with adjustments for household size.
- Low Income: 51% - 80% of the area median family income with adjustments for household size.
- Moderate Income: 81% - 120% of the area median family income with adjustments for household size.
- Above Moderate Income: more than 120% of the median family income, as adjusted for household size.

Table H-10 lists these income limits for San Luis Obispo County.

Table H-10. San Luis Obispo County 2008 Income Limits

Income Group (% of Median Income)	HOUSEHOLD SIZE (# of Persons) And INCOME (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
Very Low (50%)	23,450	26,800	30,150	33,500	36,200	38,850	41,550	44,200
Low (80%)	37,500	42,900	48,250	53,600	57,900	62,200	66,450	70,750
Median (100%)	46,900	53,600	60,300	67,000	72,400	77,700	83,100	88,400
Moderate (120%)	56,300	64,300	72,400	80,400	86,800	93,300	99,700	106,100

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.

Household Income in Paso Robles. Appendix D-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 extremely low-income (ELI) households. ELI is a subset of the very low-income and is defined as 30 percent of area median and below. Appendix D-3 shows that the estimated number of ELI households in 2000 was 1,119 and in 2008 was 1,362. In both years, ELI households accounted for 13% of all households. With the current recession, it is unknown if this percentage will hold stable or change. If it held stable, and if population continued to grow in the manner assumed in the Land Use Element, as shown in Table H-8, there could be a total of 13,100 households in 2014, of which 1,700 (13%) would be ELI.

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-42.

Tenure of Households. The term, “tenure”, refers to whether housing units are owned or rented. According to the 2000 Census, 59% of households in Paso Robles owned their own home. 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 1990’s, 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 2008.

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. On January 6, 2009, the City Council approved a development plan for Hidden Creek Village, an 84 unit low income (subsidized) family apartments proposed to be developed by Conner LLC and the Housing Authority of the City of San Luis Obispo.

Since 2004, in addition to the large apartment complexes listed above, 56 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.

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-11 shows the extent to which households have been overpaying by tenure.

Table H-11: 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-12 shows the percentages of homeowners and renters by income group overpaid for housing per the 2000 US Census.

Table H-12: Overpayment in 2000 by Income Group

Income Group	Homeowners	Renters
Very Low	216 (36%)	597 (47%)
Low	555 (63%)	402 (43%)
Moderate	540 (50%)	76 (13%)
Above Moderate	339 (14%)	12 (2%)

Sources: 2000 Census, Summary File 3 (H73 and H97); 1999 Income Limits for SLO County (HUD).

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 current recession was the practice of making subprime adjustable rate loans, many of which resulted in foreclosures. Comparison of numbers of foreclosures reported by DataQuick for the 4th Quarter of 2007 and the numbers of single family dwellings reported by the State Department of Finance (E-5 Report), the foreclosure rate was 3.5 per 1,000 homes in San Luis Obispo County, which was relatively low, compared to rates of 6.0 per thousand for San Bernardino County, 6.8 per 1,000 in Sacramento County, and 8.0 per 1,000 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.

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-13 (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-13: 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-14 summarizes data from the 2000 Census regarding special needs groups residing in Paso Robles.

Table H-14: 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

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. 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 2014 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.

There are many other design features that could be considered which would further facilitate “aging in place”. The City could encourage builders 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.

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 initiated a “reasonable accommodation” ordinance to remove constraints for housing the disabled. This ordinance will:

- Provide 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;
- Clarify 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 will not establish any requirements that such housing be separated from another similar facility by a minimum distance.

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.

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).

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.

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.

To accommodate the housing needs of seasonal farmworkers, in early 2009, the City initiated an amendment to the Zoning Code to comply with the provisions of Sections 17021.5 and 17021.6 of the State’s Health and Safety Code. This code amendment would provide 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

Homeless Persons. In January 2009, the Economic Opportunity Commission of San Luis Obispo County, in partnership with Cal Poly University and local nonprofit groups that provide homeless services conducted a county-wide enumeration of homeless persons. This results of this survey are scheduled to become available to the public in early April. It is anticipated that the survey will not only document the number of homeless enumerated, but estimate the total number of homeless (accepting that not all homeless will be identified in the enumeration). It is also anticipated that the report will identify the number of homeless persons per community.

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

- Since 1996, the Economic Opportunity Commission (EOC) of San Luis Obispo County has operated a 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.

- The EOC also operates a 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 30 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 those 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 several 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 10 Year Plan to End Homelessness (10-Year Plan). The 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 the 10-Year 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.

In early 2009, the City and all of the other six cities in the County, along with the County agreed to endorse the 10-Year Plan to End Homelessness, to use the plan as a guide for future efforts, and agreed to designate a city council or Board member to serve as a representative in ongoing collaboration to address homelessness.

The City's Zoning Code lists domestic violence shelters as a permitted use in the multi-family residential (R-2, R-3, R-4, and R-5 Zones. The Homeless services at the Second Baptist Church operate as an appurtenant (permitted) use to the church.

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, Action 3 (Page H-8) proposes that a code amendment be initiated and completed within one year of adoption of the 2009 Housing Element Update.

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.

Housing Growth. Between 2000 and 2008, the housing stock in Paso Robles increased by 30%, from 8,949 to 11,636 units. As exhibited in Table H-15, this level of growth was greater than countywide growth.

Table H-15: City and County Housing Growth Trends 2000-2008

Jurisdiction	2000	2008	2000 - 2008 % Change
Paso Robles	8,949	11,636	30%
S.L.O. County	101,502	116,171	14%

Sources: State Department of Finance: E-5 Reports (2000 and 2008)

Housing Type. Table H-16 (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%.

Table H-16: Changes in Housing Stock, City of Paso Robles 2000-2008

Housing Type	2000		2008	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family	6,506	73%	8,780	75%
Detached	5,737	64%	7,860	67%
Attached	769	9%	920	8%
Multi-Family	2,136	24%	2,439	21%
2-4 Units	988	11%	1,091	9%
5+ Units	1,148	13%	1,348	12%
Mobile Homes	307	3%	417	4%
Total Units	8,949	100%	11,636	100%
Homeowner Vacancy Rate	1.2%		Not Available	
Rental Vacancy Rate	2.3%		±5%	

Sources: State Department of Finance: E-5 Reports (2000 and 2008); 2000 US Census; City's Rental Vacancy Status Survey, January 2009

In early 2009, City staff received 2-3 phone inquiries about the availability of Redevelopment Low and Moderate Income Housing Funds to assist prospective low income multi-family housing that would be primarily funded with Federal 9% tax credits. Such inquiries indicate that there is a demand for additional low income housing units in Paso Robles.

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.

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 2.7% in 2008. The City's January 2009 Rental Vacancy Status Survey (Appendix E) revealed 48 vacancies over 850 rental units, yielding a rate of about 5%.

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-17 (next page) 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-17: 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

Replacement Need. Appendix C-2 lists the dwelling units lost to demolition or conversion (final inspections) between January 1, 2001 and December 31, 2008 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 10 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.

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-18 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. According to DataQuick, the median home price in the City declined by nearly 7% from \$359,000 in January 2008 to \$334,000 in January 2009.

Table H-18: Median Home Prices in City of Paso Robles (2000 - 2007)

	2000	2001	2002	2003	2004	2005	2006	2007 *
Median Home Price (\$ thousands)	176.9	214.3	251.1	306.4	368.3	437.0	445.5	441.0
Median Home Price (\$ 2000 thousands)	176.9	207.3	236.4	281.2	327.0	371.5	363.2	348.4
Percent Change		17.2	14.0	19.0	16.3	13.6	-2.2	-4.1
Number of Homes Sold	580	522	606	568	810	656	435	372

Source: 2008 UCSB Economic Forecast Project for Paso Robles
 * = estimate

Table H-19 shows the ability of 4 person households earning 80 - 120 percent of the 2008 Median Income to purchase housing, assuming that the purchase was financed with loans similar to CalHFA's Housing Assistance Loans (95% first trust deed and 3% CHDAP deferred-payment second trust deed loans. (CalFHA's loans were suspended in December 2008 pending the resolution of the State Budget. They had been used as a standard in the 2004 Housing Element as, at that time, they offered a viable option for low and moderate income homebuyers.)

Table H-19: Ability to Purchase

% of 2008 Median Income	Annual Income	Purchase Price *	Cash Required * (For Downpayment and closing costs)
80%	\$53,600	\$190,000 - 195,000	\$10,000 - \$15,700
90%	\$60,300	\$249,000 - \$256,000	\$11,900 - \$20,900
100%	\$67,000	\$276,000 - \$284,000	\$16,500 - \$20,900
110%	\$73,700	\$291,000 - \$312,000	\$17,500 - \$22,500
120%	\$80,400	\$342,000 - \$367,000	\$19,400 - \$25,600

Assumptions:

1. First Loan (95%) is 30 year fixed rate at 5.00%; zero points loan origination fee.
2. 2nd Loan (3%) is a deferred-payment (30 years) loan at 5.00%
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 2nd mortgage loan used for closing costs and higher number assumes 2nd mortgage used for lowering the affordability gap (amount on which first trust deed loan is based).

Together, Tables H-18 and H-19 show that a median income household cannot (in 2009) 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).

In January 2009, City staff surveyed the managers of 7 market rate apartment complexes and rental single family homes with a total of more than 1,000 dwelling units and found the results shown in Table H-20. Supporting details are in Appendices E and F.

Table H-20: Rental Affordability

Rental Type	Monthly Rent Range	Persons per household	Affordability to		
			Low Income	Very Low Income	Extremely Low Income
Studio apt	\$550 - 900	1 - 2	Yes	Partial	No
1 bedroom apt	\$575 - \$900	1 - 2	Yes	Partial	No
2 bedroom apt	\$750 - \$1,200	2 - 4	Yes	Partial	No
2 bedroom house	\$800 - \$1,650	2 - 5	Yes	Partial	No
3 bedroom house	\$1,000 - \$1,900	3 - 6	Partial	No	No

Source: City Rent and Vacancy Rate Survey, January 2009

Generally, market rate apartments are (in 2009) 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.

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 H.

As part of the 2009 Update to the Redevelopment Implementation Plan, the City's Redevelopment Agency should consider setting aside a portion of LMIH funds to assist interested entities acquire any subsidized apartment complex whose owners opt not to renew their subsidy contracts. It should be noted that there would not be sufficient LMIH Funds to cover the preservation costs identified in the Appendix 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 mentioned previously (discussion of Extremely Low Income households on Page H-28), in January 2009, the City Council approved a development plan for Hidden Creek Village, a proposed 84 unit low income family apartment project. Assuming that the developers obtain the Federal Tax Credit financing and necessary supplemental assistance, this project will help

meet the need for lower income households, particularly very low and extremely low income households.

Additionally, concurrent with the City's efforts to prepare the Uptown/Town Centre Specific Plan, the Paso Robles Housing Authority has begun a process to redevelop Oak Park Public Housing to replace the existing 148 low income rental units, which were built in 1941, and to add 50 or more new low income rental units. Such a project will entail a considerable effort that includes site planning, phasing as a function of available financing, and relocating displaced renters during the redevelopment process. The phasing concept being pursued would have each phase build more units than were removed so that displaced residents from later phases can move into new housing on site.

4.5 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.

4.6 Other Opportunities to Meet Housing Needs

As noted on Page H-5, in 2009, the City is preparing 3 specific plans:

Uptown/Town Centre Specific Plan: encompasses 1,100 acres of urbanized land on the historic West Side of the City, between 1st and 38th 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).

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.

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.

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.

In 2008, the City Council indicated that it would consider a proposal for a general plan amendment and specific plan for a 270 acre undeveloped area located east and west of Buena Vista Drive on the northern edge of the City. (249 acres are within City limits; 21 acres are proposed for annexation.) This proposal, known as River Oaks: The Next Chapter, proposes to add up to 1,755 dwelling units of a variety of single and multi-family types and densities. It includes a proposal for a commercial health spa, 150 room hotel, and ancillary commercial space. As with the other specific plans, it would incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. In 2009, preparation of an Environmental Impact Report for this project was commenced.

In 2009, progress on all of the above specific plans is somewhat slowed while the City is updating its Circulation Element so that the traffic impacts of these proposed developments can be adequately be mitigated. The Circulation Element Update is expected to be complete in the first half of 2010, and consideration of the specific plan should follow in short order.

4.7 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). 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). A copy of this page is attached as Appendix I.

The “Reasonable Accommodation” Ordinance initiated by the City in 2009 will further this effort by removing constraints to meeting the housing needs of disabled persons.

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 2009, 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 nonvacant 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-21 shows the Regional Housing Needs Allocation Plan (RHNA) goals for the City as described in the SLOCOG August 2008 RHNA Plan:

Table H-21. Target Housing Unit Distribution

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

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-22 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.

Table H-22: 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

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 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-23.

Table H-23: 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 in progress and a draft element is expected in late 2009. When that is complete, the city will have 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.

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.

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-24 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.

Table H-24: Inventory for Low and Very-Low Income Households

Location	APN	Acres	Unit Yield	See Note Below
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 th and 34 th Streets, and Between Park Street and the Railroad	008-042-015, 008-071-013 and -014, 008-081-030	20.0	100	6
Total		32.8	710	
<ol style="list-style-type: none"> 1. Site is flat and has no environmental constraints (oaks, stream courses, habitats). Sewer, water, and streets are available. 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. 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. 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. 5. See the discussion of status of the Olsen Ranch/Beechwood Specific Plan under Above Moderate Income Housing. 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. 				

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 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.

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 30th and 36th 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 24th 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.

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, four second units have been built.

Infilling of R-2 and R-3 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. A great number of these lots were developed with only one dwelling unit and opportunity exists to develop second and third units on these lots. These extra units are generally affordable to lower income households. As can be seen in Appendix C, between 2001 and 2008, 44 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.

Senior Housing 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 24th 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 34th 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.

Specific Plans.

See discussion on page H-43 regarding the Uptown/Town Centre, Chandler Ranch, Olsen Ranch/Beechwood Area, and River Oaks: The Next Chapter 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 four 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 – 28th Street); and Hidden Creek Village Apartments (84 family units at 80 S. River Road). In all four 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; a development plan (zoning) application for Hidden Creek Village was approved by the City Council on January 6, 2009, and is proposed to be developed.

In 2006, the City updated its density bonus ordinance to comply with SB 435 (2005) and SB 1818 (2004). Hidden Creek Village was approved under the updated ordinance.

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” (p. H-48) and “Opportunities for Additional Inventory Affordable to Low Income Households” (p. H-50) 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. The Paso Robles Housing Authority has discussed developing SRO units as part of a plan to redevelop Oak Park Public Housing to replace the aging existing 148 units and develop new units. This effort will be addressed as part of the Uptown/Town Centre Specific Plan.

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 28th and 34th 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 1980’s; Phase Two with 137 units, was developed in the early 2000’s. 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 initiated 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 11,636 dwelling units in the City (as of December 2008), 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 2009 Housing Element Update. The capacity to provide transitional and supportive housing would be found in the existing supply of 11,636 dwelling units.

Emergency Shelters. As noted in Chapter 4, the number of annual and seasonal homeless will be identified as part of the 2009 Homeless Enumeration and, as provided by SB 2, a zoning code amendment to identify a zoning district or districts with capacity to meet the homeless need will be initiated within a year of adoption of the 2009 Update of the Housing Element.

6.0 Housing Constraints and Incentives

6.1 Inventory of Existing Regulations Affecting Housing Construction

Parking Requirements. The City’s parking requirements for residential zoning districts vary by housing type and anticipated parking needs. Sections 21.22.035 and 21.22.040 of the Paso Robles Zoning Code defines parking space requirements for residential uses.

Table H-25: Parking Requirements for Residential Uses

Type of Residential Development	Required Parking Spaces
Single-family dwelling	2 spaces per dwelling unit
Multifamily dwelling	1.5 spaces for each studio unit, 2 spaces for each unit with one or more bedrooms,
Mobile home parks	2 spaces for each site
Elderly housing	1 space per dwelling unit
Caretaker's quarters	2 spaces per dwelling

Parking Requirements for Residential Uses in the Downtown Area*

Type of Residential Development	Required Parking Spaces
Dwelling of 2 or more	1.5 spaces per dwelling unit
Dwellings of 1 bedroom	1 space per dwelling unit
Studio dwellings	0.75 spaces per dwelling unit
* The parking requirements for the Downtown Area may be satisfied partially or in full through the payment of an in-lieu parking fee	

Parking spaces for single-family dwellings and mobile homes must be covered in a garage or carport; parking spaces for multi-family dwellings and senior housing may be uncovered.

The City further establishes requirements for visitor parking spaces. For all multifamily and condominium developments with more than five dwelling units, one visitor parking space is required for each five dwelling units; provided, that no more than fifty percent of the required resident parking spaces are in garages. If greater than fifty percent of the required resident parking spaces are in garages, the planning commission may require additional visitor parking spaces. For mobile homes, one guest parking space is required for every five mobile home pads. In addition, mobile home parks require one parking space for each 250 square feet of gross floor space in a recreational, laundry or community building.

The Uptown/Town Centre Specific Plan, which is being prepared in 2009, is reviewing the parking requirements for the West Side and is expected to propose a lower required number of off-street parking spaces per multi-family unit. A key principle to support such a proposal is the re-visioning of the specific plan area, particularly its land use mixes and circulation systems, as encouraging alternative modes of transportation, especially walking and transit.

The Uptown/Town Centre Specific Plan will also encourage more mixed-use residential/commercial land use patterns. The City’s zoning code already provides for sharing 60 percent of the required number of off-street parking spaces for residential and commercial uses on the same property.

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; shared open space may not be occupied with parking spaces, drives, or accessory buildings. 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?”

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.

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 the multi-family land use categories and zoning districts 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 Mixed-Use Overlay Zone allows multi-family residential development in the West Side at densities up to 20 units per acre. However, there are some forms of multi-family development such as studio apartments/single room occupancy (SRO) that could provide needed housing at higher densities without any negative effects. (The City’s three senior housing complexes on the West Side, which average more than 35 units per acre, are a good example of this type of development.) The Uptown/Town Centre Specific Plan will be proposing development standards that would allow such development.

Development Standards for Second Units. Paso Robles adopted its “Second Unit Ordinance” in 2003 which allows for the construction of second units in 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.

Energy Conservation Opportunities. 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. Paso Robles 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.

As part of implementing the City's 2006 Economic Strategy and complying with AB 32 and direction from the Regional Water Quality Control Board, 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. Some measures may increase the cost of housing but cause decreases in other living expenses (e.g., energy costs).

6.2 Potential Constraints to Development of Housing

Governmental Constraints. The City of Paso Robles Development Review Process is intended as a means to implement the goals and policies of the General Plan. The City enjoys its "Small Town" character and seeks high quality development that properly implements the City's vision with respect to design, aesthetics, and sensitivity to the physical, social, and economic environment.

a. Land Use Controls - 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 and development regulations for those districts. Regulations for residential zoning districts are contained within two chapters: 21.16E for the R-1 single family zoning district and 21.16I for the R-2, R-3, and R-4 multi-family zoning districts. Both chapters include regulations that address the following standards: density (to achieve general plan land use category objectives), grading limits (to achieve hillside preservation), oak tree preservation, height limits, setbacks, and general architectural treatments.

The R-1 regulations also include standards for minimum lot sizes, widths, and depths (the means of determining density) and set a maximum lot coverage ratio of 50%. The Multi-Family regulations also include standards for building separations, open space (common and private), recreational amenities (e.g. tot lots, sport courts), laundry rooms (for complexes with 5 or more units), private storage (250 cu ft per unit), and common recreation room or day care center for complexes with 32 or more units.

The purpose of regulations for residential zoning districts is to protect the public health, safety, welfare, and the environment, including provision of what the State Legislature refers to as a "suitable living environment" (Government Code Section 65580(a)). However, many of these regulations add to the cost of housing in the following manner:

- by serving to limit densities (e.g. requirements that implement Policies C-3B and C-5B of the Conservation Element to preserve oaks and decrease density as slope increases, which may affect some properties);
- by mandating use of more-expensive building methods (i.e., prohibiting pad grading and requiring use of raised foundations and retaining walls) when building on properties with slopes of 10 percent or greater; (Note: The City considers pad grading on slopes of 10 percent or greater to be contrary to Conservation Element Policy C-5B, which calls for the City to protect the hillsides as a visual amenity.)
- by mandating provision of amenities (recreational, laundry, storage).

On the other hand, some multi-family regulations offer an opportunity to decrease the cost of living for renters. On-site laundry rooms offer an opportunity to save transportation expenses, and common recreation rooms or day care centers offer opportunities/venues for on-site enrichment services (e.g. day care, health services, English as a second language classes, etc.).

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.

c. Fees and Exactions.

i. Planning Permit Processing Fees. The City collects various development 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-26 (next page). 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.

Table H-26: 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	\$6.25-\$50	Flat Fee

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

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-27 shows Building Permit and Plan check fees for typical projects.

Table H-27: Building Permit Fees

Type of Fee	1,600 sf single family dwelling with 400 sq ft attached garage	Multi-family dwelling	Chet Dotter fees per unit (40 total)***
Building Permit	\$ 3,997	\$ 600 *	\$ 357
Building Plan Check	\$ 960	\$ 300 *	\$ 595
SMIP	\$ 19	\$ 16	\$ 220
Training Fee	\$ 43	\$ 11	\$ 313
Total	\$ 5,019	\$ 927	\$ 1,485
Per Project Fees **			
Grading Plan Check	\$ 288	\$ 288 **	\$ 0
Automation Fee	\$ 222	\$ 222 **	\$ 20

Source: City of Paso Robles; fees in effect as of June 2004

* Based on fees for Canyon Creek Apartments (68 units) paid June 2004. Building permit fees include building, electrical, mechanical and plumbing permits

** These fees are assessed on a per project basis, not on a per unit basis; therefore, they are insignificant and not included in the total.

*** Chet Dotter Senior Housing at 801 - 28th Street. Paid fees during January 2008

iii. **Development Impact Fees:** The City collects development impact fees to recover its costs for constructing infrastructure (bridges, water system, sewer system, 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 water must be available to the building site before construction begins, the water connection fee must be paid at time of building permit issuance. 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.

Table H-28: Building 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	
Water Connection	\$ 9,119	\$ 9,119	\$ 7,230	\$ 7,230	Prior to BPI
Sewer Connection	\$ 5,147	\$ 5,147	\$ 4,671	\$ 4,671	Prior to BPI
Development Impact Fee	\$ 21,739	\$ 19,123	\$ 18,564	\$ 15,933	Prior to C of O
Total	\$ 36,005	\$ 33,389	\$ 30,465	\$ 27,834	
Specific Plan Fees *					
Union/46 Specific Plan	\$5,649		\$5,649		Prior to C of O
Borkey Area Specific Plan	\$1,483		\$1,483		Prior to C of O
Per Project Fees **					
Water Meter	\$ 179		\$ 588		Prior to BPI

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

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

** These fees are assessed on a per project basis, not on a per unit basis; therefore, they are insignificant and not included in the total.

BPI = Building Permit Issuance; C of O = Certificate of Occupancy

iv. 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 November 2007, these fees are \$2.63 per square foot of habitable space (garages are excluded from the fee calculation.)

v. 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.

vi. 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.

vii. 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.

viii. 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.

ix. 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. **Permit Processing Procedures.** The City of Paso Robles development permitting process includes the following three levels:

i. Discretionary review by the Planning Commission at a public hearing: Applications for subdivision (tract and parcel) maps, development plans, conditional use permits, and variances require that findings be made and that the public be invited to comment on an application. The Planning Commission meets twice monthly.

ii. 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 City policies. Membership of the DRC is comprised of 3 Planning Commissioners. DRC meetings are conducted weekly and are open to the public.

iii. 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 65290 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.
- In 2009, as part of an effort to streamline the permitting process, the City is looking to expand the authority of the Zoning Administrator to make decisions on minor exceptions, use permits, and other permits.

e. 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-29 shows the bonding estimate for improvement costs for 3 residential developments that have been developed in during 2004, 2007, and 2008.

Table H-29: 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

f. 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, in early 2009, the City initiated a Zoning Code amendment 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 Aging (CDA), as of March 2009, the City has one large (130 bed) residential care facility for the elderly (Creston Village), three 15 residential care facilities, and 13 smaller (6 or fewer beds) residential care facilities for the elderly located in single family homes. 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 residential care facilities 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.

g. 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.

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 fee for Canyon Creek Apartments (a subsidized/lower income project) and has supported tax credit applications for low-income housing.

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 RSMeans 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.

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.

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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-31 shows the estimated balance of and expected deposits into the LMIH fund for the next 10 years.

Table H-30: LMIH Fund Balance and Estimated Deposits 2009- 2019

Fiscal Year	Estimated Deposits into LMIH Fund	Estimated Administrative Expense	Commitments	Estimated LMIH Fund Balance
08/09	865,000	277,800	300,000	796,000
09/10	840,000	287,500	300,000	1,049,000
10/11	858,000	297,600	300,000	1,309,000
11/12	877,000	308,000		1,878,000
12/13	896,000	318,800		2,455,000
13/14	916,000	330,000		3,041,000
14/15	937,000	341,600		3,636,000
15/16	958,000	353,600		4,240,000
16/17	979,000	366,000		4,853,000
17/18	1,000,000	378,800		5,474,000

The purpose of Table H-31 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 2004 Redevelopment Implementation Plan sets the following priorities for use of LMIH funds:

1. **Multi-Family Housing Assistance.** Promote the development of rental units throughout the City, but particularly in the Redevelopment Project Area, the mixed use and senior housing overlays, the Chandler Ranch, Olsen and Beechwood Annexation areas, and in areas with easy access (e.g. via public transportation) to Cuesta College. 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 land acquisition, payment of City fees, construction of off-site improvements, and/or housing construction costs.
2. **First-Time Home Buyers Assistance Loans.**
 - 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 to supplement other sources of first-time homebuyers loan funds, such as CalHome funds, to offset the costs of loan administration.
3. **Preservation of Subsidized Housing.** Should one or more of the nine 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.
4. **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.

The 2004 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.

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 \$273,000 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 28th 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.

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 the Appendix to the Housing Element.

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/progdesc/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)

- 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/progdesc/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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)

- 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)
- 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)
- 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/)
- 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/)
- 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)
- 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.

HOUSING ELEMENT APPENDICES

- A Participation Invitation Letter
- B Number of Residential Building Permits Issued 1980 – 2008
- C Changes in Housing Supply 2001 - 2008
 - C-1 Historical Residential Growth January 1, 2001 – December 31, 2008
 - C-2 Replacement Housing Need 2001 - 2008
- D Demographics
 - D-1 Age of the Population
 - D-2 Race and Ethnicity of Population and Households
 - D-3 Household Income
 - D-4 Employment
- E Residential Rent and Vacancy Status (December 2008)
- F Income and Rent (December 2008)
- 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

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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

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

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.

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 A
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 A
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 A
Participation Invitation Letter

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

Appendix B

Number of Residential Building Permits Issued 1980 - 2008

Year	SF & MH	2-4 du/lot *	5+ du/lot *	Total New DU	Demolished or Converted	Net du added
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
Average 1980 - 1989				349		
Average 1990 - 1999				138		
Average 2000 - 2008				156		

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 C-1

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH January 1, 2001 through December 31, 2008

NOTE: All unit counts are based on City records for Certificates of Occupancy except for mobile homes, where utility connection records were used.

2001: Report to State Department of Finance (DOF)

Housing Type	# of units	Notes
Single Family, Detached	306	
Single Family, Attached	12	525 - 21 st St moved-in house included
Mobile Homes	38	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	356	

2001: City Records

Low Income

Habitat for Humanity 2 units (single family)
 Quail Run Mobile Home Park 38 units (mobilehomes)
 Total.....40 units

Moderate Income

Creston Courtyards.....29 units (small lot single family)
 Serenade.....43 units (small lot single family)
 Turtle Creek.....14 units (small lot single family)
 West Side Infill..... 4 units (single family *)
 Total.....90 units

* 2024 Oak, 136 - 12th, 419 Oak, 525 - 21st

Above Moderate Income

Total C's of O.....356 units (See DOF Report Table above)
 Low Income Units(40 units)
 Moderate Income Units(90 units)
 Total.....226 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2002: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	415	
Single Family, Attached	26	
Mobile Homes	67	
Multi-Family, 2-4 units/structure	4	
Multi-Family, 5+ units/structure	12	Apts at SWC Exper. Sta. and Buena Vista Roads
Total	524	

2002: City Records

Low Income

Habitat for Humanity 1 unit (single family)
 Infill multi-family 4 units
 Quail Run Mobile Home Park 67 units (mobilehomes)
 Total.....72 units

Moderate Income

Creston Courtyards.....26 units (small lot single family)
 Serenade..... 9 units (small lot single family)
 Turtle Creek.....26 units (small lot single family)
 Cottage Lane30 units (small lot single family)
 West Side Infill..... 1 unit (2125 Pine)
 Total.....92 units

Above Moderate Income

Total C's of O.....524 units (See DOF Report Table above)
 Low Income Units(72 units)
 Moderate Income Units(92 units)
 Total.....360 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2003: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	255	
Single Family, Attached	22	
Mobile Homes	5	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	282	

2003: City Records

Low Income

Infill multi-family 1 unit (305 - 16th; 2nd unit on R-2 lot)
 Quail Run Mobile Home Park 5 units (mobilehomes)
 Total..... 6 units

Moderate Income

Creston Courtyards..... 1 unit (small lot single family)
 Turtle Creek.....15 units (small lot single family)
 Cottage Lane30 units (small lot single family)
 921 Creston Road..... 8 units (small lot single family)
 Total.....54 units

Above Moderate Income

Total C's of O.....282 units (See DOF Report Table above)
 Low Income Units(6 units)
 Moderate Income Units(54 units)
 Total.....222 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2004: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	340	
Single Family, Attached	56	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	0	
Total	407	

2004: City Records

Low Income

825 - 22nd: unit above garage (R-2)... 1 unit
 2920 Oak: garage conversion (R-2).... 1 unit
 739 Vine: 2nd unit on R-2 lot 1 unit
 432 - 9th: 2nd unit on R-2 lot..... 1 unit
 2025 Pine: 2nd & 3rd units on R-3 lot... 2 units
2024 Vine: 2nd units on R-3 lot 1 unit
 Total..... 7 units

Moderate Income

Oak Creek Commons.....35 units (small lot single family)
 Turtle Creek.....16 units (small lot single family)
 Tract 2411..... 3 units (small lot single family)
 West Side Infill.....15 units (R-2/R-3 Multi-family)
 Total.....69 units

Above Moderate Income

Regular Single Family322 units
 709 Creston Road Condos 9 units (small lot single family)
 Total.....331 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2005: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	423	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	38	
Multi-Family, 5+ units/structure	0	
Total	461	

2005: City Records

Very Low Income

Creekside Gardens 28 units (HUD §202)

Low Income

Creekside Gardens 1 unit (HUD §202 – manager’s unit)
 Duplex at 3018 Spring..... 2 units
 Duplex at 2232 Oak 2 units
 Duplex at 2926 Vine 2 units
 Caretaker unit at 2941 Union 1 unit
 2030 Oak: 2nd unit on R-2 lot 1 unit
 Triplex at 443 Olive 3 units
 Total.....12 units

Moderate Income

Oak Creek Commons 1 unit (small lot single family)
 Tract 2411 9 units (small lot single family)
 Cottage Lane 10 units (small lot single family)
 Total.....20 units

Above Moderate Income

Regular Single Family401 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2006: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	290	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	68	Canyon Creek Apartments
Total	369	

2006: City Records

Very Low Income

Canyon Creek Apartments 67 units (Federal Tax Credit)

Low Income

Canyon Creek Apartments 1 unit (manager) (Federal Tax Credit)
 Caretaker at 3700 Spring..... 1 unit
 1721 Chestnut 2nd SF unit (R-1)..... 1 unit
 622 Jackson 2nd SF unit (R-1) 1 unit
 2723 Vine 2nd SF unit (R-1)..... 1 unit
 1025/27 - 19th (2 SF on R-2 lot)..... 2 units
 Duplex at 1116 Fresno..... 2 units
 Duplex at 519 - 3rd 2 units
 Triplex at 730 Walnut..... 3 units
 2 Duplexes Capitol Hill 4 units
 Total.....18 units

Moderate Income

Cottage Lane18units (small lot single family)
 533 Fein Avenue (SF unit) 1 unit
 24th Street Condominiums..... 8 units (small lot single family)
 Total.....27 units

Above Moderate Income

Regular Single Family257 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2007: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	85	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	80	Harrod's Vista del Rio Apartments
Total	176	

2007: City Records

Low Income

Vista del Rio Apartments80 units
 Caretaker at 902 - 21st 1 unit
 Caretaker at 2302 Airport..... 1 unit
 Caretaker at 829 - 10th..... 1 unit
 Caretaker at 1035 Vine 1 unit
 Triplex at 1802 Park..... 3 units
 4055 Dry Creek 2nd SF unit 1 unit
 Total.....88 units

Moderate Income

Cottage Lane 2 units (RSF-6 Type of development)
 Duplex at 629 - 19th..... 2 units
 Duplex at 922 - 16th..... 2 units
 Duplex at 540 - 20th..... 2 units
 Duplex at 2620 Vine 2 units
 123 Capitol Hill SF unit..... 1 unit
 1915 Pine SF unit..... 1 unit
 1437 Pine SF unit..... 1 unit
 1439 Pine SF unit..... 1 unit
 Total.....14 units

Above Moderate Income

Regular Single Family74 units

Appendix C-1

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008**

2008: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	46	Two are second units
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	2	3444 Park
Multi-Family, 5+ units/structure	56	Chet Dotter Senior Housing; 3440 Park
Total	104	

2008: City Records

Very Low Income

Chet Dotter Senior Housing40 units

Low Income

Second unit at 3189 Hwy 46 E 1 unit
 Second unit at 197 Sandbar Ct 1 unit
 Apartments at 3440 Park16 units
Duplex at 3444 Park 2 units
 Total20 units

Moderate Income

Total0 units

Above Moderate Income

Regular Single Family44 units

Appendix C-1

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2008

Total: January 1, 2001 - December 31, 2008 Combined by Income Group)

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
Total	1,915	366	263	135	2,679

**Appendix C-2
Replacement Housing Need
Final Inspections of Demolition/Conversion Permits 2001-2008**

Address	D/C Permit #	Demo or Conversion	Unit Type	# du	Income Level of D/C'd Units	Replacement Status as of December 31, 2008	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
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 (Lekal 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
624 - 8th Street	B07-0279	Demo	SF	1	M	No		-1M

**Appendix C-2
Replacement Housing Need
Final Inspections of Demolition/Conversion Permits 2001-2008**

Address	D/C Permit #	Demo or Conversion	Unit Type	# du	Income Level of D/C'd Units	Replacement Status as of December 31, 2008	Income Level of New Units	Net Effect
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

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

Above Moderate (A) +38 units

Moderate (M) +5 units

Low (L) -10 units

Many more replacement lots approved.

9 units can be offset if Ostrander's Mixed Use Project at 721 Pine Street is built.

Appendix D-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 D-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

Population by Race	City		County		State	
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%
Total Population	24,297		246,681		33,871,648	

Hispanic or Latino Population	City		County		State	
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.

Hispanic or Latino Population by Race	City		County		State	
<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 D-2
Race and Ethnicity of Population and Households

2000 US Census

Household by Race	City		County		State	
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%
Total Number of Households	8,556		92,739		11,502,870	

Hispanic or Latino Households	City		County		State	
Total	1,495	17%	9,455	10%	2,566,688	22%

Population Per Household by Race and Ethnicity

Population in Households by Race	City		County		State	
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	
Total Population	23,370		231,110		33,051,894	

Note: Less than 100% of the population live in households; some live in group quarters (e.g. correctional institutions).

Persons per Household by Race of Householder	City		County		State	
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	
Population/Household over all households	2.73		2.49		2.87	

Population in Hispanic or Latino Households	City		County		State	
Total Population in Households	5,984		33,662		10,432,667	
Population per Household	4.00		3.56		4.06	

Appendix D-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

Population by Race	City		County		State	
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%
Total Population	18,583		217,162		29,760,021	

Note: The 1990 Census did not classify the population by more than one race as did the 2000 Census.

Hispanic or Latino Population	City		County		State	
Total	3,367	18%	28,923	13%	7,687,938	26%

Hispanic or Latino by Race	City		County		State	
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.

Household by Race	City		County		State	
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%
Total Number of Households	6,984		80,281		10,381,206	

Hispanic or Latino	City		County		State	
Total	885	13%	6,723	8%	1,836,989	18%

**Appendix D-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 D-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 D-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 E 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		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 Income and Market Rent January 2009

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						
Extremely Low	30	14,100	350	16,100	400	18,100	450	20,100	500	21,700	540	23,300	580						
	40	18,800	470	21,400	540	24,100	600	26,800	670	29,000	730	31,100	780						
Very Low	50	23,500	590	26,800	670	30,200	760	33,500	840	36,200	910	38,900	970						
	60	28,100	700	32,200	810	36,200	910	40,200	1,010	43,400	1,090	46,600	1,170						
	70	32,800	820	37,500	940	42,200	1,060	46,900	1,170	50,700	1,270	54,400	1,360						
Low	80	37,500	940	42,900	1,070	48,200	1,210	53,600	1,340	57,900	1,450	62,200	1,560						
Median	100	46,900	1,170	53,600	1,340	60,300	1,510	67,000	1,680	72,400	1,810	77,700	1,940						

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	550-900	1 - 2	No	Partial **	Yes
1 bedroom apartment rent range	575-900	1 - 2	No	Partial	Yes
2 bedroom apartment rent range	750-1200	2 - 4	No	Partial	Yes
2 bedroom house rent range	800-1650	2 - 5	No	Partial	Yes
3 bedroom house rent range	1000-1900	3 - 6	No	No	Partial

* Prices are from January 2009

** "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 28th 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

# of units/Acres/Cost Item	Hacienda del Norte	Riverview Apartments	Paso Robles Gardens	Creston Gardens
# 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
Total	\$8,105,318.00	\$10,693,498.00	\$5,929,387.00	\$13,761,070.00

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

TABLE H-2A: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING

Per Unit Annual Costs	Studio	One Bedroom	Two Bedroom	Three Bedroom
Acquisition				
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
Rehabilitation				
Estimated Rehab Need	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000
Total (Value + Rehab)	\$75,125	\$ 93,650	\$ 114,313	\$ 117,875
Market Rents from City Staff survey of 7 local apartment complexes, January 2009. (Only one of 7 complexes had 3 bedroom units.)				
An 8% income:value ratio was assumed.				

TABLE H-2B: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING

Complex	# Units - Bedroom	Preservation Costs - Subtotal	Soft costs/complex	Total Preservation Costs
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
Example: for Hacienda del Norte, Subtotal equals (20 Studios x \$75,125) + (24 one bedrooms x \$93,650)				

**TABLE H-3: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS
HACIENDA DEL NORTE**

Calculation of Supportable Mortgage

	Without Section 8	With Section 8
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

	Without Section 8	With Section 8
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

	Without Section 8	With Section 8
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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

	Without USDA Subsidy	With USDA Subsidy
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,

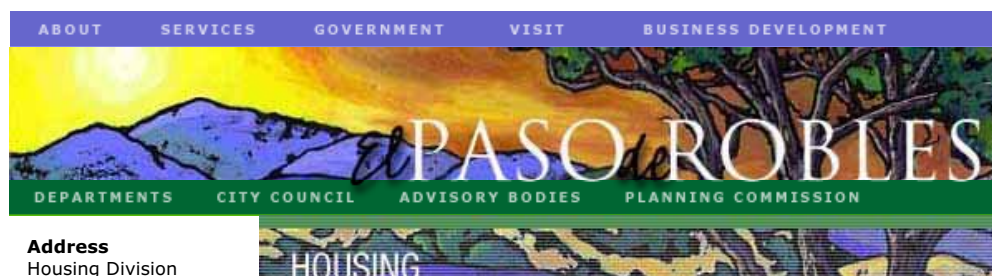


Ken Trigueiro
Director of Rental Housing Development

3533 Empleo Street
San Luis Obispo, CA 93401
Tel: (805) 781-3088
Fax: (805) 544-1901
E-mail: admin@pshhc.org
www.pshhc.org

26 East Victoria Street
Santa Barbara, CA 93101
Tel: (805) 962-5152
Fax: (805) 962-8152
E-mail: sboffice@pshhc.org
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

Building

Engineering

Housing

Background
CDBG Programs
Demographics
Income Levels
In Progress
Programs & Funding
Subsidized Rentals
FAQs

Planning

Community

Development Home

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

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](#)
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[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
Above Moderate Income - Finished Lots							
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	
Total						367	
Above Moderate Income - Vacant Large Parcels							
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	
Total					7	124	

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	
Total						102	
Moderate Income - Vacant Large Parcels							
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
Low and Very Low Income							
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	
Total for Low and Very Low Income						486	

Appendix J-2
Inventory of Underdeveloped Residential Land
December 2008

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraints
Above Moderate Income							
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	
Total for Above Moderate Income						42	
Moderate Income on Finished Lots							
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	

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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	

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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	

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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	

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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	

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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	

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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	
Total						569	
Moderate Income on Large Vacant Parcels							
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

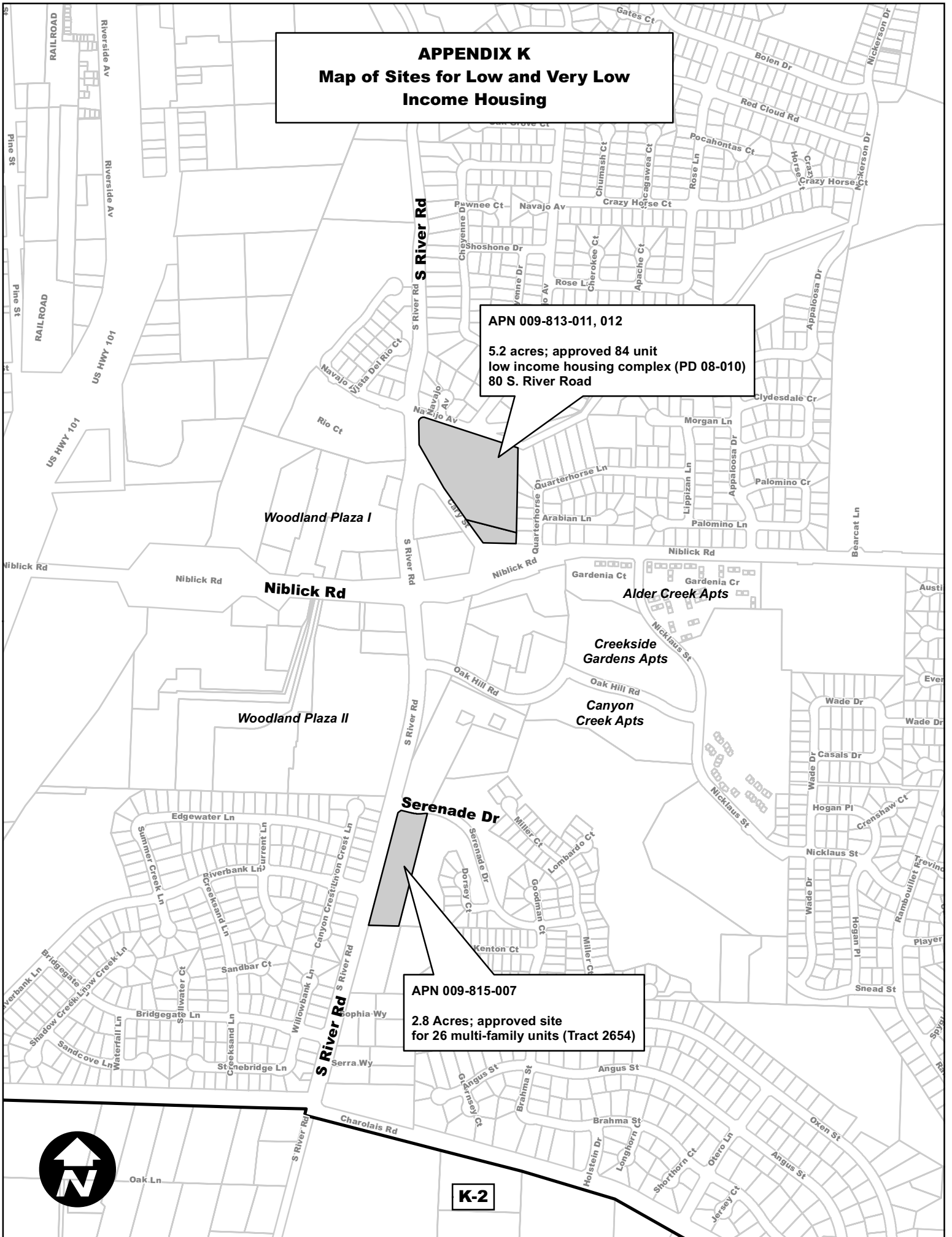
K-1



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 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

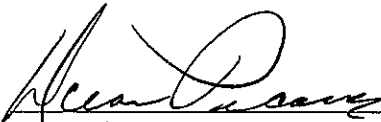
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17th day of March 2009 by the following vote:

AYES: Gilman, Hamon, Steinbeck, Strong and Picanco

NOES:

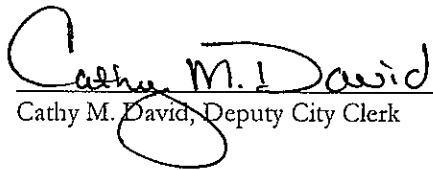
ABSTAIN:

ABSENT:



Duane Picanco, Mayor

ATTEST:



Cathy M. David, Deputy City Clerk