

El Paso de Robles



Los Robles Terrace HUD Section 202 Senior Housing

Housing Element

December 2004

RESOLUTION NO. 04-262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING THE 2004 HOUSING ELEMENT

WHEREAS, on December 16, 2003, the City Council adopted a comprehensive update to the City's General Plan, which included a Housing Element; and

WHEREAS, pursuant to Section 65585 of the California Government Code, the State Department of Housing and Community Development (HCD) reviewed the December 2003 Housing Element and made a determination that it needed further revisions in order to conform with State Housing Element Law (Government Code Sections 65580 et seq.); and

WHEREAS, in order to ensure that the Housing Element conforms with State Housing Element Law, the City has initiated an amendment of the Housing Element known as the 2004 Housing Element;

WHEREAS, the 2004 Housing Element does not authorize any more development (i.e. numbers of dwelling units) or change of rate of development than that established by the December 2003 Land Use Element of the General Plan; and

WHEREAS, the policy changes between the 2003 and 2004 Housing Elements are summarized as follows:

- Actions calling for Zoning Code amendments to implement the Residential Multi-Family 20 units per acre and Senior Housing Overlay Land Use Categories, which are not new policy statements, but rather a statement that the City will implement Land Use Element policies;
- Actions calling for Zoning Code amendments to provide an administrative procedure for modifying zoning development standards if necessary to enable dwellings to be accessible to the disabled and to provide appropriate zoning regulations for seasonal farmworkers are necessary to implement changes in State Law made in recent years; and

WHEREAS, in accordance with State Government Code Section 65585(b), a copy of the Draft 2004 Housing Element was submitted to the State Department of Housing and Community Development (HCD) for their comments; and

WHEREAS, on November 30, 2004, HCD provided a letter to the City determining that, with a change of schedule for Action Item 9 under Policy H-1B so that it will be completed in Fiscal Year 2005/2006, the Housing Element submitted for HCD review on September 29, 2004 (circulated to the public as the "October 2004 Public Hearing Draft") would be in compliance with State Housing Element Law; and

WHEREAS, at its meeting of October 12, 2004, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the Draft 2004 Housing Element and the staff report;
- b. Conducted public hearings to obtain public testimony on the proposed Draft 2004 Housing Element;

c. Based on the information contained in the initial study prepared for the Draft 2004 Housing Element, found that there was no substantial evidence that the 2004 Housing Element would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;

d. Recommended that the City Council adopt the Draft 2004 Housing Element Draft 2004;
and

WHEREAS, at its meetings of October 19, November 16, and December 7, 2004, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the Draft 2004 Housing Element and the staff report;

b. Considered the recommendations of the Planning Commission;

c. Considered public testimony on the Draft 2004 Housing Element;

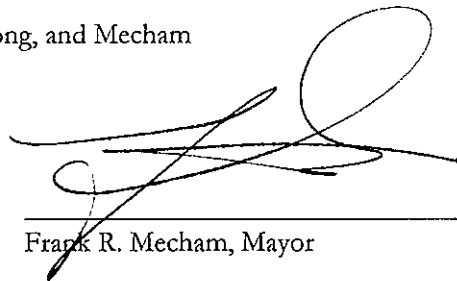
d. Found that there was no substantial evidence that the Draft 2004 Housing Element would have significant adverse effects on the environment and approved a Negative Declaration in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of El Paso de Robles as follows:

1. The 2004 Housing Element attached as Exhibit "A" to this Resolution is hereby approved and adopted.
2. The above Recitals are true and correct and incorporated herein by this reference.

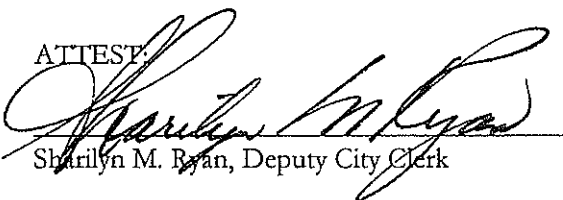
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of December 2004 by the following vote:

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES: None
ABSTAIN: None
ABSENT: None



Frank R. Mecham, Mayor

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk

CITY OF EL PASO DE ROBLES

HOUSING ELEMENT OF THE GENERAL PLAN

DECEMBER 2004

Exhibit A of Resolution 04-262

CITY COUNCIL:

Frank Mecham, *Mayor*
James Heggarty, *Mayor Pro-Tem*
George Finigan, *Councilman*
Gary Nemeth, *Councilman*
Duane Picanco, *Councilman*
Fred Strong, *Councilman*

PLANNING COMMISSION:

Tom Flynn, *Chair*
Nick Ferravanti, *Commissioner*
Jon Hamon, *Commissioner*
Ron Johnson, *Commissioner*
Marti Munis Kemper, *Commissioner*
Eric Mattke, *Commissioner*
Ed Steinbeck, *Commissioner*

CITY STAFF:

James L. App, *City Manager*
Robert Lata, AICP, *Community Development Director*
Ed Gallagher, *Housing Programs Manager (Project Planner)*
Susan Zaleschuk, AICP, *City Planner*

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HOUSING ELEMENT

1.0 Introduction

1.1 Purpose

This Housing Element is an update of the 1994 Paso Robles General Plan Housing Element and a revision to the Housing Element adopted December 16, 2003. It addresses the City's housing needs for the planning period between January 1, 2001 and June 30, 2009.

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 Other General Plan Elements

The Housing Element is closely related to the Land Use, Open Space, and Circulation 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 both open space and land use; and the capability of serving residential neighborhoods by an efficient circulation system is discussed in the Circulation Element. Because the General Plan is now being updated in its entirety, the Housing Element will be consistent with the other General Plan elements.

1.3 Information Sources for the Housing Element Update

The 2000 Census 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 2003 City of Paso Robles Economic Update, prepared July 2003 by the UCSB Economic Forecast Project, and City land use inventory and building permit records through December 31, 2003. Historical data was obtained from the 1980 and 1990 Census and the 1994 Paso Robles Housing Element.

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 General Plan Update, citizen participation was actively encouraged in the following ways:

- Community workshops
- Public hearings before the City's Planning Commission and City Council
- Ad Hoc Committee meetings
- Public notices in local newspapers
- Public Announcements on Local Radio
- Public Discussion on Local Radio
- Articles in Local Magazines
- Broadcast of Meeting Summaries on Local Cable Stations
- Public Survey
- Inclusion of Affordable Housing Groups in the Update process

1.5 Local Setting

During the decade from 1980 to 1990, the City's population more than doubled. Between 1990 and 2000, the City's population increased by an additional 30%. Much 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 (prior to the 2003 General Plan update) comprise 4,705 acres and approximately 39 percent of the total designated

City acreage. After the General Plan update, 4,710 acres in the existing City limits will be designated for residential purposes, with an additional 509 acres designation for residential uses beyond the City limits targeted for annexation. After annexations, residential uses will comprise 42% of the City’s total area.

1.6 Housing Context

The Paso Robles housing market has been relatively strong in recent years. According to the 2003 City of Paso Robles Economic Update (herein after referred to as Economic Update), the growth rate of median home prices have risen steadily in recent years. Important factors behind Paso Robles’ current strong housing market are: demand for homes from both local and non-local residents, continued job growth in the region, high home prices in southern San Luis Obispo County, and low mortgage rates such as 8.1% for a 30 year fixed rate loan in 2000.

In the City of Paso Robles, the median home price was \$302,900 in 2003, up from \$251,100 in 2002, \$214,300 in 2001 and \$176,900 in 2000. Median home prices have continued to rise for both the County of San Luis Obispo and the City of Paso Robles. According to the Economic Update, the rise in home prices can be attributed to demand from local residents who want to “move up” in the housing market, demand from persons who work in South County but cannot afford to live there, and from retirees who are moving into Paso Robles from other counties. The rise in median home prices is also due to the trend for new housing stock to be larger and have more amenities than the existing housing stock. In comparison to median home prices in San Luis Obispo County (\$326,500 in 2002) median home prices in the City of Paso Robles were lower. Generally low residential vacancy rates of 2.7% (2002), affordability, and available supply of a variety of housing types are some of the most important housing issues to be addressed by this document.

1.7 Summary Overview of Affordable Housing Program

Providing New Affordable Units

Program	How It Works	Applicability	Agency Responsible	Time Frame	Notes
Specific Plans	Require development standards for new growth areas, allowing comprehensive planning opportunities, including the provision of affordable housing	In new growth areas adjacent to the City	City of Paso Robles City Council	Over period of the Housing Element	General Plan Status: Currently applied in the City; would also apply to development within expansion areas.
Redesignate land to Higher Density Use	Redesignate land under the General Plan to allow additional opportunities for higher density housing.	Citywide	City of Paso Robles City Council	Concurrent with General Plan adoption	General Plan Status: Applied in many areas throughout the City.
Incentives	Housing for low income households, even on an inclusionary basis generally needs to be assisted if the project is to be economically feasible. Incentives need to be secured with affordability covenants. Incentives may include:	For-Sale and Rental Housing	City of Paso Robles City Council	Ongoing	General Plan Status: State Requirements have been implemented. Additional density bonuses and developer incentives will be granted on a case-

Providing New Affordable Units

Program	How It Works	Applicability	Agency Responsible	Time Frame	Notes
	<p><u>Density Bonuses</u>: Without changing zoning, lots/units are added to the maximum allowable under the zoning for the site.</p> <p><u>“Developer Incentives”</u>: Waivers or modifications of zoning standards that can be demonstrated to provide financial assistance to a low income housing project.</p> <p><u>Financial Assistance</u>: Loans or grants of federal, state, or redevelopment LMIH funds to assist in land acquisition, on- and off-site improvements, City development fees, loan guarantees, etc.</p>				<p>bay-case basis.</p>
Land Banking	<p>City/Redevelopment Agency would purchase land and solicit proposals from private for-profit or non-profit developers to build affordable housing under a development agreement. An affordability covenant would be included.</p>	For-Sale and Rental Housing	City of Paso Robles City Council	Ongoing as opportunities arise	<p>General Plan Status: To be implemented where appropriate. If LMIH funds are used, development of the land must commence within 4 years.</p> <p>Per SB 975, payment of prevailing wages may be required for construction of housing assisted with incentives and funds.</p>
Mixed Use	<p>Allow/encourage development of apartments on the same site as commercial uses (e.g. upper floors in the downtown), or adjacent to commercial development. Incentives to do this could include:</p> <ul style="list-style-type: none"> ✓ Allowances for Shared Parking ✓ Flexible Open Space Requirements (e.g. allowance for use of roof decks) ✓ Increased Floor Area Ratios (FARs) ✓ Increased Heights ✓ The City’s off-street parking ordinance may need to be relaxed to make this method viable. ✓ 	Rental Housing	City of Paso Robles City Council	Concurrent with General Plan update and will adopt standards within 1 year	<p>General Plan Status: Mixed Use overlay allows this concept in downtown and other specific sites in the City.</p>

Providing New Affordable Units

Program	How It Works	Applicability	Agency Responsible	Time Frame	Notes
Employee Housing	Allow developers to build on site housing for their employees.	Rental Housing	City of Paso Robles City Council	Ongoing	<u>General Plan Status:</u> Allowed and encouraged under the General Plan.
Other Strategies	<p>Additional techniques the City may consider to increase its residential development capacity include:</p> <ul style="list-style-type: none"> ✓ Establish Minimum Densities. Designate minimum densities for development in both General Plan and zoning to ensure that existing available land is not underutilized. ✓ Infill Housing Incentives. Adopt flexible development standards to address barriers to development of small infill parcels, such as reduced parking, setback and open space requirements. ✓ Adaptive Reuse. Explore conversion of existing obsolete buildings for residential use, such as old public buildings, hotels, commercial buildings and industrial warehouses. Adaptive reuse can help introduce housing in the Downtown, restore buildings to a useful purpose, and provide live/work space at a reasonable cost. ✓ Non-traditional Housing. Continue to provide and encourage tailored development standards to facilitate the development of non-traditional housing types which don't fall under standard zoning criteria. Such unique housing types include: co-housing, live-work units, and assisted living for seniors. 	Citywide	City of Paso Robles City Council	Ongoing	<u>General Plan Status:</u> Could be allowed under the General Plan.

Conserving and Converting Existing Affordable Units

Program	How It Works	Applicability	Agency Responsible	Time Frame	Notes
Purchase Affordability Covenants	<p>The City would use LMIH or federal funds to purchase a covenant under which the owner of an apartment complex would execute an affordability covenant.</p> <p>Under AB 438, a jurisdiction may substitute up to 25% of its regional share obligation to identify sites in the housing element by counting units which will be substantially rehabilitated, converted from non-affordable to affordable, or at-risk units which will be preserved. However, qualification for "AB 438 credit" is narrowly defined under the statutes, and includes the following requirements:</p> <ul style="list-style-type: none"> ✓ Limited to multi-family projects with 16+ units converted from non-affordable to affordable rents ✓ Units can't currently be occupied by lower income households ✓ Affordability covenant is for minimum 30 years, and units must be re-occupied by lower income tenants once covenant is in place 	Rental Housing	City of Paso Robles Community Development Department	Ongoing as opportunities arise	<p>General Plan Status: Would be allowed under the General Plan.</p> <p>This method could be used to make existing market rate rentals affordable or to ensure that subsidized housing remains affordable after the original affordability covenants lapse.</p>
Purchase Existing Apartment Complexes	<p>The City would use LMIH or federal funds to assist a non-profit organization purchase and manage an existing apartment complex in return for an affordability covenant.</p> <p>Rehabilitation work might be necessary, and federal or LMIH funds may need to be used for such a purpose.</p>	Rental Housing	City of Paso Robles Community Development Department	Ongoing as opportunities arise	<p>General Plan Status: Would be allowed under the General Plan.</p>

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.

2.1 Qualitative Goals, Policies, and Action Items

GOAL H-1: Facilitate the development of 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-1A: Provide adequate housing sites through identification of sufficient sites on the General Plan Land Use Map with the appropriate General Plan land use category and appropriate zoning and development standards to accommodate the City's share of regional housing needs.

Action Item 1. Set aside sufficient sites to meet the housing targets as shown in Tables H-23 and H-26 in Chapter 5.0 of this Housing Element via the following tasks:

- a. Evaluate all proposed amendments to the Land Use Map for their affect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA) and deny any proposals that would cause the City to fail to meet its required share of the RHNA for any income category;
- b. Amend the Zoning Code to adopt regulations to implement the RMF-20 Land Use Category;
- c. Amend the Zoning Code to adopt regulations to implement the Senior Housing Overlay Land Use Category.

Responsibility: Community Development Department

Target Dates: a – ongoing; b, c – Fiscal Year 2004/2005

Funding: Community Development Department Annual Budget (staff time)

Action Item 2. In conjunction with periodic updates of the City's General Plan and with requests for general plan amendments and rezones for individual properties, assess the balance and distribution of housing types and ensure that City and regional housing needs continue to be met.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time for publicly-initiated amendments); private funds for privately-initiated amendments

Action Item 3. Disperse housing designated for occupancy by moderate, low, and very low-income households throughout the community and avoid concentrations of such uses in any area. Likewise, disperse such housing throughout projects for which incorporation of such housing is required within a given project or subdivision. 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.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time)

Action Item 4. 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. The City's efforts will include: communicating the City's objectives to develop rental housing (and not for-sale housing) on properties designated RMF-12; assigning development applications for assisted housing (including density bonuses) to the Housing Programs Manager as a priority for staff review (thereby avoiding bottlenecks the occasionally occur in the Planning Division due to waves of new development applications); and assisting housing developers with completing required tasks for government financing and incentives such as density bonuses.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time)

POLICY H-1B: Range of Housing Opportunities. Cooperate with private housing developers, nonprofit housing sponsors, and public agencies to promote and expand housing opportunities for all segments of the community, recognizing such factors as income, age, family size, and mobility.

Action Item 1. Work with developers to create an inventory of 485 new dwelling units by June 30, 2009 which will be affordable to very low and low income households. The City's efforts will include: assigning development applications to the Housing Programs Manager as a priority for staff review; actively facilitating meetings between nonprofit housing developers and owners of vacant property; and assisting nonprofit housing developers with completing required tasks for government financing and incentives such as density bonuses.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: LMIH funds, HOME funds, CDBG funds, other governmental funds as assistance to private funds where necessary

Action Item 2. Strive to maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, LMIH Funds, CDBG, and other sources of housing funds in the accomplishment of these programs.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: CDBG and LMIH funds

Action Item 3. Continue to assist agencies and organizations in the provision of emergency shelter for homeless persons such as providing grants to the North County Women's Shelter, in kind donations of office space.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: CDBG funds

Action Item 4. Develop a down payment assistance program for Low and Moderate income first-time home buyers which gives priority to those persons who have lived or worked within City Limits for the majority of the last 5 years.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: LMIH, HOME, and CalHome funds

Action Item 5. Amend the Zoning Code to allow establishment of emergency shelter and transitional housing in appropriate zoning districts, if demand warrants, subject to approval of a conditional use permit, provided that such projects are subject to limited discretionary approval with conditions that are standardized, and no more restrictive than those of similar uses.

Responsibility: Community Development Department

Target Dates: Fiscal Year 2005/2006

Funding: Community Development Department Annual Budget (staff time)

Action Item 6. Work in cooperation with Cuesta College to encourage the provision of housing for Cuesta College students. Pursue actions that will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time)

Action Item 7. Apply the Mixed Use Overlay Land Use Category in transitional areas near the downtown. Amend the Zoning Code to adopt regulations to implement the Mixed Use Overlay Land Use Category.

Responsibility: Community Development Department

Target Dates: Fiscal Year 2004/2005

Funding: Community Development Department Annual Budget (staff time)

Action Item 8. Amend the Zoning Code to provide a means by which development standards such as setbacks, projections into yards, and heights of graded slopes and/or retaining walls 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.

Responsibility: Community Development Department
Target Dates: Fiscal Year 2005/2006
Funding: Community Development Department Annual Budget (staff time)

Action Item 9. Amend the Zoning Code to provide that housing designed to meet the needs of seasonal farmworkers is permitted in the R-4 and R-5 Zones (RMF-16 and RMF-20 Land Use Categories).

Responsibility: Community Development Department
Target Dates: Fiscal Year 2005/2006
Funding: Community Development Department Annual Budget (staff time)

GOAL H-2: Preserve the City’s housing stock and neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.

POLICY H-2: Protection of Affordable Housing from Premature Conversion. Housing designated for occupancy by moderate, low, and very low-income households should be protected from premature conversion to market rate by the imposition of reasonable resale restrictions.

Action Item 1. Continue efforts to enforce the City’s zoning, property maintenance, building, fire, parking and nuisance abatement codes.

Responsibility: Community Development Department
Target Dates: ongoing
Funding: Police Department Annual Budget (staff time)

Action Item 2. Continue to implement the City’s Demolition of Buildings and Structures Code (Chapter 17.16 of the Municipal Code), which serves to protect historic buildings.

Responsibility: Community Development Department
Target Dates: ongoing
Funding: Community Development Department Annual Budget (staff time)

Action Item 3. 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 to repair and rehabilitate their properties.

Responsibility: Community Development Department
Target Dates: ongoing
Funding: Community Development Department Annual Budget (staff time); rehabilitation program would be funded with LMIH and/or HOME funds.

Action Item 4. Amend the Zoning Code to incorporate updated 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.

Responsibility: Community Development Department
Target Dates: Fiscal Year 2005/2006
Funding: Community Development Department Annual Budget (staff time)

Action Item 5. Develop a plan for the conservation of subsidized rental units at risk of being developed to market rate. This plan should include such actions as: striving to obtain or extend USDA and Section 8 rental subsidies via purchase of affordability covenants, working with a non-profit housing corporation to acquire and manage affected projects, requiring that rental limitation agreements attendant to future rehabilitation loans be valid for periods longer than 5 years, and other appropriate actions.

Responsibility: Community Development Department
Target Dates: Fiscal Year 2004/2005; in conjunction with Redevelopment Implementation Plan Update
Funding: Community Development Department Annual Budget (staff time) for plan; LMIH and/or HOME funds for preservation measures

GOAL H-3: Mitigate or remove potential governmental constraints to housing production and affordability.

POLICY H-3A: Strive to ensure that current governmental processes, and/or fiscal incentives/disincentives do not unnecessarily constrain production of market-rate or affordable housing, including secondary and/or multi-family units. Use Redevelopment LMIH funds to offset the cost of development fees for low and very low income households.

Action Item 1. Continue the review of adopted City policies, regulations, standards and procedures to identify any provisions which unnecessarily increase the cost of housing is undertaken on a periodic basis.

Responsibility: Community Development Department
Target Dates: ongoing; evaluate at time of annual report on General Plan
Funding: Community Development Department Annual Budget (staff time)

POLICY H-3B: Adopt regulatory incentives to encourage the development of affordable housing, including flexibility in site development standards.

Action Item 1. Review the Zoning Code's development standards for multiple family residential development and amend as necessary to remove constraints to affordable housing where such amendments would not compromise other public health, safety, and welfare objectives.

Responsibility: Community Development Department
Target Dates: Fiscal Year 2005/2006
Funding: Community Development Department Annual Budget (staff time)

GOAL H-4: Ensure choice of housing types and locations to all persons regardless of race, creed, age or sex.

POLICY H-4: Equal Access to Housing. Promote public awareness of federal, state, and local equal access regulations.

Action Item 1. Provide referral information to residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints. Low and very low income persons seeking legal advice may be referred to the California Rural Legal Assistance; persons experiencing discrimination may be referred to the State Department of Fair Employment and Housing in Ventura.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time)

Action Item 2. 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; post notices in public buildings (City Hall/Library, Senior Center, Veteran's Building, Housing Authority Office).

Responsibility: Community Development Department

Target Dates: Fiscal Year 2004/2005

Funding: Community Development Department Annual Budget (staff time)

GOAL H-5: Encourage energy efficient design of housing units and residential neighborhoods.

POLICY H-5: Residential Land Use and Energy Efficiency. Promote energy efficient residential land use planning and development and require all new dwelling units to meet State requirements for energy efficiency.

Action Item 1. Continue to implement Land Use Element policies and programs that call for energy-efficient land use planning and development.

Responsibility: Community Development Department

Target Dates: ongoing

Funding: Community Development Department Annual Budget (staff time)

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, 2001 and June 30, 2009. 1,162 dwelling units have already been constructed between 2001 and 2003. For the remaining 5.5 years of the 8.5 year period, an average residential growth rate of 230 dwelling units per year has been assumed. The 1,265 new dwelling units (1,265 units = 5.5 years x 230 units/year) would include market rate housing and housing that is assisted with incentives (e.g. density bonuses, LMIH and/or HOME subsidies, second units, employee housing).

Table H-1. Quantified Objectives for New Construction

Program	Income Group				Total	Note #
	Above Moderate	Moderate	Low	Very Low		
Historic	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

It should be noted that the Quantified Objectives need not equal the City's Regional Housing Need Allocation (RHNA) of 2,266 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) summarize the actual numbers of units that were rehabilitated between January 1, 2001 and December 31, 2003 and the expected numbers of dwelling units to be rehabilitated between January 1, 2003 and June 30, 2009. The "Historic" and "Market" figures do not include re-roofing, as a building permit is not required for

such work, and there is no feasible way of tracking or projecting re-roofing. However, the figures for Action Item 5 under Policy H-2A may include re-roofing as many of the CDBG-funded rehabilitation loans made under the previous program included such work.

Table H-2. Quantified Objectives for Rehabilitation

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
Historic	10	45	4	149	208	1
Market	24	19	7	0	50	2
Policy H-2 Action Item 3	0	0	20	10	30	3
Total	34	64	31	159	288	

Notes:

1. Units rehabilitated between 1/01/01 and 12/31/03.
2. Units to be rehabilitated under free market conditions between 1/01/03 and 6/30/09. Rate assumed to be the average experienced between 2001 and 2003 (9 units/year), discounting large projects (148 units in Oak Park Public Housing and 33 units in Golf Course Condominiums).
3. 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, 2001 and June 30, 2009.

Table H-3. Quantified Objectives for Conservation

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
Policy H-2 Action Item 5	0	0	178	0	178	

NOTE: Prior to 6/30/09, 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. 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 H-2A.

3.0 Status and Evaluation of Existing 1994 Housing Element

Organization of Review: This review will be divided into two sections: (1) A report on the City’s progress toward meeting the 1994 Housing Element’s *Quantified Objectives* and (2) toward meeting the Housing Element’s *Qualitative Objectives*.

Time Period: The “Time Period” in which progress is to be evaluated begins on July 1, 1992 and ends on December 31, 2003. Pursuant to Government Code Section 65588, the 1994 Housing Element was originally intended to address the City’s housing needs for the period July 1, 1992 to June 30, 1997. However, legislation enacted in the 1990s and in 2002 extended the time period until December 31, 2003. This review is being prepared in May 2003, and includes projections about expected progress to be made in the balance of 2003.

Financial Assistance: To assist the development of housing for low and very low income households in the City of Paso Robles, the City has used federal Community Development Block Grant (CDBG) funds and Redevelopment Low and Moderate Income Housing (LMIH) funds and the County of San Luis Obispo has provided federal Home Investment Partnership Act (HOME) funds.

3.1 Assessment Of 1994 Quantified Objectives

New Construction: The 1994 Housing Element projected that a combination of market forces and housing programs would result in the construction of a total of 1,189 units¹ in the planning period. Table H-4 compares actual and projected construction with the 1994 objectives. Table H-5 includes more detail about actual and projected construction.

Table H-4. Assessment of 1994 Housing Element Objectives

	Income Group				Total
	Above Moderate	Moderate	Low	Very Low	
Actual 1992 - 2002	1,756	318	83	34	2,191
Projected 2003	239	98	9	0	346
Total 1992 - 2003	1,995	416	92	34	2,537
Quantified Objective	422	388	264	115	1,189
Surplus or (shortfall)	1,573	28	(172)	(81)	1,348

NOTE: Actual units are based on Certificates of Occupancy issued in the Time Period.

¹ The “New Construction” Table on page HE-136 of the 1994 Housing Element indicated a total objective of 1,244 units. However, the subtotals for each income group are the same as shown in the 4th row of the table above, and total 1,189.

Table H-5. Detailed Assessment of 1994 Housing Element Objectives

Housing Type/ Affordability	Total # of Units	# of Units by Income	Development Projects
Single Family Detached			
07/01/92 - 12/31/02 Actual	1,992		
Above Moderate Income		1,744	
Moderate Income		174	Creston Courtyards (90); River Oaks (30); Turtle Creek (4); "at large" * (50)
Low Income		40	Spring Meadows ** (37); Habitat for Humanity (3)
Very Low Income		34	Spring Meadows **
2003 Projection	300		
Above Moderate Income		239	
Moderate Income		61	River Oaks (60); Turtle Creek (1)
Low Income		0	
Very Low Income		0	
Single Family Attached			
07/01/92 - 12/31/02 Actual	36		
Above Moderate Income		0	
Moderate Income		36	Turtle Creek
Low Income		0	
Very Low Income		0	
2003 Projection	32		
Above Moderate Income		0	
Moderate Income		32	Turtle Creek (15); 2 condo projects on Creston Road (17)
Low Income		0	
Very Low Income		0	
Mobile Homes			
07/01/92 - 12/31/02 Actual	108		
Above Moderate Income		0	
Moderate Income		108	Quail Run
Low Income		0	
Very Low Income		0	
2003 Projection	5		
Above Moderate Income		0	
Moderate Income		5	
Low Income		0	
Very Low Income		0	
Multi-Family			
07/01/92 - 12/31/02 Actual	31		
Above Moderate Income		12	Weyrich - Experimental Station Road
Moderate Income		0	
Low Income		19	infill apartments
Very Low Income		0	
2003 Projection	9		
Above Moderate Income		0	
Moderate Income		0	
Low Income		9	Handley (5); other infill (4)
Very Low Income		0	

* "At large" is an assumption that a percentage of new housing in the early-mid 1990's was affordable to Moderate Income households.

** Peoples' Self-Help Housing Corp. provided income data for the households who purchased the 71 homes in Spring Meadows

For 17 of the low and very low income units reported in the table, the City provided \$140,000 in CDBG funds to assist 14 units in Peoples' Self-help Housing Corp.'s Spring Meadows self-help subdivision and \$35,000 in LMIH Funds to assist Habitat for Humanity provide 3 new homes.

This review does not measure actual construction against the City's share of the 1991 Regional Housing Need as reported in the 1994 Housing Element. The Regional Housing Need is intended to be a requirement for the number of dwelling units that the City can accommodate in its General Plan/Zoning Ordinance at the time that the Regional Housing Need is determined. It is not intended to be a target of number of units to be built within the "Time Period". HCD staff has stated that the Regional Need should include more units than is expected to be built within the Time Period so that there is no shortage of available land that would contribute to a rise in housing prices.

Other Affordable Housing Provided in the Time Period: In addition to the new units constructed during the Time Period, a total of 43 existing dwelling units were made affordable to low income households via the following first-time homebuyers loan programs.

1. **City-sponsored CDBG-Funded First-Time Homebuyer Loan Program:** In 1997 and 1998, the City made 14 deferred-payment second mortgage loans of CDBG funds to low income households to enable them to purchase a home in the City.
2. **County-sponsored HOME-Funded First-Time Homebuyer Loan Program:** Between 1997 and 2002, the County of San Luis Obispo offered HOME-funded deferred-payment second mortgage loans to low income households. The City's Redevelopment Agency contributed \$25,000 in LMIH funds to this program. A total of 5 homes were purchased in the City.
3. **MPROP Loan Program:** In the early-mid 1990s, 24 low income households received loans from the State's Mobile Home Park Resident Occupancy Program (MPROP) to enable them to purchase their existing mobile home units in Quail Run Mobile Home Subdivision.

Housing Units Entitled During the Time Period. In addition to the new units constructed during the Time Period, numerous housing units were granted entitlements via approved tract map, parcel map, or development plan. The numbers reported in Table H-6 indicate the numbers of units that have not yet been constructed, minus the 2003 projections shown in Table H-4, but which are expected to be constructed after 2003, based on entitlements granted through January 2003.

Table H-6. Assessment of Entitled Housing Units

Housing Type/ Affordability	Total # of Units	# of Units by Income	Development Projects
Single Family Detached	986		
Above Moderate Income		949	Vacant lots in recorded tracts plus approved tentative tracts and parcel maps
Moderate Income		37	Harrod (25); Gearhart (12)
Low Income		0	
Very Low Income		0	
Single Family Attached	46		
Above Moderate Income		0	
Moderate Income		46	Turtle Creek (15); Ridino condos (23); Republic condos (8)
Low Income		0	
Very Low Income		0	
Multi-Family	177		
Above Moderate Income		0	
Moderate Income		0	
Low Income		82	Creekside Gardens (1) , Canyon Creek (1) *; Harrod apartments (80)
Very Low Income		95	Creekside Gardens (28), Canyon Creek (67) *

**Peoples' Self-Help Housing Corp. has indicated that all units in Creekside Gardens and Canyon Creek Apartments, with the exception of one manager's unit in each project will be reserved for very low income households.*

During the 1992-97 time period, three subsidized multi-family complexes with a total of 137 units for exclusive occupancy by low and very low income households were initiated, and the City has provided support in the form of grants or loans of Redevelopment Low and Moderate Income Housing (LMIH) Funds. These three projects, which will likely be completed after 2003, are as follows:

- Creekside Gardens Senior Housing: 29 units (28 very low income; 1 low income) to be built by Peoples' Self-Help Housing Corp. on the northwest corner of Nicklaus Drive and Oak Hill Road. Sources of subsidy include LMIH Funds (\$635,000), HOME Funds (\$200,000 - \$725,000), and HUD Section 202 funds (\$2.2 million). The development Plan has been approved and construction commenced in early 2004.
- Canyon Creek Apartments: 68 units (67 very low income; 1 low income) to be built by Peoples' Self-Help Housing Corp. on the southwest corner of Nicklaus Drive and Oak Hill Road. Construction commenced on this project in June 2004. Sources of subsidy include federal tax credits, LMIH Funds (\$300,000) and HOME Funds (\$250,000).
- Oak Park Senior Housing: 40 units (for low income seniors) to be built by the Paso Robles Nonprofit Housing Corp. on the northeast corner of 28th and Park Streets. A total of \$545,000 in LMIH funds have been granted to this project to offset the costs of environmental studies, architectural design and City building permit and development fees. Approved in April 2003, the City granted a 300% density bonus

resulting in a density of 36 du/acre. Construction of this project is expected to commence in Summer 2004.

Rehabilitation. The 1994 Housing Element projected that a combination of market forces and housing programs would result in the rehabilitation of a total of 1,344 units in the planning period. The table below compares actual and projected rehabilitation with the 1994 objectives.

Table H-7. Assessment of Rehabilitated Housing Units

	Income Group				Total
	Above Moderate	Moderate	Low	Very Low	
Actual 1992 - 2002	161	322	177	148	808
Projected 2003	5	3	2	0	10
Total 1992 - 2003	166	325	179	34	818
Projected in 1994	240	449	447	208	1,344
Surplus or (shortfall)	(74)	(124)	(268)	(174)	(640)

The actual and projected 2003 figures above were based on City records of Certificates of Occupancy for residential remodeling permits. Permits for room additions, patio covers, pools, and exterior retaining walls were not included. In the mid-1990s, the City relaxed the permit requirements for re-roofing, resulting in significantly fewer permits. Since re-roofing is a form of rehabilitation, and since there are other forms (e.g. re-painting, replacement of plumbing fixtures) that do not require permits, it is possible that the apparent shortfall of 640 units could be overstated. The 1994 Housing Element predicted that all but 40 units would be rehabilitated by market forces. The 1994 Housing Element's Program 2.7 called for resuming a CDBG or LMIH - funded rehabilitation program with the objective of providing loans to low income households for 40 units. This was not accomplished in the Time Period.

Conservation. The 1994 Housing Element (Quantified Objectives and Program 3.4) called for efforts to conserve the affordability of 6 apartment units at 839-17th Street, for which a 5 year affordability covenant had been executed in return for a loan of CDBG funds to rehabilitate the apartment building. The amount of that loan was only \$8,000, and the effort and amount of funds that would be necessary to conserve the affordability of these 6 units was not considered worth the investment that triggered the covenant. According to the US Census, the Block Group in which the apartment building is located is primarily low income, and it is assumed that the 6 apartment units remain affordable to low income households via market forces.

3.2 Assessment Of 1994 Qualitative Objectives

The review of the Qualitative Objectives presented below focuses on the 1994 Housing Element's major policies and programs.

Removing Constraints to Affordable Housing

During the Time Period, the following was accomplished:

- A density bonus was awarded to the proposed Canyon Creek Apartment project, which will provide 68 units, all but one of which will be affordable to very low

income households. One unit (the manager's) will be affordable to a low income household.

- A density bonus for the Oak Park Senior Housing Project (40 units for low income seniors to be built at Oak Park Public Housing) resulting in a density of 36 du/acre.
- The update of the multi-family zoning regulations included a section that provides flexibility of development standards currently available within the Planned Development (overlay) Zoning District, into the base residential zoning districts so that a rezone application is not necessary to enable innovative subdivision and housing designs that help reduce housing costs.
- The adoption of the Second Unit Ordinance which increased the allowable size of second units, removed restrictions on occupancy by seniors and relatives of the owners of the primary dwelling unit, and allowed for detached units.
- The adoption of the Density Bonus Ordinance (see Appendix) which allows the Planning Commission to grant density bonuses and other incentives to developers of residential projects that construct or otherwise provide for housing units that will be available for purchase or rent by moderate income, lower income, and very low income persons and households and by senior citizens.

Dispersing Low Income Housing

During the Time Period, the following projects, to be affordable to low and very low income households, were approved to be located in areas bordering or among single family residential and where there were not over-concentrations of low income multi-family residential development.

- Canyon Creek Apartments;
- Creekside Gardens Senior Apartments;
- Three new condominium/apartment complexes on the north side of Creston Road, between Walnut and Orchard Drives;
- South River Road: 2 acres re-designated RMF-H (16 units/acre) for condominiums or apartments.

Homeless

- In 1996, \$1,300 in CDBG funds were awarded to the North County Women's Resource Center to assist the rehabilitation of the Women's Shelter in Atascadero (In 1996, 40% of residents at the Atascadero shelter came from Paso Robles).
- In 2000 and 2001, a total of \$25,000 in CDBG funds were awarded to the North County Women's Resource Center to assist the rehabilitation of the new women's shelter in Paso Robles.
- In 2001, 2002, 2003, and 2004 a total of \$92,000 in CDBG funds were awarded to the Homeless Housing Project to operate their Motel Voucher Program, which provides motel room rental for homeless persons.

Increasing Quality of Housing

During the Time Period, the following actions were taken to increase the quality of housing:

- The multi-family zoning regulations were updated. Major changes included establishment of: open space and recreational amenity standards; grading limitations; and requirements for storage, laundry, and bus shelters.
- The single family zoning regulations were updated. Major changes included: strengthening of grading regulations; facilitating the use of Planned Development (PD) overlay zoning in subdivision design (eliminating the need for conceptual or “ghost” maps); and strengthening of oak tree preservation standards.

Oak Park Public Housing Improvements

CDBG funds were used to install recreation improvements and curbs, gutters, sidewalks, and street lights along the streets bordering Oak Park Public Housing. Additionally, the City’s Redevelopment Agency has agreed to provide financial support to the construction of the Oak Park Senior Housing Project.

Progress in Implementation – Items Still to Be Completed or Investigated

- Adoption of design guidelines for multiple family residential development. Implementation of this program is scheduled for the Fall of 2003.
- Amendment of the City’s regulations for condominium conversions is not presently scheduled. (There was no urgent demand for it during the Time Period.) With the acceleration of housing prices since 2001, the urgency may reappear.
- Inclusionary Zoning and adoption of an Affordable Housing In-Lieu Fee has been discussed during the Time Period, but no action was taken to develop such measures.
- Regulations to require that certain percentage of newly-constructed apartment or condominiums have three or more bedrooms in order to meet the needs of low income large families was considered, but not adopted, during the update of the multi-family regulations. Regardless, the Canyon Creek Apartment Project proposes to provide some 3 and 4 bedroom units.

Evaluation Conclusion

The City of Paso Robles clearly identified quantified and qualitative objectives in the 1994 Housing Element. The City was successful in providing opportunities for affordable housing to be built within the timeframe of the Housing Element. New housing was approved and constructed, and existing housing was either rehabilitated or conserved to continue to provide housing opportunities for all income levels within the City. The City has facilitated the development of a variety of housing types by working with non-profit groups, offering development incentives, and providing funding opportunities for affordable housing projects.

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4.0 Housing Needs Assessment

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. In 1990, the community had a population of 18,583. According to the 2000 Census, the City's population had risen to 24,300, representing an increase of 30.7% over the previous decade. The average annual rate of growth (compounded) during the previous decade (1990-2000) was 2.7%. The Department of Finance estimated the population for 2001 as 25,200, for 2002 as 25,800, and for 2003 as 26,850. The average annual rate of growth (compounded) during the previous three years (2000-2002) was 3.4%.

Table H-8 provides a comparison between population growth for Paso Robles in the 1980, 1990, 2000 census, and that projected for 2010 with growth experienced by San Luis Obispo County as a whole. As shown below, the percent change in Paso Robles' population during the 1990s was less than the previous decade. Growth is projected to increase though at a slower rate than growth during the 1980s.

Table H-8. City and County Population Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	1980-1990 % Change	1990-2000 % Change	2000-2010 % Change
Paso Robles	9,163	18,583	24,300	30,700*	102.8%	30.7%	26.3%
S.L.O. County	155,435	217,162	246,681	ND	39.7%	13.7%	ND

Sources: 1980, 1990, 2000 Census

* Based on the assumption that the City of Paso Robles will continue to grow at a constant rate of 230 dwelling units per year, and that an average of 2.7 persons will occupy each dwelling unit (i.e. a constant growth rate of 620 persons per year or 3,100 persons per 5 years). No vacancy rate is assumed in the new units.

ND = no data available

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.

Table H-9 below summarizes the age characteristics of residents in Paso Robles based on Census data from 1990 and 2000. Young adults (ages 24 to 44) make up nearly 27% of the total population in Paso Robles. School age children (ages 5-19) that make up the largest portion (30%) of the population. The number of college age persons doubled between 1990 and 2000. While the relative number of young adults decreased, the number of older adults increased reflecting general age shifts in the population and/or an influx of older adults in the community. Generally, younger adults with families occupy rental units, condominiums, or

smaller single-family homes. Older adults are usually at the peak of their earning power and are more likely to be homeowners.

The number of persons age 65 or older has grown from 2,622 in 1990 to 3,262 in 2000. While many of Paso Robles' senior residents are homeowners and typically live in single-family houses, they may begin to consider other options, such as senior apartments, assisted living facilities or nursing homes as they grow older and require greater care and assistance.

Table H-9. Paso Robles Age Characteristics and Trends 1990-2000

Age Groups	1990		2000	
	Persons	Percent	Persons	Percent
Preschool (Ages <5)	1,779	9.5%	1,749	7.2%
School Age (5-19)	4,355	23.4%	6,558	30.6%
College Age (20-24)	993	5.3%	2,521	10.4%
Young Adults (25-44)	6,007	32.3%	6,723	27.7%
Older Adults (45-64)	2,827	15.2%	4,027	18.6%
Seniors (65+)	2,622	14.1%	3,262	13.5%
Total	18,583	100%	24,297	100%

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.

Paso Robles, like many small communities, is fairly stable in terms of the racial and ethnic composition of its population. As of 2000, whites made up about 76% of the population in Paso Robles. During the same period, other race/ethnic groups have grown in size and proportion.

Among the five major race/ethnic groups, the largest percentage change in population between 1990 and 2000 was attributable to Hispanics. As shown in Table H-10a and Table H-10b, the Hispanic share of the population increased from 18% in 1990 to nearly 30% in 2000. Other groups are much smaller in numbers, and their changes over time are less substantial. It should be noted that the number of residents in the "All Other" category grew in part because unlike prior Census efforts, the 2000 Census allowed respondents to identify themselves as members of more than one racial group.

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 umbrella term used to refer 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".

Table H-10a. Paso Robles Race and Ethnicity 1990-2000

Race/Ethnicity		1990		2000	
		Persons	Percent	Persons	Percent
Total Population:		18,583	100	24,297	100
Not Hispanic or Latino		15,166	81.8	17,562	72.3
Persons of One Race Only					
	White	14,056	75.6	15,600	64.2
	Black or African American	621	3.3	751	3.1
	American Indian and Alaska Native	182	1.0	174	0.7
	Asian	326*	1.7	430	1.8
	Native Hawaiian and Other Pacific Islander	*	-	14	0.1
	Some other race	30	0.2	30	0.1
Persons of Two or More Races		Not Available	-	563	2.3
Hispanic or Latino		3,367	18.2	6,735	27.7
Persons of One Race Only					
	White	1,703	9.2	2,793	11.5
	Black or African American	34	0.2	55	0.2
	American Indian and Alaska Native	77	0.4	142	0.6
	Asian	16*	0.1	28	0.1
	Native Hawaiian and Other Pacific Islander	*	-	20	0.1
	Some other race	1,537	8.3	3,295	13.6
Persons of Two or More Races		Not Available	-	402	1.6

Source: 1990, 2000 Census

* In 1990 Asians and Hawaiians/Pacific Islanders were combined into a single category.

Table H-10b. Paso Robles Hispanic Origin 1990-2000

Race/Ethnicity		1990		2000	
Hispanic or Latino (of any race) origin		3,367	18	6,735	27.7
	Mexican	2,952	15.9	5,712	23.5
	Puerto Rican	51	.02	87	0.3
	Cuban	15	<0.1	24	<0.1
	Other Hispanic	349	1.8	912	3.7

Source: 1990, 2000 Census

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 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.

Table H-11 shows the types of occupations held by residents in Paso Robles and San Luis Obispo County as a whole. According to the 2000 Census, the three largest occupational categories in Paso Robles were managerial and professional (26%), sales and office (22%), and service occupations (20%). These categories account for roughly 68% of employed residents.

Table H-11. Paso Robles Year 2000 Occupational Profile

Occupations of Residents*	Paso Robles		County	
	Persons	Percent	Persons	Percent
Management, Professional, and related Occupations	2,632	26.1	37,581	34.3
Service Occupations	2,065	20.4	20,573	18.8
Sales and Office Occupations	2,269	22.5	27,793	25.3
Farming, Fishing, and Forestry	347	3.4	2,281	2.1
Construction, Extraction, and Maintenance	1,169	11.6	10,732	9.8
Production, Transportation, and Material Moving	1,617	16.0	10,709	9.8
Total	10,099	100.0	109,669	100.0
Percent of total population	42%		44%	

* 16 years and older
 Source: 2000 Census

Managerial and professional occupations and some sales positions generally have higher paying jobs, which translate into higher incomes for the residents engaged in those activities. Paso Robles' occupational profile is similar to that countywide, with the exception of a larger share of City residents in production, transportation and material moving occupations and a smaller share in management, professional and related occupation.

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.

Household Type. According to the 2000 Census, Paso Robles has a total of 8,556 households, of which 70% are families (Table H-12). Families are comprised of married couples with or without children and other family types, such as female-headed households with children. Non-family households, make up 29% of households in Paso Robles. A nonfamily householder is defined by the Census as a householder living alone or with nonrelatives only. Householders living alone comprise 25% of all households in the city, of which nearly half are age 65 and over. The average household size of 2.73 persons increased from 2.65 persons over the past decade.

Table H-12. Paso Robles Household Characteristics by Type 1990-2000

Household by Type	1990		2000	
	Number	Percent	Number	Percent
Total Households	6,984	100%	8,556	100.0
Family households (families)	4,983	71%	6,042	70.6%
With own children under 18 years	2,600	ND	3,197	37.4
Married-couple family	3,864	55%	4,569	53.4
With own children under 18 years	1,871	ND	2,251	26.3
Female householder, no husband present	810	12%	1,072	12.5
With own children under 18 years	633	ND	695	8.1
Non-Family households	2,001	29%	2,514	29.4%
Householder living alone	1,626	23%	2,028	23.7
Householder 65 years and over	676	10%	974	11.4
Average household size	2.65		2.73	

Source: U.S. Census 2000 Summary File 1 (100% count of population) and Summary File 3 (sample data).

The overall composition of households in Paso Robles also remained relatively unchanged between 1990 and 2000. The total number of households increased 23%, from close to seven thousand in 1990 to about eight thousand five hundred in the 2000 Census. The influx of new households did not change the relative distribution of persons among the types of households quantified in the Census. Two notable changes are the increase in householders over 65 years old that are living alone and the slight decrease in the number of married-couple family households.

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, 50105, and 50093.

The City of Paso Robles is located in San Luis Obispo County region, which has a median family income is \$50,200. The following lists the categories as defined for all areas of the state.

- Very Low Income - within 50% of the area (County) median family income with adjustments for household size.

- Low Income - between the very low-income limit and 80% of the area median family income with adjustments for household size.
- Moderate Income - between the low-income limit and 120% of the area median family income with adjustments for household size.
- Above Moderate Income - exceeding the moderate income limit adjusted for household size.

Table H-13a lists these income limits for San Luis Obispo County.

Table H-13a. San Luis Obispo County 2004 Income Limits

Income Group (% of Median Income)	HOUSEHOLD SIZE (# Of Persons) And INCOME (\$)							
	1	2	3	4	5	6	7	8
Very Low (50%)	21,600	24,700	27,750	30,850	33,300	35,800	38,250	40,700
Low (80%)	34,550	39,500	44,400	49,350	53,300	57,250	61,200	65,150
Median (100%)	43,200	49,350	55,550	61,700	66,650	71,550	76,500	81,450
Moderate (120%)	51,850	59,250	66,650	74,050	79,950	85,900	91,800	97,750

Source: California Department of Housing and Community Development

Household Income in Paso Robles. According to the 2000 Census, the median household income of residents of Paso Robles was \$39,926, or 83% of the 1999 countywide median household income for of \$48,000.

Table H-13b compares the composition of Paso Robles household income with that of San Luis Obispo County as a whole. As indicated below, 32% of all households in the City were in the above moderate-income category (above 120% of the County median family income). Approximately 20% Paso Robles households were in the moderate-income range (81 to 120% of median family income) as compared to 19% countywide.

Table H-13b. Paso Robles and County Household Income Distribution

Income Group	Percent of County Median Family Income	Paso Robles	San Luis Obispo County (Regional Total)
Very Low	0 - 50%	27%	27%
Low	51 - 80%	21%	18%
Moderate	81 - 120%	20%	19%
Above Moderate	120% +	32%	36%
Total		100%	100%

Source: 2000 US Census.

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. 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. In the 1990’s, 1,380 occupied single family units were added, whereas only 249 occupied multi-family units were added.

As of June 2004, three sizable multi-family apartment complexes were under construction: Peoples’ Self-Help Housing Corp.’s 29 unit Creekside Gardens low income senior apartments and their 68 unit Canyon Creek low income family apartments and Harrod Development’s 80 unit market rate apartments. Additionally, as of June 2004, the 40 unit Oak Park low income senior apartment project, to be developed by the Paso Robles Nonprofit Housing Corp. neared issuance of a building permit. Multi-family development of this scale had not occurred in Paso Robles since 1986.

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. According to the 2000 Census, 44% of all households in Paso Robles are paying more than 30 percent of their income. Table H-14c shows the extent to which households in the income groups are overpaying.

Table H-13c. Overpayment for Housing in Paso Robles

Income Group	Homeowners (% of households in the income group)	Renters (% of households in the income group)
Very Low	68%	79%
Low	60%	38%
Moderate	40%	7%
Above Moderate	11%	5%

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

Generally, overpayment can be reduced via programs to provide first-time homebuyer assistance to low and moderate income homebuyers and 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-13d 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. Overcrowding is generally remedied by constructing more affordable housing units.

Table H-13d. 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 File1

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	Unknown	-

Source: 2000 Census

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

a) Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2000 Census, 974 persons age 65 years and older were living alone. 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 8 care facilities in the City, one of which has a pending license. The licensed facilities have a total capacity of 162 beds.

b) Disabled Persons

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

The living arrangement 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.

It is possible that necessary alterations to make a dwelling unit accessible to the disabled could 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. To date, the City has not encountered any such accessibility alteration requests that had such conflicts. Regardless, to minimize the potential for conflicts and streamline the process for resolving them, the City should amend its zoning code to provide a process whereby staff or the Development Review Committee may grant modifications to zoning code standards if necessary to make a dwelling accessible to a physically-disabled person.

The City's Zoning Code presently provides that group homes with 6 or fewer residents are permitted by right and that group homes with more than 6 residents require approval of a conditional use permit.

Regardless of the number of residents, the City's Zoning Code does not presently have any prescribed conditions for development of group homes that provide supportive services to the disabled, nor does it contain any minimum distance requirements for such housing.

c) Female-headed Households

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

Paso Robles has 1,072 female-headed households, of which 695 have children under 18 (2000 Census). 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.

d) Large Households

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

The housing needs of large households are typically met through larger units. Paso Robles has approximately 4,504 ownership units and 3,548 rental units. However, because the majority of these units are single-family homes, which are generally more expensive, overcrowding is more prevalent among large families.

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

e) Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in fields, orchards, processing plants, or support activities on a generally year-round basis. Workloads are generally very high during harvest season, with labor force being supplemented by seasonal or migrant workers.

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.

The US Census reports that in 2000, there were 347 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. The Private Industry Council of San Luis Obispo County reports that State Occupation Code (SOC) 45-2092, for farmworkers including laborers, crop, nursery, and greenhouse workers represents 1,446 jobs in this category although the exact occupation size in San Luis Obispo County is not available. This number must be assumed to be not necessarily accurate, but representative of the farmworker population in the County.

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.

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.

No update of the 1990 study has been prepared. Peoples Self-Help Housing Corp., which commenced construction of the Canyon Creek Apartment project in June 2004, has indicated that 16 of the 68 units in this low income housing complex will be reserved for farmworkers (as a condition of supplemental financing from the US Department of Agriculture’s Rural Development Agency).

It appears, therefore, that 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, the City should amend its zoning code to provide that housing that meets their needs is permitted in the R-4 and R-5 Zones (RMF-16 and RMF-20 Land Use Categories). As part of such an effort, the City will need to identify the degree of need for such housing and determine whether the physical design of such housing differs from types of housing already permitted in the City and available to meet the need.

f) Homeless Persons

The homeless population is difficult to accurately determine in that there is no agency directly responsible for calculating and/or servicing this group. In 1990, the County of San Luis Obispo's Homeless Services Coordinator conducted a county-wide survey of homeless and emergency service providers. This survey documented 1,960 homeless and marginally homeless persons in the county and estimated that 31 percent of them originated in the North County (including Santa Margarita, Atascadero, Templeton, Paso Robles, San Miguel and other smaller communities). The study did not provide an estimate of how many homeless originated in Paso Robles. An update to that study has not been undertaken.

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 grants of \$15,000 and \$10,000 in 2000 and 2001 CDBG funds to rehabilitate the shelter building.
- The Homeless Housing Project, a nonprofit organization based in northern San Luis Obispo County, provides the homeless with motel vouchers. Since 2001, the City has granted 20,000 - 24,000 in CDBG funds annually to support this program. The 2001 grant (\$24,000) provided 476 shelter nights for 210 adults and 106 children; the 2002 grant (\$24,000) provided 527 shelter nights for 222 adults and 161 children.

- The Second Baptist Church, in partnership with several local churches, provides daily meals, donated clothing, and showers for the homeless. The City has provided a grant of \$36,150 in 2001 CDBG funds to support the costs of equipment (e.g. refrigerators) and materials (food) for this service. As of June 2004, \$10,000 of the grant funds have been used. In 2003, a total of 4,196 meals were served.

In 2003, the EOC requested that the City participate with the County of San Luis Obispo and City of Atascadero in providing up to \$200,000 in annual operating funds for a proposed new North County Emergency Shelter to be located in Atascadero. At its meeting of November 18, 2003, the City Council directed that the *Draft* Annual Action Plan for the City's allotment of 2004 CDBG funds allocate \$45,000 as the City's share of operating funds for the proposed shelter. However, by March 2004, the City of Atascadero had yet to approve a conditional use permit for the shelter. (The permit was subsequently approved.) The City Council, therefore, allocated 2004 CDBG funds to other public services, including the Homeless Housing Project. It is anticipated that the EOC will renew their application for operating funds for the North County Shelter in September 2004.

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

The demand for a new shelter in Paso Robles is limited by the lack of resources to acquire a site, build, and operate a shelter. EOC's proposed North County Shelter in Atascadero is to be located on property EOC already owns (and on which they already operate a Head Start facility); they have received a grant of State ESG funds to build the facility; but they will face a difficult challenge in securing the necessary pledges from three different jurisdictions for the \$200,000 in annual operating costs.

Should an organization propose to locate an emergency shelter in Paso Robles, under the existing Zoning Code, the shelter would need to be located in the R-2, R-3, and R-4 Zone, the Planning Commission would have to find the shelter to be similar in class and nature to a boarding house or a group home (which are conditional uses in those zones), and a conditional use permit would have to be approved. This process could be streamlined by initiating a code amendment to specifically state that homeless shelters are conditional uses in the R-2, R-3, and R-4 Zones and consider extending this provision to other appropriate zones (e.g., C-3).

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 1990 and 2000, the housing stock in Paso Robles increased by 16%, from 7,599 to 8,791 units. (In 2003, the City's housing stock has increased to 9,694 dwelling 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 1990-2000

Jurisdiction	1990	2000	1990 - 2000 % Change
Paso Robles	7,599	8,791	16%
S.L.O. County	90,200	102,275	13%

Sources: 1990, 2000 Census

Housing Type and Tenure. Table H-16 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 1990-2000

Housing Type	1990		2000	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family	5,236	69%	6,306	72%
Detached	4,453	59%	5,502	63%
Attached	783	10%	804	9%
Multi-Family	2,104	28%	2,197	25%
2-4 Units	1,085	14%	1,018	12%
5+ Units	1,019	13%	1,179	13%
Mobile Homes	249	3%	275	3%
Total Units	7,589	100%	8,783	100%
Homeowner Vacancy Rate	3.4%		1.2%	
Rental Vacancy Rate	7.7%		2.3%	

Sources: 1990 Census, 2000 Census.

A measure of the availability of and demand for housing is the vacancy rate. The 2000 Census shows Paso Robles homeowner vacancy rate was 1.2%, and its rental vacancy rate was 2.3%. These figures are well below the “optimal” rate of 5%. A low level of vacancy indicates high demand for and relatively limited supply of both types of housing in Paso Robles.

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. Paso Robles Age of Housing Stock

Year Structure Built	# of Units	% of Stock
1999 to March 2000	223	2.5
1995 to 1998	733	8.3
1990 to 1994	884	10.1
1980 to 1989	2,998	34.1
1970 to 1979	1,529	17.4
1960 to 1969	727	8.3
1940 to 1959	1,154	13.1
Total	8,248	93.8%

Source: 2000 Census

Table H-17 provides a breakdown of the City’s housing stock by year built. As of 2000, 1,881 of the City’s 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. There has not been any significant amount of demolition of existing housing or need for replacement of substandard housing. This is not anticipated to change within the next ten years.

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-18a shows median home prices and the number of homes sold in the City of Paso Robles during the period from 1996 to 2003. Home prices fell steadily during the early 1990s but began to rise again in 1996, with a slight downturn in 1997. In 1998, the median home price jumped 6.5%, and the number of homes sold in the city began to decline. In 2003, the median home price in Paso Robles was \$302,900, up from \$176,900 in 2000.

Table H-18a. Median Home Prices in City of Paso Robles (1996-2003)

	1996	1997	1998	1999	2000	2001	2002	2003
Median Home Price (\$ thousands)	130.9	131.4	142	151.1	176.9	214.3	251.1	302.9
Median Home Price (\$ 1996 thousands)	130.9	129.2	137.7	143.2	162.3	190.2	216.8	255.0
Percent Change	4.9	-1.3	6.5	4.0	13.3	17.2	14	17.6
Number of Homes Sold	650	740	746	675	580	522	606	576

Source: The 2004 City of Paso Robles Economic Update

Table H-18b shows the ability of 4 person households earning 80 – 120 percent of the 2004 Median Income to purchase housing, assuming that the purchase was financed with CalHFA’s Housing Assistance Loans (97% first and 3% deferred-payment second trust deed loans).

Table H-18b: Ability to Purchase

% of 2004 Median Income	Annual Income	Purchase Price
80%	\$49,350	\$188,000
90%	\$55,550	\$241,000
100%	\$61,700	\$267,000
110%	\$67,850	\$294,000
120%	\$74,050	\$321,000

Assumptions:

1. First Loan (97%) is CalHFA Standard; 2nd Loan is CalHFA 3% deferred. 2nd Loan is used for 3% down payment.
2. Maximum monthly payment is 30% of income for low income (80%) and 35% for moderate income (90-120%).
3. First Loan Interest rate is 4.75% for low income (80%) and 5.0% 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: 0.0099% x 50% of purchase price monthly.
7. A loan origination fee (Points) is not included in the loan amount.
9. 2nd Loan is deferred with 5.% simple interest.

Together, Tables H-18a and H-18b show that a median income household cannot (in 2004) afford a median-priced home. The CalHFA Housing Assistance Program provides a deferred-payment second trust deed loan equal to 3% of the purchase price. Between December 2003 and June 2004, the City made 6 CalHome deferred-payment second trust deed loans to low income households. For that program, the CalHome loans averaged more than 30% of the purchase price.

In December 2003, City staff surveyed the managers of 8 market rate apartment complexes and rental single family homes with a total of more than 1,200 dwelling units and found the results shown in Table H-18c. Supporting details are in the Housing Element Appendix.

Table H-18c: Rental Affordability

Rental Type	Monthly Rent Range	Persons per household	Affordability to	
			Low Income	Very Low Income
Studio apt	\$650	1 – 2	Yes	No
1 bedroom apt	\$600 - \$795	1 – 2	Yes	No
2 bedroom apt	\$750 - \$895	2 – 4	Yes	No
2 bedroom house	\$900 - \$1,100	2 – 5	Limited	No
3 bedroom house	\$1,100 - \$1,500	3 - 6	Not for 3; limited for 4-6	No

Source: City Housing Programs Manager’s Survey, December 2003

Generally, market rate apartments are (in 2003/2004) affordable to low income households, but are not affordable to very 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 six apartment complexes that receive assistance (see Housing Element Appendix). In 2003, two of the complexes, Hacienda del Norte and Riverview

Apartments, became 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. Both apartment complexes have applied for renewed assistance, and it is anticipated that they will remain in the City's inventory of subsidized apartments.

Within the next 10 years, another two complexes, Paso Robles Gardens and Creston Gardens, become eligible for prepayment. City staff has contacted their managers and has learned that the owners of both of those complexes intend to renew their contracts as well.

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/hpd00-01p.pdf>. 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 the Appendix to the Housing Element.

As part of the 2004 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.

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.

Existing Housing Needs. The federal Department of Housing and Urban Development (HUD) uses the following definitions for households that are either paying too much for housing (overpayment) and/or are living in overcrowded conditions (overcrowding):

- **Overpayment:** Refers to a household paying 30% or more of its gross income for rent (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes.

- Overcrowding: Refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches.

Table H-19. Paso Robles Current Housing Needs by Tenure (1989 and 1999)

Year	Condition	Renters		Owners		Total	
		Number	% of Renter Households	Number	% of Owner Households	Number	% of All Households
1989	Overcrowding	437	14.0%	117	3.0%	554	7.9%
1999	Overcrowding	695	19.7%	261	5.2%	956	11.2%
1989	Overpayment	1,542	49.4%	1,222	38.9%	2,764	44.1%
1999	Overpayment	1,460	41.7%	1,633	36.7%	3,093	38.9%

Source: US Census: 1990 and 2000

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 (Table H-20). Overcrowding rates vary substantially by income, type, and size of household. Generally, lower-income households and large families experience a disproportionate share of overcrowding.

Housing overpayment is a fundamental problem for renter households in Paso Robles, where many pay a substantial portion of their income for housing. According to 2000 Census data, in 1999, a total of 3,093 Paso Robles households overpaid for housing representing 38.9% of all households. Of all renter households, 1,460 (41.7%) overpaid and of all owner households 1,633 (36.7%) overpaid.

Future Housing Need. Future housing need refers to the share of the region’s housing need that has been allocated to a community. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to SLOCOG, which is then allocated to jurisdictions based on the SLOCOG Growth Forecast. This allocation for each jurisdiction is then distributed by income categories in an attempt to reduce the concentration for areas having a high proportion of low or very low income residents. These target numbers are the minimum number of housing units a community is required to plan for by zoning and designating adequate sites. The current RHNA figures are allocations for housing units to be planned for by June 2009. Barring new legislation to discontinue the RHNA process, new RHNA figures will be issued every five or six years.

As indicated in Table H-22 (in Chapter 5.0), Paso Robles’ share of regional future housing needs or its Regional Housing Needs Allocation (RHNA) is a total of 2,266 units for the 2001 to 2009 period. The income composition of these units is also provided as part of the RHNA.

4.6 Workforce Housing

Employment Projections. According to the California Employment Development Department (EDD, 2001), the City of Paso Robles is projected to experience relatively constant commercial

and industrial employment growth. The Land Use Element allows for 2,983,000 square feet of commercial and 1,543,000 square feet of industrial floor area to be built between 2003 and 2025. Using a constant 2.5% annual increase in commercial and industrial floor area (similar to projected residential growth) to the year 2009 (the planning horizon of this Housing Element) it can be assumed that there will be approximately 657,000 square feet of commercial and 340,000 square feet of industrial floor area. Converting these projections of commercial and industrial building area square feet to employment projections, using a factor of 500 building square feet per worker for commercial uses and 800 square feet per worker for industrial uses, and deducting 5% for work-at-home employees¹ results in a projection of approximately 1,248 additional commercial and 404 additional industrial employees in 2009. The City maintains policies to attract jobs and provide an adequate jobs to housing ratio by allowing housing to be constructed with commercial projects.

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 Programs Manager. Complaints have been received at the rate of about 10 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).

The City could further disseminate this information by posting notices in public buildings (Library/City Hall, Senior Center, Veteran's Building, and Housing Authority Office).

¹ According to the 1990 U.S. Census, approximately 6.3% of workers in the City of Paso Robles worked at home or walked to work. According to the 1990 Paso Robles Community Survey, approximately 3.3% of household primary wage earners and approximately 5.7% of household secondary wage earners worked from home. Given the technological improvements that have occurred since 1990 that facilitate working from home, it is assumed that approximately 5% of workers in the City work from home.

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5.0 Identification of Adequate Sites for Future Housing Needs

Housing Element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). 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 required by Government Code Section 65583(a)(6).

The City maintains a Land Use Inventory (LUI) data base that contains a range of information for every assessor's parcel in the City and in the sphere and expansion areas. For residentially-designated properties, the information for each parcel includes General Plan land use categories (both base and overlay categories), zoning district, acreage, existing and potential number of dwelling units, and a narrative description of the existing land use. The potential number of dwelling units entered for any given vacant or under-developed residentially-designated parcel is determined as follows:

(1) For single-family residential properties, one unit per parcel is assumed unless the following conditions exist:

- An assessor's parcel includes several legal lots, in which case a potential dwelling unit will be assigned for each vacant legal lot;
- If a tentative tract or parcel map has been approved for an assessor's parcel, the number of potential dwelling units will equal the approved number of lots minus any existing dwelling units.
- If an assessor's parcel is substantially larger than the minimum lot size allowed in the Land Use Category, a future tract or parcel map may be assumed. For example, a 10 acre RSF-4 designated parcel with an existing single family residence will be assumed to be capable of being subdivided into 30 lots * and a potential of 29 additional dwelling units will be entered.

* It is assumed that, on the average, given City zoning requirements to provide larger lots for steeper slopes and the need to construct streets and detention basins will reduce the effective density yield by 75% on large acreage. A 10 acre lot, therefore, is expected to yield 30 lots (10 acres x 4 lots/acre x 75%).

(2) For multi-family residential properties, the net acreage of the assessor's parcel is multiplied by the density factor of the Land Use Category. If a development plan has been approved for a parcel, the number of dwelling units approved will be entered instead.

On the West Side of the City, there are numerous RMF-8 and RMF-12 designated properties that are under-developed with single family homes or two units where the zoning would permit development of one or two additional units on each parcel.

For the purpose of analyzing the City's capacity to meet its housing needs (RHNA and special needs households), summaries of the number of existing and potential dwelling units for each

Land Use Category appear in the sections below. Additionally, portions of the LUI (as of December 2003) showing vacant and under-developed residentially-designated parcels appear in the Technical Appendix for this Housing Element.

Table H-20 shows the number of existing dwelling units in each Land Use Category (as of December 2003), both within current (December 2003) City limits and within the Sphere and Expansion Areas described in the Land Use Element.

In its review of the draft Housing Element in 2004, the State Department of Housing and Community Development has commented that it does not recognize the potential number of dwelling units to be yielded on multi-family designated properties less than one acre in area, whether the properties are vacant or under-developed, as capable of meeting the City's share of the Regional Housing Need. Table H-20 and Appendix 8.0 will show the potential number of dwelling units on multi-family designated lots, but Tables H- 23, H-26, and H-27, which indicate how the City will meet its share of the Regional Housing Need, will not.

Table H-20: Summary of Residential Capacity from Base Land Use Categories*

Land Use Category	Maximum Density	Total			Developed Land			Vacant Land **			Under-Developed Land				
		Acres	# Pcls	Ex du	Pot du	Acres	# Pcls	Ex du	Acres	# Pcls	Ex du	Acres	# Pcls	Ex du	Pot du
Within City Limits															
Residential, Suburban (RS)	1 du/2.5 ac	644	10	3	212	11	3	3	633	7	0	212	0	0	0
Residential, Single Family-1 (RSF-1)	1 du/1.0 ac	439	296	258	153	258	250	245	160	38	5	142	21	8	11
Residential, Single Family-2 (RSF-2)	2 du/1.0 ac	287	322	211	229	179	221	211	108	101	0	229	0	0	0
Residential, Single Family-3 (RSF-3)	3 du/1.0 ac	542	616	592	406	263	588	573	267	24	6	401	12	4	5
Residential, Single Family-4 (RSF-4)	4 du/1.0 ac	1,527	5,440	5,137	752	1,222	5,188	5,112	282	229	2	649	23	23	36
Residential, Single Family-6 (RSF-6)	6 du/1.0 ac	7	1	1	44	0	0	0	7	1	1	44	0	0	0
Mobile Homes	5 du/1.0 ac	58	1	310	0	58	1	310	0	0	0	0	0	0	0
Residential, Multi-Family-8 (RMF-8)	8 du/1.0 ac	288	932	1,290	938	131	568	923	66	39	0	455	288	325	938
Residential, Multi-Family-12 (RMF-12)	12 du/1.0 ac	196	731	2,121	395	152	552	1,974	11	40	1	143	33	139	186
Residential, Multi-Family-16 (RMF-16)	16 du/1.0 ac	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential, Multi-Family-20 (RMF-20)	20 du/1.0 ac	22	15	9	399	0	0	0	17	5	1	311	5	8	87
Total					3,528							2,586			1,329
In Sphere & Expansion Areas															
Residential, Single Family-3 (RSF-3)	3 du/1.0 ac	431	17	5	749	0	0	0	431	17	5	749	0	0	0
Residential, Single Family-4 (RSF-4)	4 du/1.0 ac	101	4	3	303	0	0	0	101	4	3	303	0	0	0
Residential, Single Family-6 (RSF-6)	6 du/1.0 ac	7***	3	0	90	0	0	0	7***	3	0	90	0	0	0
Residential, Multi-Family-9 (RMF-9)	9 du/1.0 ac	14***	53	13	135	0	0	0	14***	53	13	135	0	0	0
Residential, Multi-Family-20 (RMF-20)	20 du/1.0 ac	****	****	0	295	0	0	0	****	****	0	295	0	0	0
Total								0							0

* This summary only includes capacity from base land use categories and does not include capacity from overlay land use categories, CRASP (In City portion), or other programs, which will be discussed on the following pages.

** Vacant land includes parcels ±5 acres or larger that have a single family dwelling.

*** The acres reported are net, excluding the acreage in existing rights-of-way that will be abandoned and reconfigured. The numbers of units were calculated on the gross acreage.

**** The Land Use Element does not assign RMF-20 to any specific assessor's parcels, but to certain Sphere and Expansion areas as a whole, with the location/distribution of multi-family to be determined via the Specific Plan process.

Abbreviations used in the above table: ac = acres ; du = dwelling units; Ex = existing; Pcls = parcels; Pot = potential

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 January 2003 RHNA Plan:

Table H-21. Target Housing Unit Distribution

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

Source: SLOCOG, January 2003

5.2 Land Use Categories By Income Level

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	Income Category
RR	Above Moderate
RS	Above Moderate
RSF-1	Above Moderate
RSF-2	Above Moderate
RSF-3	Above Moderate
RSF-4	Above Moderate
RSF-6	Moderate
RMF-8	Moderate
RMF-9	Moderate
RMF-12	Moderate
RMF-16	Low
RMF-20	Low (50%) Very Low (50%)
RMF-20 (mixed use overlay)	Low (50%) Very Low (50%)
RMF-20 (senior housing overlay)	Very Low
MH	Low
CRASP	Above Moderate
Second units	Very Low
Employee dwellings	Very Low

Assumptions for planning purposes only. Each category may include greater or lesser amounts of development within each income level.

The RR Land Use Category is mapped within the City's Planning Impact Area, but not within current City Limits or the Sphere or Expansion Areas.

5.3 New Housing Distribution Under 2003 General Plan Update

The General Plan would accommodate the following distribution of new housing units, as shown in Tables H-23 (Within Current City Limits) and H-26 (Within the Sphere and Expansion Areas).

a. **Within Current City Limits.** Table H-23 shows the number of potential dwelling units within current (June 2004) City Limits from: full development of vacant and under-developed land in accordance with the density allowed in the various base land use categories; expected development within the Chandler Ranch Specific Plan; the Mixed Use and Senior Housing overlay categories; development of second units; and development of employee housing. With the exception of development of vacant land, discussions of these factors follows Table H-24.

Table H-23: New Housing Capacity Within Current City Limits

Income Category and Land Use Category or Program	Maximum Density	Vacant Land		
		# Parcels	Acres	Potential # du
Above Moderate Income				
Residential Suburban (RS)	1 du/2.5 ac	7	633	212
Res, Single Family - 1 (RSF-1)	1 du/1.0 ac	38	160	142
Res, Single Family - 2 (RSF-2)	2 du/1.0 ac	101	108	229
Res, Single Family - 3 (RSF-3)	3 du/1.0 ac	24	267	401
Res, Single Family - 4 (RSF-4)	4 du/1.0 ac	229	282	649
CRASP *	mixed			952
Historic (01/01/01 through 12/31/03)	mixed			1,162
Total # du for Income Category				3,747
Moderate Income				
Res, Single Family - 6 (RSF-6)	5 du/1.0 ac	1	7	44
Res, Multi-Family - 8 (RMF-8) **	8 du/1.0 ac	8	25	192
Res, Multi-Family - 12 (RMF-12) **	12 du/1.0 ac	2	7	78
Historic (01/01/01 through 12/31/03)	mixed			236
Total # du for Income Category				550
Low Income				
Mobile Homes (MH)	5 du/1.0 ac	0	0	0
Res, Multi-Family - 16 (RMF-16)	16 du/1.0 ac	0	0	0
Res, Multi-Family - 20 (RMF-20)	20 du/1.0 ac	NA ***	NA ***	155
Mixed Use Overlay	20 du/1.0 ac	NA ***	NA ***	189
Apartments Under Construction ☼	mixed	☼	☼	82
Historic (01/01/01 through 12/31/03)	mixed	☼	☼	118
Total # du for Income Category				544
Very Low Income				
Res, Multi-Family - 20 (RMF-20)	20 du/1.0 ac	NA ***	NA ***	156
Mixed Use Overlay	20 du/1.0 ac	NA ***	NA ***	189
Senior Housing Overlay (Oak Park Senior Housing)	20 du/1.0 ac	NA ***	NA ***	40
Second units on RSF lots		200	NA ***	200
Employee Housing		2	NA ***	45
Apartments Under Construction ☼	mixed	☼	☼	95
Total # du for Income Category				725

* CRASP = Chandler Ranch Specific Plan. Number of parcels (11) and acres (822) are not reported above as they overlap with RS and RSF-2 designated land, as well as land designated for commercial and Business Park use. The 952 units does not overlap the 212 units of RS and 46(of 229) units of RSF-2 that are reported above.

** Parcels, Acres and Potential # of dwelling units (du) are calculated only for lots 0.99 acre or larger.

*** A detailed analysis of developability of parcels in the RMF-20, Mixed Use Overlay, Senior Housing Overlay, Second Units and Employee Housing appears on the following pages.

☼ Canyon Creek (67 very low, 1 low); Creekside Gardens (28 Very low, 1 low); Harrod (80 low)

i. **Capacity of Under-Developed Land.** There are a total of 464 parcels in the RMF-8 and RMF-12 land use categories that have less than the maximum number of dwelling units that the general plan would allow. A typical example is an R-2 or R-3 zoned lot located on the West Side of the City on which two or three units would be allowed, but only a single family home has been developed. Since the year 2000, 8 new dwelling units on 6 of these parcels have been developed and 6 more units on 4 parcels have active building permits. Prior to 2000, 1992 was the last year that such infill had occurred. Apparently the increased demand for more rental housing and temporary supply gap is driving the recent infill activity. Since the price of for-sale housing is not expected to decrease, it is expected that infill activity will continue throughout the Housing Element horizon on under-developed parcels. The State Department of Housing and Community Development does not recognize units on under-developed parcels as contributing to the City's Share of the Regional Housing Need.

ii. **RMF-16 and RMF-20.** With the adoption of the 2003 General Plan Update, all land that had been designated as RMF-16 was upgraded to RMF-20. (Although the December 2003 General Plan Update did not assign the RMF-16 Land Use Category to any properties, RMF-16 may be assigned in the future should amendments to the General Plan be proposed as a means of increasing residential densities on properties that presently have lower allowable densities.) Properties with the RMF-20 base land use category are located in three areas as follows.

(1) Northwest corner of Creston and Rolling Hills Roads: This area includes 12 parcels, three of which, totaling 4.3 acres, are vacant and under common ownership and 9 are developed with single family homes on parcels ranging in size from 0.20 acres to 1.2 acres. The three vacant lots can be developed with an expected 86 multi-family units; the underdeveloped lots could be developed with up to 87 additional units.

(2) East side of Creston Road, north of Sherwood Road: This area consists of 10 acres (2 assessor's parcels, one of which appears to be an easement) and is developed with a single family dwelling. The owners have reported that this parcel has a revocable life estate and that they plan to exercise their right to terminate the estate and develop the land in the next three to five years (i.e., by 2009). The land is relatively flat and is capable of accommodating an additional 199 units.

(3) Southeast corner of South River Road and Serenade Lane: This area consists of a single 2.8 acre vacant parcel. About two-thirds of the site is relatively flat, but one-third has a steeply-rising slope and oak woodlands. It is expected that this site could yield 26 units.

Altogether, it is expected that 311 multi-family units could be developed on the three areas.

iii. **Mixed Use Overlay Land Use Category.** The Mixed Use Overlay Land Use Category includes 703 parcels and 200 acres, most of which are located on the West Side of the City between 1st and 24th Streets, and between Highway 101 and the alley west of Spring Street. There is one 7 acre parcel on the East Side of the City on the southeast corner of Niblick

and South River Roads. The parcels include a mix of base land use categories, including Residential Multi-Family (both 8 and 12 units per acre), Office Professional, and Commercial.

The purpose of the Mixed Use Overlay is to allow high density residential development (20 units per acre) to be developed either on the same sites (parcels) as office and commercial uses (as second, third, or fourth floor units) or on parcels that are either adjacent, or in close proximity, to office and commercial uses. Existing zoning regulations for the C-2, C-3, and RC zones, which correspond to the commercial land use categories in the Mixed Use Overlay allow development up to 50 feet (four stories), which would accommodate first-floor commercial and office uses while leaving upper floors for residential uses. Additionally, Ordinance 851 N.S. (2003) amended the Zoning Code to authorize the Planning Commission and City Council to approve development plans with buildings that exceeding the 50 foot height limitations of any underlying zoning district where appropriate based on due consideration of: proportion, scale and nature of the project; visual quality and aesthetics of the project; design of the project; project’s compatibility with the established character of surrounding development; and the project’s ability not to create an adverse visual impact; and project’s risk to life-safety when considering building safety and emergency response capability.

The benefits of such a land use arrangement include: increasing the City’s supply of housing affordable to low and very low income households, reducing traffic (residents could walk to work, shops, and offices), reducing air pollution, and enhancing the economic vitality of the downtown commercial core (with residents to enhance the clientele).

Table H-24 provides an analysis of the expected capacity for additional dwelling units within the Housing Element Planning Period. The 15 CC and CS designated parcels, 14 of which are under common ownership, are located adjacent to each other on the southern edge of the downtown. That area presents an opportunity for true mixed commercial and residential development.

TABLE H-24: ANALYSIS OF CAPACITY OF THE MIXED USE OVERLAY

Base Land Use Category	Capacity for Dwelling Units Within the Planning Period (i.e. by June 30, 2009)
Community Commercial (CC)	2 adjacent vacant parcels (collectively 1.4 acres) on the northeast corner of Spring and 4 th Streets under common ownership; one vacant 1.1 acre parcel under the same ownership on the southeast corner of Spring and 4 th Streets; and one 2.6 acre City-owned parcel with a vacant 8,250 sq ft building (presently available for sale) on the north side of 4 th Street, immediately adjacent to the other 2 vacant parcels. Total expected unit yield is 102 units (5.1 acres x 20 units/acre) of which 51 would be lower income and 51 would be very low income.
Commercial Service (CS)	11 adjacent vacant parcels on the southeast corner of Spring and 4 th Streets under common ownership (collectively 8.3 acres). Total expected unit yield is 166 units (8.3 acres x 20 units/acre) of which 83 would be lower income and 83 would be very low income.
Regional Commercial (RC)	One 7 acre vacant parcel on the southeast corner of Niblick and South River Roads. The net developable area of ±5.5 acres. Total expected unit yield is 110 units (5.5 acres x 20 units/acre) of which 55 would be lower income and 55 would be very low income.

iv. Senior Housing Overlay Land Use Category. The Senior Housing Overlay Land Use Category includes 190 parcels and 90 acres, most of which are located on the West Side of the City between 24th and 36th Streets, and between the Union Pacific Railroad and Oak Street. The parcels include a mix of base land use categories, including Residential Single Family-4, Residential Multi-Family (both 8 and 12 units per acre), Commercial and Industrial.

The purpose of the Senior Housing Overlay is to expand the ability of the City to allow high density residential development (up to 20 units per acre) in which occupancy (at that density) would be limited to seniors on properties that are designated for residential and commercial land use. (Development of family housing would still be permitted on residentially-designated land within the Senior Housing Overlay, at densities allowed by the base land use category but, except for low income housing that meets the criteria set forth in Government Code Section 65915, would not be eligible for the type of density bonuses to be allowed for senior housing.)

During the Housing Element Planning Period, it is expected that only capacity for senior units would be the approved Oak Park Senior Housing Project (40 units) on a 1.1 acre vacant lot at 28th and Park Streets. In the longer run, the overlay would allow existing aging units to be replaced at a higher density than possible with the underlying base land use category.

The City considers the area north of 24th Street to be generally over-developed with family rental housing and under-served with recreational facilities. Seniors do not need land-extensive recreational facilities (e.g. ball courts and fields) and, as a group, they have fewer cars, which means a lesser percentage of land is needed for off-street parking than for family housing.

Any senior housing development using the increased density would be required to record a covenant against the properties involved that would limit occupancy to seniors. California Civil Code Section 51.3 allows that such covenants be recorded for seniors.

Table H-25 provides an analysis of the expected capacity for additional dwelling units within the Housing Element Planning Period.

For parcels larger than 0.5 acre, 3 story buildings with elevators and 0.5 uncovered (off-street) parking space per unit become feasible and are assumed. One 3-story, 40 unit senior housing project (Los Robles Terrace) has already been built on a 1.1 acre site; another 3-story, 40 unit senior housing project (Oak Park Senior Housing) has been approved for a 1.1. acre site.

For parcels less than 0.5 acre, it is expected that senior housing will be in the form of studio and/or one-bedroom units in one story buildings and with one uncovered (off-street) parking space per unit. A 50 x 150' lot can accommodate 4 such units.

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 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.

TABLE H-25: ANALYSIS OF CAPACITY OF THE SENIOR HOUSING OVERLAY

Base Land Use Category	# Parcels	Acres	Capacity for Senior Units	
			Planning Period *	General Plan Horizon (2025)
Res, Single Family-4 (RSF-4)	15	2	0	42
Res, Multi-Family-8 (RMF-8)	11	2	0	15
Res, Multi-Family-12 (RMF-12)	108	47	40	131
Commercial Service (CS)	38	19	0	99
Total	172	70	40	287

* The Planning Period is the deadline for the next update of the Housing Element, which is currently set by Government Code Section 65588(e)(6) at June 30, 2009.

Details for Capacity Figures		
Land Use Category	Housing Element Planning Period	General Plan Horizon (2025)
RSF-4	14 parcels (most are 50' x 150' or 0.17 acres) are fully-developed with single family dwellings; one parcel is street-right-of-way. Some second units might be added, but none are expected as an implementation of the Senior Housing Overlay	The 14 parcels could each be re-developed to replace the 14 single family dwellings with up to 56 apartments for seniors (net gain of 42 units).
RMF-8	6 parcels are fully-developed with apartments; 5 parcels are under-developed with single-family dwellings on 0.15 – 0.26 acre parcels.	The under-developed parcels could be re-developed with up to 25 apartments for seniors, a net gain of 15 units over the 5 existing units and 5 potential units.
RMF-12	A 40 unit, 3-story senior apartment building has been approved for a 1.1. acre leasehold on the Oak Park Public Housing property.	<ul style="list-style-type: none"> 40 units could be built on a 1.1 acre vacant site on the east side of Park Street, north of 34th Street. 16 units could be built on 4 vacant parcels (0.13 to 0.20 acres). 13 under-developed parcels (0.12 – 0.39 acre) could be re-developed with up to 52 senior apartments, a net gain of 15 units over the existing 16 units and 21 potential units . The Avalon Motel, a long-term residency motel, on a 1.74 acre parcel, could be re-developed with 60 senior apartments. (In 2004, City staff has spoken with a potential buyer of this motel about re-development.)
CS	<ul style="list-style-type: none"> 23 parcels are fully-developed with viable commercial uses and 1 has a viable motel (Wine Country Inn). Up to 15 apartments for seniors could be built on 2 vacant parcels (0.26 and 0.39 acres) located behind the Colonial Motel and Wine Country Inn. 	<ul style="list-style-type: none"> 2 long-term residency motels: Colonial and Trees Motels on 0.52 and 1.74 acre parcels, could be re-developed with 3-story senior apartments with 20 and 60 units, replacing 29 existing motel units for a net gain of 51units. 10 under-developed parcels (0.13 – 0.39 acres) could be re-developed with up to 44 units, a net gain of 33 units over the existing 11 units.

v. **Second Units.** In 2003, the City adopted a new second unit ordinance, which allows development of a second unit on all single family designated 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). Applications for second units began to be filed with the City in 2004. It is assumed that the capacity for second units is 200 units, or 3 percent of the 6,685 parcels designated for single family development, will develop second units.

vi. **Employee Housing.** The City's Zoning Code provides that development of on-site employee housing as a conditional use in conjunction with commercial and industrial development. In 2002 and 2003, the City approved two applications to develop resort hotels (Paso Robles Hot Springs and Provence) which together include a total of 45 on-site employee rental units. The City anticipates that there may be 1-2 additional resort developments that also propose to provide employee housing.

vii. **Availability of Services and Infrastructure.** All services and infrastructure (i.e., City streets, sewer, and water) are available to housing sites discussed above within the City Limits.

viii. **Chandler Ranch Area Specific Plan (CRASP).** The City is nearing completion of a specific plan for the Chandler Ranch Area, which encompasses 837 acres, 815 of which are presently within City Limits and 22 acres of which are in the County. Public Hearings to consider adoption of the Specific Plan are scheduled for Planning Commission and City Council meetings in November 2004. Within the 815 acres in the City, land is presently categorized for Residential Suburban (one unit per 3 acres), Residential Single Family-2 units per acre, Business Park, and Commercial uses.

The Land Use Element requires adoption of a specific plan prior to development of any property within the Chandler Ranch Area. Within the 815 City acres, under the existing land use categories (prior to adoption of a specific plan), the maximum number of dwelling units that may be built is 258, all of which are either RS or RSF-2 and are reflected in Table H-23 as such. With adoption of a specific plan, the Land Use Element would allow up to an additional 952 units to make a total of 1,210.

Services and infrastructure are not yet available within the CRASP. They are, however, available on properties bordering the Chandler Ranch Area. The specific plan will address methods to extend services and infrastructure into this Area.

As will be discussed below, the Land Use Element allows for a total of up to 1,439 units to be developed in the CRASP, with 225 units to be developed in Sphere Area S-3.

Land Use Element Policy LU-2G calls for the City to maintain maximum population cap of 44,000 in the year 2025 and to do so by limiting the collective build-out potential in the Chandler Ranch Area (City + Sphere Area S-3), Olsen Ranch (Sphere Area S-2 and Expansion Area E-3), and Beechwood Area (Sphere Area S-1 and Expansion Areas E-1 and E-2) to no more than 2,370 dwelling units. Prior to application of this policy, the Sphere and Expansion Areas

could accommodate up to 1,347 units (not including the 225 units in the CRASP). Altogether the 1,439 potential CRASP units and 1,347 potential Sphere and Expansion Area units total 2,786, which Policy LU-2G mandates be reduced by 416 units. This reduction will be determined with the adoption of specific plans for these areas. Table H-23 does not include the reduction of 416 units. It is the City’s intention that none of the 416 units to be reduced include units that are designated for very low income, lower income, or moderate income housing.

b. Within Sphere and Expansion Areas. Table H-26 shows the number of potential dwelling units within the Sphere and Expansion Areas. Although there are 20 existing dwelling units in these areas, all parcels are considered to be vacant, given either the large size of the parcels or the deteriorated condition of those dwelling units in the Our Town area.

Table H-26: New Housing Capacity in Sphere and Expansion Areas

Income Category and Land Use Category or Program	Maximum Density	Vacant Land		
		# Parcels	Acres	Potential # du
Above Moderate Income				
Res, Single Family - 3 (RSF-3)	3 du/1.0 ac	17	431	749
Res, Single Family - 4 (RSF-4)	4 du/1.0 ac	4	101	303
Total # du for Income Category				1,052
Moderate Income (CRASP)				
Res, Single Family - 6 (RSF-6)	5 du/1.0 ac	3	7 *	90
Res, Multi-Family - 9 (RMF-9)	8 du/1.0 ac	56	14 *	135
Total # du for Income Category				225
Low Income				
Res, Multi-Family - 20 (RMF-20)	20 du/1.0 ac	NA *	NA *	148
Very Low Income				
Res, Multi-Family - 20 (RMF-20)	20 du/1.0 ac	NA *	NA *	147

* The acres reported are net, excluding the acreage in existing rights-of-way that will be abandoned and reconfigured. The numbers of units were calculated on the gross acreage.

** The Land Use Element does not assign RMF-20 to any specific assessor’s parcels, but to certain Sphere and Expansion areas as a whole, with the location/distribution of multi-family to be determined via the Specific Plan process.

The “Sphere” and “Expansion” Areas were referred to as such (in the December 2003 General Plan Updated) as the three “sphere” areas were then located within the City’s Sphere of Influence, as determined by the Local Agency Formation Commission (LAFCO) for the County of San Luis Obispo, and the three “expansion” areas were then located outside of the City’s Sphere of Influence.

In September 2004, LAFCO approved an amendment to the City’s Sphere of Influence to incorporate the three expansion areas.

These areas are shown in the Land Use Element on Figure LU-2. Altogether, these 6 areas are grouped into three areas for which specific plans will be required following annexation and prior to any development under the General Plan:

i. **Chandler Ranch Area (County Portion):** consists of Sphere Area S-3, which encompasses the 14 acre "Our Town" development and a vacant 7.4 acre portion of a larger parcel owned by Paso Robles Vineyards, Inc. Our Town was subdivided in the 1950's and was intended to be the first phase of a master-planned community. It consists of 56 lots on which 13 single family dwellings were built, most of which are vacant, the remainder of which have been poorly maintained. The owners have been negotiating with the City to redevelop Our Town, removing the existing units and street improvements to provide up to 135 new units in small lot single family dwellings under the RSF-6 land use category. The acres under Paso Robles Vineyards, Inc.'s ownership would be developed with up to 90 multi-family dwellings under the RMF-9 land use category.

Public Hearings to consider adoption of the Specific Plan are scheduled for Planning Commission and City Council meetings in November 2004.

ii. **Olsen Ranch Area:** consists of Sphere Area S-2 and Expansion Area E-3. This area includes 6 parcels totaling net 253 acres. An annexation application for this area was filed with LAFCO in May 2004. The Land Use Element designates this area to accommodate 275 dwelling units under the RSF-3 land use category, 303 dwelling units under the RSF-4 land use category, and 95 dwelling units under the RMF-20 land use category.

On July 20, 2004, the City Council adopted an Ordinance to prezone the Olsen Ranch consistent with the land use categories assigned by the December 2003 General Plan. LAFCO is scheduled to consider an annexation application in October 2004.

iii. **Beechwood Area:** consists of Sphere Area S-1 and Expansion Areas E-1 and E-2. This area includes 15 parcels totaling 278 net acres. An annexation application for this area was filed with LAFCO in June 2004. The Land Use Element designates this area to accommodate 474 dwelling units under the RSF-3 land use category and 200 dwelling units under the RMF-20 land use category.

On September 7, 2004, the City Council adopted an ordinance pre zoning the Beechwood Area consistent with the land use categories assigned by the December 2003 General Plan. LAFCO is scheduled to consider an annexation application either in October or November 2004.

iv. **Population Limit.** As was discussed under the Chandler Ranch Specific Plan for In-City Capacity, Land Use Element Policy LU-2G calls for the City to maintain maximum population cap of 44,000 in the year 2025 and to do so by limiting the collective build-out potential in the Chandler Ranch Area (City + Sphere Area S-3), Olsen Ranch, and Beechwood Area to no more than 2,370 dwelling units. Prior to application of this policy, the Sphere and Expansion Areas could accommodate up to 1,347 units (not including the 225 units in the CRASP). Altogether the 1,439 potential CRASP units and 1,347 potential Sphere and Expansion Area units total 2,786, which Policy LU-2G mandates be reduced by 416 units. This reduction will be determined with the adoption of specific plans for these areas. Table H-26 does not include the reduction of 416 units.

It is the City's intention that none of the 416 units to be reduced include units that are designated for very low income, lower income, or moderate income housing.

v. **Availability of Services and Infrastructure.** The City has developed Master Plans for services and facilities (e.g. infrastructure) anticipating development within the City Sphere of Influence. Beginning in 2004/2005, the Master Plans will be reviewed and, if necessary, updated to address specific development in the Expansion Areas.

5.4 Compliance With Regional Housing Targets

Table H-27 shows the proposed General Plan’s likely compliance with the Regional Housing Needs Allocation (RHNA) goals for the City as described in the SLOCOG January 2003 RHNA. The General Plan includes sufficient housing for all income categories. Even if expected development in the sphere and expansion areas does not occur, the City will still meet its Regional Housing Needs Allocation goals.

Table H-27. General Plan Compliance with RHNA Goals

Income Category	Target Dwelling Units (per RHNA) *	In City Potential Units from Vacant Land**	Potential Units in Sphere and Expansion Areas **	Does General Plan Meet RHNA Goal?
Above Moderate	651	3,747	1,502	Yes
Moderate	520	550	225	Yes
Low	467	544	148	Yes
Very Low	627	725	147	Yes
TOTAL	2,266	5,566	2,022	Yes

* Source: SLOCOG, January 2003

** From Tables H-23 and H-26. Above figures do not reflect the reduction of 416 dwelling units in Specific Plan areas in accordance with Land Use Element Policy LU-2G to maintain maximum 44,000 population cap.

From Table H-27, it can be seen that the General Plan provides sufficient sites to comply with the RHNA housing targets for each income category.

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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. Section 21.22.035 of the Paso Robles Zoning Code defines parking space requirements for residential uses.

Table H-28. 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 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 developments with more than five dwelling units per lot and condominium developments consisting of five or more 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.

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 (see Appendix). 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.

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 exceeding 10 percent;
- 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.).

To implement programs identified in the 2003 Land Use and Housing Elements, the City has initiated Zoning Code amendments to provide regulations for the mixed use overlay land use category, senior housing overlay land use category, and for the RMF-20 land use category. It is expected that these code amendments will be completed in 2004.

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 Uniform Building Code (UBC). The only amendment 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-30a. 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-29a: Planning Permit Processing Fees

Type of Development	# of units	Total Fee Paid	Fee per Unit	Fee Basis
Single Family Subdivision: (Tract 2571)	34	\$2,210	\$65	Time and Materials
Single Family: individual plot plan review	1	\$59	\$59	Flat Fee
Multi-Family Development (Oak Park Public Housing)	40	\$2,800	\$70	Time and Materials
Multi-Family Development: duplex	2	\$50	\$25	Flat Fee

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

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-30b shows Building Permit and Plan check fees for typical projects.

Table H-29b: Building Permit Fees

Type of Fee	1,600 sf single family dwelling	Multi-family dwelling
Building Permit	\$1,700	\$ 600 *
Building Plan Check	\$1,000	\$ 300 *
SMIP	\$ 16	\$ 16
AB 717	\$ 22	\$ 11
Total	\$2,817	\$ 927
Per Project Fees **		
Grading Plan Check	\$ 59	\$ 59 **
Info Systems Support	\$ 20	\$ 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.

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-29c: Building Impact Fees

Type of Fee	1,600 sf single family dwelling	Multi-family dwelling	Time of Fee Collection
Water Connection	\$ 3,703	\$ 2,937	Prior to BPI
Sewer Connection	\$ 4,436	\$ 4,081	Prior to BPI
Development Impact Fee	\$ 9,795	\$ 7,310	Prior to C of O
Total	\$17,934	\$14,328	
Specific Plan Fees *			
Union/46 Specific Plan	\$4,936	\$4,936	Prior to C of O
Borkey Area Specific Plan	\$4,228	\$4,228	Prior to C of O
Per Project Fees **			
Water Meter	\$ 179	\$ 588	Prior to BPI
Curb, Gutter, Sidewalk ***	\$ 118	\$ 118	Prior to BPI

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

* 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.

*** Only collected on infill lots without these improvements prior to building permit issuance. If a site already has curb, gutter and sidewalk, but needs a driveway apron, a fee of \$22 per apron is assessed. These fees

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 June 2004, these fees are \$2.14 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 for Drainage Basins and Open Space: To implement General Plan policies, drainage law and environmental impact mitigation, 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. 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.

vii. Landscaping and Lighting District: All new residential development projects are annexed into the City's Landscaping and Lighting District for the purpose of maintaining parkway landscaping (in the right-of-way for public streets) and street lights. Those properties benefiting from the landscaping and street lighting are assessed an annual maintenance fee in proportion to their benefit, which adds to the cost of housing.

viii. Community Facilities Districts: The 2003 General Plan (Land Use Element) calls for the City to recover the costs of providing City services to new development in areas to be annexed (after 2003) and in the Chandler Ranch Area Specific Plan. 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. Exemptions are proposed to apply to affordable housing projects.

e. **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 presents 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.). Additionally, it should be noted that, in 2004, the State of California, in an effort to resolve its Budget Crisis, has appropriated fiscal resources from cities. As a result, the City cannot hire additional staff to help expedite, let alone routinely process the relatively high number of development applications that the City has received during the present robust economy.
- 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.

g. 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-31 shows the bonding estimate for improvement costs for 4 residential developments that are being developed in early 2004. It should be noted that the first 3 developments do not have interior streets. If taken separately, the first 3 developments would have an average public improvement cost of \$5,285 per unit.

Table H-30: Cost of Public Improvements

Development Project	Description	Bonding Estimate	Cost per Unit
Oak Creek Commons (Tract 2404)	36 unit single family detached (co-housing/clustered) subdivision	186,112	5,169
Canyon Creek Apartments (PD 98016)	68 apartment units	339,736	4,996
Creston View Townhomes (Tract 2472)	23 condominium (single family attached) units	145,386	6,321
Paseo del Rio (Tract 2422)	25 single family detached units plus 80 apartment units	1,738,035	16,553
Total	152 units	2,409,269	15,850

h. 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, an applications for retrofitting a dwelling unit to become accessible may require issuance of a building permit, depending upon the actual work to be done. (If load-bearing walls, electrical, mechanical, plumbing systems, and retaining walls and/or decks/ramps 30 inches or more above grade are not involved, a permit may not be required.)

It is possible that certain measures to provide disabled access may conflict with zoning regulations (e.g. ramps that encroach into setbacks). To preclude such conflicts, the Zoning Code should be amended 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.

According to the California Care Network, as of June 2004, the City has one large (130 bed) residential care facility for the elderly (Creston Village) and 9 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 group homes with 6 or fewer residents are permitted in all residential zones. Group homes with more than 6 residents must be located in the R-2, R-3, or R-4 Zone and a conditional use permit must be approved prior to their establishment.

A group home for developmentally-disabled adults (Chestnut House) operated for about 10 years (early 1980's - 1990's) until the owners elected to disperse their clients into the community in apartments. The owners had stated that the newer theory was to "mainstream" their clients rather than clustering them in larger group homes. Since the development of Creston Village in the mid 1990's, the City has not received any applications or inquiries about group homes.

i. 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 have been revised 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.

- Revisions to the single family zoning regulations allow for more flexibility in design, particularly in decreasing the front yard setback.
- Use Redevelopment LMIH funds to offset some of the cost of development impact fees.
- The City uses standardized conditions to streamline the development review process.
- The City uses pre-application review process to facilitate streamlining of the development review process.
- The City uses Community Development Block Grant (CDBG) funds to provide infrastructure, removing one obstacle to providing affordable housing.
- The City has continued active working relationships with local private organizations that provide affordable housing such as, Peoples Self-Help Housing, Habitat for Humanity, and the Paso Robles Non-Profit Housing Corporation.
- The City has waived its portion of the tax credit application fee and has supported tax credit applications for low-income housing.
- The City uses LMIH funds to provide matching funds for first time homebuyer loans.

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 10 vacant multi-family zoned parcels (2001-2004) and found that the average land price per multi-family unit came to \$30,000.

c. Development Costs. Construction costs can vary widely depending on the environmental conditions and scale of development at the site. The ICBO (International Conference of Building Officials) established that the average cost of a good quality of construction would be \$107 per square foot for a single family dwelling and \$95 per square foot for multi-family dwellings.

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 1994 Housing Element concluded that the City of Paso Robles is making progress in its provision of housing opportunities for all of its residents. The review found that there are additional constraints to the development of affordable housing that can be alleviated and the City has adopted policies that will remove or lessen these constraints. The City will offset some of the burden from increasing cost of housing in Paso Robles by providing funding programs to first time homebuyers and providing 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 1994 Housing Element and the current housing context and are appropriate for the City in providing a wide range of housing types and costs.

7.0 Resources for Providing Affordable Housing

7.1 Redevelopment Low and Moderate Income Housing (LMIH) Funds

State law requires that 20 percent of all property tax increment revenue received by the City's Redevelopment Agency be placed in a "Low and Moderate Income Housing (LMIH) Fund", which is to be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost (as defined by state law) to persons and families of low or moderate income. *(State definitions of income levels apply: low 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-31: LMIH Fund Balance and Estimated Deposits 2004- 2014

Fiscal Year *	Deposits	Balance **
2003/2004	\$332,000	\$ 95,000 ***
2004/2005	\$355,000	\$ 450,000
2005/2006	\$376,000	\$ 826,000
2006/2007	\$399,000	\$1,225,000
2007/2008	\$423,000	\$1,648,000
2008/2009	\$447,000	\$2,095,000
2009/2010	\$473,000	\$2,568,000
2010/2011	\$499,000	\$3,067,000
2011/2012	\$527,000	\$3,594,000
2012/2013	\$556,000	\$4,150,000
2013/2014	\$586,000	\$4,736,000

Sources: City Administrative Services Department and Housing Programs Manager

* As of June 30 of each year
 ** Does not include any future LMIH-funded activities; all figures rounded to nearest \$1,000.
 *** Includes commitments to assist Canyon Creek Apartments, Creekside Gardens Apartments, Oak Park Senior Housing, and CalHome Loan Program

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 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 1999 Redevelopment Implementation Plan sets the following priorities for use of LMIH funds:

1. **Multi-Family Housing Assistance** Assist the development of rental units on both vacant and underutilized multi-family-designated lots via grants or loans for such expenses as City fees, off-site improvements.
2. **First-Time Home Buyers Assistance Loans** Provide deferred payment, below market rate interest; second trust deed loans to low- and very-low income buyers. Loan proceeds could be used to close the affordability gap, for a down payment, and/or for closing costs.
3. **Distributed Low and Moderate Income Ownership Housing** Through a combination of incentives and mandates, provide for new ownership housing for low and moderate income households within single-family subdivisions (except those with lot sizes of 20,000 square feet or larger). Incentives may include use of LMIH funds as second trust deed loans and limited density bonuses.
4. **Assistance to Infill Sweat-Equity Single Family** Provide grants or loans to non-profit organizations to help pay City fees and/or to purchase property for development of single family homes on infill lots to low- and very-low income buyers who would contribute their own labor, and/or labor donated on their behalf, (“sweat equity”) to the building of the homes.
5. **Housing in Upper Floors of Downtown Commercial Buildings** Provide assistance in the form of loans or grants to enable upper floors of downtown commercial buildings to be used for housing. Affordability covenants would be necessary.

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, the Redevelopment Agency approved a loan of \$300,000 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 loan of \$250,000 in HOME funds to this project.
- **Creekside Gardens Apartments** 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. The County has approved a loan of \$225,000 in HOME funds to this project.
- **Oak Park Senior Apartments** In 2001 and 2002, the Redevelopment Agency approved grants totaling \$545,000 to assist the Housing Authority prepare environmental

documents and architectural plans and to offset the cost of City Development Fees for a proposed 40 unit senior apartment complex on the northeast corner of Park and 28th Streets. This project was initiated with an Economic Development Initiative Grant of about \$500,000 from the federal government (via HUD).

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.

In 2004, the county-wide allocations of HOME and ESG Funds were \$1.6 million and \$95,000, respectively.

In the City of Paso Robles, HOME funds have been allocated to Peoples' Self-Help Housing Corp. (PSHHC) and the Paso Robles Nonprofit Housing Corp. PSHHC has used HOME funds to assist in the acquisition of the land for the 71 lot Spring Meadows subdivision east of Airport Road. A total of \$475,000 in 2001 HOME funds have been allocated to assist PSHHC's proposed Canyon Creek Apartments (68 units on the southwest corner of Nicklaus Drive and Oak Hill Road) and Creekside Gardens Apartments (29 senior units on the northwest corner of Nicklaus Drive and Oak Hill Road). \$700,000 in 2003 HOME funds was allocated to the Paso Robles Nonprofit Housing Corp.'s Oak Park Senior Housing Project.

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 annually receives about \$350,000 in CDBG funds. This includes about \$290,000 in funds received directly from the U.S. Department of Housing and Urban Development (HUD) and an average of \$60,000 in funds from repaid CDBG-funded residential rehabilitation loans that were made between 1988 and 1994.

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: In 2000 and 2001, the City granted \$25,000 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 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. In August 2004, the City Council will be asked to consider applying for a second 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.

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 in 1999, and has been closed since. In July 2004, HASLO reported that, following adoption of the Federal Budget in October 2004, they will attempt to project when the waiting list might re-open.
- Assisted Housing: There are presently six 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. Additionally, two more rental complexes: Creekside Gardens Apartments and Canyon Creek Apartments are under construction in 2004. Further, Oak Park Senior Housing anticipates commencing construction in the latter half of 2004.

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)
- 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)

- Workforce Housing Reward Program: State grants to local governments that approve affordable housing projects. Funds may be used for construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police or fire stations. (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)

HOUSING ELEMENT APPENDIX

1.0	Density Bonus Ordinance	H-1
2.0	Second Unit Ordinance	H-13
3.0	Paso Robles' Subsidized Housing: Inventory and Preservation Analysis.....	H-19
4.0	Letter from Peoples' Self-Help Housing Corp	H-31
5.0	Historical Residential Growth 2001 – 2003 (Details for “Historic” units shown in Table H-1).....	H-33
6.0	Residential Rent and Vacancy Status, December 2003 (Details for Table H-18c).....	H-37
7.0	Income and Rent, December 2003 (Details for Table H-18c).....	H-38
8.0	Inventory of Vacant and Under-Developed Residential Land	H-39

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1.0 Density Bonus Ordinance

ORDINANCE NO. 863 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE
TO ESTABLISH REGULATIONS FOR DENSITY BONUSES AND OTHER
INCENTIVES -- CODE AMENDMENT 03-003

WHEREAS, California Government Code section 65915 et seq. requires local governments to grant density bonuses and "other incentives" for certain housing projects that are affordable to moderate-, low- and very low-income households; and

WHEREAS, Government Code section 65915 requires local governments to adopt an ordinance to implement state law; and

WHEREAS, Housing Element Policy 1.5 calls for the City to "encourage the construction of affordable owner and rental housing for very low, low and moderate income households"; and

WHEREAS, Housing Element Program 1.14 calls for the City to "amend the Zoning Code to provide for the granting of density bonuses and additional incentives in conjunction with the construction of new housing designed and reserved for occupancy by low and very low income households and for the elderly in accordance with State Law"; and

WHEREAS, at its meeting of June 10, 2003, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of July 15, 2003, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Considered the recommendation of the Planning Commission regarding this ordinance;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Based on the information contained in the Initial Study, the City Council found that there would not be a significant impact on the environment as a result of the adoption of the ordinance and adopted a Negative Declaration in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, hereby finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This ordinance is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 21.16L is hereby added to the El Paso de Robles Municipal Code, the text of which is attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2: Subsection C of Section 21.23A.020 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

"C. Planning Commission.

1. The planning commission shall have the authority to make final decisions on the following:

- a. Tentative parcel maps;
- b. Development plans;
- c. Tentative tracts;
- d. Waivers (curbs, gutters and sidewalks);
- e. Conditional use permits;
- f. Variances;
- g. Lot line adjustments;
- h. Interpretations of the zoning ordinance;
- i. To modify or overrule all decisions of the development review committee in the manner prescribed by Section 21.23A.080 or upon the filing of an appeal in accordance with Section 21.23A.090.
- j. To modify or overrule all decisions of the zoning administrator upon the filing of an appeal in accordance with Section 21.23A.090.
- k. **Density bonus applications in accordance with Section 21.16L.050.”**

SECTION 3: Section 21.23B.040 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

“A. Development Plan. Discretionary review of major development projects to be conducted by the planning commission in conjunction with a noticed public hearing for commercial, industrial, and institutional projects subject to development plan review except for major development projects seeking an increased building height that is greater than the existing limitations prescribed by the zoning ordinance that are subject to discretionary review by the city council.

Approval of development plans shall be subject to findings:

1. Set forth in Section 21.23B.050 for major development projects subject to planning commission discretionary review; and
2. Set forth in Sections 21.23B.050 and 21.16A.070 for major development projects subject to city council discretionary review.

Conditions may be imposed in order to make the required findings.

3. Planned Development District. For development plans located within the planned development (overlay) district, the planning commission shall have the authority to grant modifications to the base zoning district regulations as set forth in Section 21.16A.030, subject to additional findings set forth in Section 21.16A.070. Increases in permitted densities may not be granted.
4. For commercial, industrial, and institutional projects subject to development plan review pursuant to Section 21.23B(A)(5), the city council shall have the authority to increase the allowable building heights beyond the existing limitations prescribed by the zoning ordinance as set forth in Section 21.16A.030(4), subject to additional findings as set forth in Section 21.16A.070.
5. **Density Bonuses and Other Incentives. The Planning Commission or City Council shall have the authority to modify the development standards of underlying residential zoning districts and to modify off-street parking standards for residential development where necessary to implement the provisions of Chapter 21.16L.”**

SECTION 4: Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with section 36933 of the Government Code.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

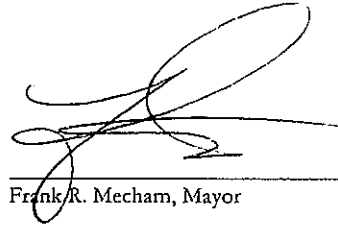
The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 6. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

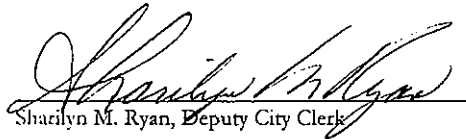
Introduced at a regular meeting of the City Council held on July 15, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 5th day of August 2003 by the following roll call vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:



Frank R. Mecham, Mayor

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk

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Exhibit A

Chapter 21.16L

DENSITY BONUSES AND OTHER INCENTIVES

Sections:

21.16L.010	Purpose
21.16L.020	Definitions
21.16L.030	Regulations for new residential construction
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21.16L.010 Purpose

The density bonus and other incentives set forth in this Chapter are intended to meet the following objectives:

- A. To implement policies and programs of the Housing Element of the City's General Plan, which encourage the provision of affordable housing in the City by granting density bonuses and other incentives to developers of residential projects that construct or otherwise provide for housing units that will be available for purchase or rent by moderate income, lower income, and very low income persons and households and by senior citizens; and
- B. To implement the mandates for density bonuses and other incentives set forth in California Government Code section 65915 et seq. (the "Density Bonus Law").
- C. As specified in subsections (g) and (i) of section 65915 of the California Government Code, the granting of a density bonus or other incentives shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.
- D. As specified in section 65917 of the California Government Code, the City shall not offer a density bonus or any other incentive in the absence of an agreement by a developer in accordance with section 65915 of the California Government Code that would undermine the intent of the Density Bonus Law.
- E. This Chapter is intended to apply to residential projects consisting of five or more dwelling units. However, on a case-by-case basis, with a development plan application, multi-family properties on which the maximum allowable residential yield is two to four dwelling units may add one additional dwelling unit to meet the needs of one of the household groups defined in Section 21.16L.030.A, if the Planning Commission or City Council find that the additional unit will meet zoning requirements for setbacks, lot coverage, off-street parking, grading limitations, and oak tree preservation. In such cases, "other incentives" consisting of modifications of zoning standards shall be limited to such standards as building separations, open space, laundry rooms, and storage space.

21.16L.020 Definitions

Whenever the following terms are used in this Chapter, unless otherwise apparent from the context or unless inconsistent with a definition provided under state law in which case the definition under state law shall apply, they shall have the meanings established by this section:

- A. "Additional incentive" shall mean any incentive that is offered in addition to the twenty-five percent (25%) density bonus.
- B. "Affordable housing" shall mean housing meeting the requirements set forth in state and, where applicable, federal law, for "very low-income," "low-income," "lower-income," or "moderate-income households."
- C. "Allowable housing expense" shall mean the total monthly or annual recurring expenses required of a household to obtain shelter. For a for-sale unit, allowable housing expenses include loan principal, loan interest, property and mortgage insurance, property taxes, homeowners association dues, and a

reasonable allowance for utilities (sewer, water, gas, trash and electricity). For a rental unit, allowable housing expenses include rent and a reasonable allowance for utilities.

- D. "Condominium project" shall have the same meaning as that set forth in subdivision (f) of section 1351 of the California Civil Code.
- E. "Conversion" shall mean the change of occupancy of a dwelling unit from rental to owner-occupied or vice versa.
- F. "Density bonus (condominium conversions)" shall mean a minimum density increase of at least twenty-five percent (25%) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan, at the time of application.
- G. "Density bonus (new residential construction)" shall mean a density increase over the otherwise maximum allowable residential density under the zoning ordinance and land use element of the general plan, at the time of application in the following percentages:
 - 1. At least twenty-five percent (25%) for those projects listed in subsections A.1 through A.3 of Section 21.16L.030;
 - 2. At least ten percent (10%) for those projects listed in subsection A.4 of Section 21.16L.030.
- H. "Density bonus application" shall mean the application submitted by a developer, in conjunction with the development plan submitted pursuant to Section 23.23B for a housing development, requesting from the City a density bonus and additional incentive or an in-lieu incentive.
- I. "Density bonus dwelling units" shall mean those residential units granted pursuant to the provisions of this Chapter which exceed the otherwise maximum allowable residential yield of the project site.
- J. "Density bonus housing agreement" shall mean an agreement between a developer and the City guaranteeing the affordability of rental or ownership units in accordance with the provisions of this Chapter. The density bonus housing agreement shall establish the number of target dwelling units and density bonus dwelling units, the unit sizes, location, affordability tenure, terms and conditions of affordability, and unit production schedule.
- K. "Financial incentive" shall mean any additional incentive or in-lieu incentive offered by the City that consists entirely of financial or monetary assistance.
- L. "Housing development" shall mean a new residential development, substantial rehabilitation, or conversion of existing residential building(s) of five or more residential dwelling units.
- M. "In-lieu incentive" shall mean an incentive offered by the City that is offered in-lieu of the twenty-five percent (25%) density bonus and an additional incentive, but is of equivalent financial value based upon the land cost per dwelling unit(s).
- N. "Incentive" shall mean such regulatory "concession or incentive" as provided in Government Code section 65915(j), to include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost reductions to enable the provision of affordable housing or housing for qualifying (senior) residents.
- O. "Low-income household" shall mean that segment of lower-income households that excludes very low-income households, that is, whose gross income is greater than fifty percent (50%), but does not exceed eighty percent (80%) of the median income of San Luis Obispo County as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50093 of the Health and Safety Code.
- P. "Lower-income household" shall mean a household with an income that does not exceed eighty percent (80%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50079.5 of the Health and Safety Code.
- Q. "Market-rate unit" shall mean a dwelling unit whose rental rate or sales price is not restricted either by this Chapter or by any other requirement imposed through other local, state, or federal affordable housing programs.
- R. "Maximum allowable residential yield" shall mean the maximum number of residential units permitted on the project site under the development regulations of the underlying zoning district and the Land Use Element of the General Plan as of the date of the developer's application.

- S. "Moderate-income household" shall mean a household whose income exceeds eighty percent (80%) but does not exceed one hundred and twenty percent (120%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50093 of the Health and Safety Code.
- T. "Monthly gross income" shall mean moneys derived from all sources except gifts to any household member, and income of minors.
- U. "Partial density bonus" shall mean a density bonus that is less than twenty-five percent (25%).
- V. "Qualifying (senior) resident" shall mean a senior citizen or other person eligible to reside in a senior citizen housing development as defined in section 51.3 of the California Civil Code.
- W. "Target dwelling unit" shall mean a dwelling unit that will be offered for rent or sale exclusively to and which shall be affordable to the designated income group or qualifying (senior) resident, as required by this Chapter.
- X. "Target income level" shall mean the income standards for very low-, low-, lower- and moderate-income levels within San Luis Obispo County as determined annually by the U.S. Department of Housing and Urban Development, and adjusted for household size.
- Y. "Very low income household" shall mean a household with an income that does not exceed fifty percent (50%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50105 of the Health and Safety Code.

21.16L.030 Regulations for new residential construction

- A. The City shall either grant a density bonus and at least one additional incentive, as set forth in Section 21.16L.060.D, or an in-lieu incentive of equivalent financial value, as set forth in Section 21.16L.060.D, to an applicant or developer of a housing development of at least five units, who agrees or proposes to construct any one of the following:
 - 1. A minimum of twenty percent (20%) of the total units of a housing development for lower-income households; or
 - 2. A minimum of ten percent (10%) of the total units of a housing development for very low-income households; or
 - 3. A minimum of fifty percent (50%) of the total units of a housing development for qualifying (senior) residents.
 - 4. A minimum of twenty percent (20%) of the total units of a condominium project for moderate-income households

The density bonus shall not be included when determining the number of housing units that is equal to 10, 20, or 50 percent of the total units. Any resulting decimal fraction shall be rounded to the next larger integer.

- B. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this section, the maximum allowable residential yield for the site shall be multiplied by 0.25 for those projects listed in subsections A.1 through A.3 of this Section and by 0.10 for those projects listed in subsection A.4 of this Section. Any resulting decimal fraction shall be rounded to the next larger integer.
- C. If a developer requests a density increase, pursuant to subsection B of this Section 21.16L.030, of less than twenty-five percent (25%) for a project that qualifies for a density bonus pursuant to subsections A.1 through A.3 of this Section 21.16L.030 or of less than ten percent (10%) for a project that qualifies for a density bonus pursuant to subsection A.4 of this Section 21.16L.030, no reduction in the number of target dwelling units required shall be allowed.
- D. If a developer requests a density increase of more than twenty-five percent (25%) for a project that qualifies for a density bonus pursuant to subsections A.1 through A.3 of this Section 21.16L.030 or of more than ten percent (10%) for a project that qualifies for a density bonus pursuant to subsection A.4 of this Section 21.16L.030, the requested density increase shall be considered an additional density bonus and shall be considered an additional incentive, in accordance with Section 21.16L.060.D. The City Council may, at its discretion, grant an additional density bonus if a written finding is made by the City Council that the additional density bonus is required in order for allowable housing expenses for the proposed housing development to be set as affordable. In granting an additional density bonus, the City may require some portion of the additional density bonus to be designated as target dwelling units.

- E. If a developer agrees to construct both twenty percent (20%) of the total units of a housing development for lower-income households and ten percent (10%) of the total units of the same housing development for very low-income households, the developer shall be entitled to only one density bonus and at least one additional incentive.
- F. A density bonus housing agreement shall be a condition of discretionary permits (i.e., tentative maps, parcel maps, and development plans) for all housing developers who request a density bonus and additional incentive or in-lieu incentive. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development which are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with Section 21.16L.080.

21.16L.040 Regulations for condominium conversions

- A. The City shall either grant a density bonus or provide an in-lieu incentive of equivalent financial value, as set forth in Section 21.16L.060.D, to an applicant/developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 - 1. A minimum of thirty-three percent (33%) of the total units of the proposed condominium project for low-income or moderate-income households; or
 - 2. A minimum of fifteen percent (15%) of the total units of the proposed condominium project for lower-income households.

The density bonus shall not be included when determining the number of housing units which is equal to thirty-three percent (33%) or fifteen percent (15%) of the total units. Any resulting decimal fraction shall be rounded to the next larger integer.

- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus or in-lieu incentive under this Section 21.16L.040 if the apartments proposed for conversion constitute a housing development for which a density bonus or in-lieu incentive was previously provided under the provisions of this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Section 21.16L.040, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. If a density increase of less than twenty-five percent (25%) is requested, no reduction in the number of target dwelling units required shall be allowed.
- E. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, parcel maps, and development plans) for all condominium conversion proposals that request a density bonus or in-lieu incentive. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development that are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with the terms of Section 21.16L.080.

21.16L.050 Density bonus application

- A. All developers applying for a density bonus, additional incentive and/or in-lieu incentive pursuant to this Chapter 21.16L, shall submit such density bonus application in conjunction with a development plan application pursuant to Chapter 21.23B, which may be processed simultaneously with other applications for general plan amendments, rezones, and/or subdivision (tract or parcel) maps. Target dwelling units shall be designated on the project plans. All applicants/developers shall be provided with a copy of this Chapter and all required application forms.
- B. Preliminary Application. An applicant/developer proposing a density bonus housing development may, prior to the submittal of any formal requests for approvals of such housing development, submit a preliminary application to the Community Development Director. The preliminary application shall include the following information:
 - 1. A brief description of the proposal including the number of target dwelling units and density bonus units proposed;
 - 2. The zoning, general plan designations and assessors parcel number(s) of the project site;

3. A site plan, drawn to scale, which includes: building footprints, driveway and parking layout, building elevations, existing contours and proposed grading;
4. A letter identifying what specific incentives (i.e., standards modifications, density bonus, or fee subsidies) are being requested of the City; and
5. In the case of a request for any incentive(s), a pro forma for the proposed housing development.

Within ninety (90) days of receipt of the preliminary application, the Community Development Director shall provide to an applicant/developer a letter that identifies: (i) issues of concern; (ii) the density bonus and/or incentive that the Community Development Director may recommend to the Planning Commission or City Council; and (iii) the procedures for compliance with this Chapter.

- C. Density Bonus Application Submittal. In addition to the information required by Section 21.23B.130, the completed density bonus application, submitted as part of the applicant's/developer's development plan application(s), shall include the following information:
 1. A legal description of the total site proposed for development of the target dwelling units including a statement of present ownership and present and proposed zoning;
 2. A letter signed by the applicant/developer stating what incentive, if any, is being requested from the City;
 3. Site plans, designating the total number of units proposed on the site, identifying the number and locations of target dwelling units, and supporting plans per the application submittal requirements; and
 4. In the case of a condominium conversion request, a report documenting the following information for each unit proposed to be converted: the monthly gross income of tenants of each unit throughout the prior year, the monthly rent for each unit throughout the prior year, and vacancy information for each unit throughout the prior year.

Any applicant/developer applying for an additional incentive or in-lieu incentive shall submit supporting financial documents with the density bonus application. Such financial documents shall support or establish that the incentive is necessary to provide for affordable housing costs.

21.16L.060 Review and approval of density bonus application

- A. Planning Commission Review. Except for those density bonus applications that request a financial incentive, the Planning Commission shall have the authority to review and act upon an application for a density bonus, additional incentive, and/or in-lieu incentive. A final decision by the Planning Commission shall be appealable to the City Council pursuant to Sections 21.23A.100 and 21.23A.110.
- B. City Council Review. If the density bonus application involves a request to the City for direct financial incentives, then the Planning Commission shall make a recommendation to the City Council, which shall take final action on the density bonus application.
- C. A density bonus application shall be evaluated for conformance with the density bonus housing standards set forth in Section 21.16L.070.
- D. Additional incentive and in-lieu incentive
 1. An additional incentive or in-lieu incentive, as defined in Sections 21.16L.020 A and M, respectively, may include, but is not limited to, the following:
 - a. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required;
 - b. Approval of mixed-use zoning in conjunction with the housing development if mixed-use zoning will reduce the cost of the housing development and if the mixed-use zoning is compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located; or
 - c. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable and actual cost reductions;

- d. Partial or additional density bonus;
 - e. Subsidized planning, plan check or permit fees; and
 - f. Direct financial aid including, but not limited to redevelopment Low and Moderate Income Housing funding, Community Development Block Grant funding, Home Investment Partnership Act (HOME) funding, or subsidizing infrastructure, land cost or construction costs, or other incentives of equivalent financial value based upon the land costs per dwelling unit.
2. The value of each incentive will vary from project to project. Therefore, each additional incentive or in-lieu incentive shall be determined on a case-by-case basis.
 3. It is within the sole discretion of the City to offer an in-lieu incentive of equivalent financial value, based upon the land cost per dwelling unit, instead of a density bonus and additional incentive.
- E. Except as provided in subsection G of this Section 21.16L.060, upon successful application by a developer, pursuant to Section 21.16L.030 for a new housing development, either (i) a density bonus and at least one additional incentive or (ii) an in-lieu incentive of equivalent financial value shall be granted to qualified lower-income, very low-income, qualifying (senior) resident, and condominium project housing developments.
- F. Except as provided in Subsection G of this Section 21.16L.060, upon successful application by a developer, pursuant to Section 21.16L.040 for a condominium conversion, either (i) a density bonus or (ii) an in-lieu incentive of equivalent financial value shall be granted to qualified lower-income, low-income, and moderate-income housing developments.
- G. Exceptions.
1. Pursuant to California Government Code section 65915, the City is not required to approve an additional incentive if it makes a written finding, based on substantial evidence, of either of the following:
 - a. The incentive is not required in order to provide for affordable housing costs, as defined in section 50052.5 of the California Health and Safety Code, or for rents for the targeted units;
 - b. The incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
 2. Pursuant to California Government Code section 65915.5(e), the City is not required to approve a proposal to convert apartments to condominiums.

21.16L.070 Density bonus housing standards

- A. Required target dwelling units shall be constructed concurrent with market-rate dwelling units unless both the City and the applicant/developer agree within the density bonus housing agreement to an alternative schedule for development.
- B. Target dwelling units shall remain restricted and affordable to the designated group for a period of at least thirty (30) years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, under the following circumstances:
1. Both a density bonus and at least one additional incentive are granted by the City, except for condominium projects;
 2. An in-lieu incentive in the form of a direct financial contribution is granted by the City; or
 3. Any target dwelling unit which is within a condominium conversion.
- C. Target dwelling units shall remain restricted and affordable to the designated group for a period of at least ten (10) years for any target unit for moderate-income households in a condominium project, except as provided in Section 21.16L.070.B.2.

- D. Target dwelling units and density bonus dwelling units shall be built within the housing development, as that term is defined in Government Code section 65915(h).
- E. All housing developments shall comply with all applicable development standards, except those which may be modified as an additional incentive as provided herein. In addition, all units must conform to the requirements of the applicable building and housing codes.
- F. Compatibility. Target dwelling units shall be of similar design and similar quality as the market-rate units. Exteriors and floor plans of target dwelling units shall be similar to the market-rate units; interior features such as luxury flooring, appliances, and lighting fixtures need not be the same.
- G. No target dwelling unit shall be rented or sold except in accordance with this Chapter.
- H. California Government Code section 65915(e) prohibits the City from applying any development standard that will have the effect of precluding the construction of a development meeting the criteria of California Government Code section 65915(b) at the densities or with the concessions or incentives permitted by California Government Code section 65915.
- I. Developers receiving a density bonus and/or additional incentive or in-lieu incentive for a housing development shall use their best efforts to market and provide such housing to persons already residing and/or working in the City.

21.16L.080 Density bonus housing agreement as a condition of development

- A. Any developer requesting a density bonus, additional incentive, or in-lieu incentive pursuant to this Chapter shall execute a density bonus agreement in a form approved by the City Attorney. The density bonus agreement shall be approved by the City Council and shall run with the land and shall be binding on the developers, their heirs, transferees, assigns, successors, administrators, executors and other representatives and recorded on the deed for the requisite time period.
- B. A density bonus housing agreement processed pursuant to this Chapter shall include the following:
 1. The number of density bonus dwelling units granted;
 2. Incentives and/or financial assistance provided by the city;
 3. The number of moderate-income, lower-income, low-income, and/or qualifying (senior) resident dwelling units proposed;
 4. The unit size(s) (square footage) of target dwelling units and the number of bedrooms per target dwelling unit;
 5. The proposed location of the moderate-income, lower-income, low-income, and/or qualifying (senior) resident target dwelling units;
 6. Tenure of restrictions for target dwelling units (of at least ten or thirty years);
 7. Schedule for production of target dwelling units;
 8. The standards for maximum qualifying incomes for affordable units;
 9. The standards for maximum rents or sales prices for affordable units;
 10. The process to be used to certify tenant/homeowner incomes;
 11. The arrangements with a third party approved by the City for monitoring of the affordable units;
 12. A description of how vacancies will be marketed and filled;
 13. Restrictions and enforcement mechanisms binding on property upon sale or transfer;
 14. Penalties and enforcement mechanisms in event of failure to maintain affordability provisions; and
 15. Any other provisions deemed necessary by the City to fulfill the requirements of this Chapter.
- C. Following the approval and the signing by all parties, the completed density bonus housing agreement shall be recorded with the County Recorder's Office and the relevant terms and conditions therefrom filed and recorded as a deed restriction on those individual lots or units of a property which are designated for the location of target dwelling units. The approval and recordation shall take place prior to final map approval, or, where a subdivision or parcel map is not being processed, prior to issuance of building permits for such lots or units.

21.16L.090 Eligibility requirements

Only households meeting the standards for moderate-income households, lower-income households, low-income households, and qualifying (senior) residents as defined in Section 21.16L.020 shall be eligible to occupy target dwelling units.

21.16L.100 Management and monitoring

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Upon request to the developer by the City, each developer of rental target dwelling units shall submit an annual report to the City's Housing Programs Manager identifying which units are target dwelling units, the monthly rent,

vacancy information for each target rental dwelling unit for the prior year, monthly gross income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

21.16L.110 Administrative fee for target dwelling units

During the density bonus application period and throughout the term of the affordability covenants for the target dwelling units, the City will either directly or, via one or more third parties, provide a number of recurring services associated with the administration and monitoring of such units. Although the provision of some of these services will be within the normal purview of existing City activities, others will involve new costs to the City for which there are no existing funding sources. Therefore, the City Council hereby establishes an administrative fee for target dwelling units, the amount to be established by City Council resolution and paid prior to the issuance of building permit(s). In no event shall such administrative fee exceed the actual cost of providing services pursuant to this Chapter 21.16L.

2.0 Second Unit Ordinance

ORDINANCE NO. 859 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE
TO ESTABLISH REGULATIONS FOR SECOND UNITS (CODE AMENDMENT 03-004)

WHEREAS, in 1983, pursuant to Sections 65852.1 and 65852.2 of the California Health and Safety Code, the City adopted Ordinance 478 N.S. establishing "senior housing units" as conditional uses in single-family residential zoning districts, subject to the following regulations:

- Occupants of senior housing units must be 60 years or older;
- Occupants of senior housing units must be related to the owner of the primary dwelling;
- Senior housing units must be attached to primary dwelling units and be limited in floor area to no more than 10 percent of the floor area of primary dwellings; and

WHEREAS, the 1994 Housing Element of the General Plan contains the following Policies and Programs:

- Policy 1.1, which calls for maintaining a variety of types of housing and price ranges;
- Policy 1.5, which calls for encouraging the construction of affordable rental housing for very-low-, low-, and moderate income households;
- Program 1.15, which calls for the City to amend the Zoning Code to expand the City's current second unit (Senior Housing Unit) regulations (Chapter 21.16D) to increase the allowable floor area, allow detached units, and eliminate the requirement that the occupant be related to the resident of the main dwelling in order to provide more housing opportunities for low- and very-low-income households; and

WHEREAS, in 1998, the City adopted Ordinance 743 N.S., which made senior housing units permitted uses, subject to approval of a site plan application; and

WHEREAS, in 2002, Section 65852.2 of the California Health and Safety Code was amended to revise regulations governing "second units"; and

WHEREAS, at its meeting of May 13, 2003, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of June 3, 2003, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Section 21.08.365 is hereby established to define "Second Unit" as follows:

21.08.365 Second Unit.

"Second unit" means an attached or detached secondary residential dwelling unit on the same lot as an existing single family (primary) dwelling in the R-A or R-1 Zoning Districts (including all B Combining Districts and PD Overlay Districts). A second unit provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the existing single-family dwelling is situated. The existing single-family dwelling is considered to be a primary use, and the second unit is considered to be an accessory use. Subject to compliance with the second unit regulations in Chapter 21.16D, a second residential dwelling

unit may be constructed simultaneously with construction of the primary dwelling. Additionally, an existing single-family dwelling may be considered the second unit, and a new residence may be constructed which would then be considered the primary dwelling.

In the R-2, R-3, and R-4 multi-family residential districts, on lots developed with only one existing single family unit, the second dwelling unit to be developed is considered to be a primary use (as is the existing single family dwelling), and not a second unit.

SECTION 2: Section B.4 of Table 21.16.200 is hereby amended to read as shown on the attached Exhibit A of this ordinance.

SECTION 3: Subsection C.1 of Section 21.22.060 is hereby amended to read as follows:

“C. Driveways.

1. Single-Family Residential. No more than four residential dwelling units may be served by a driveway, whether the driveway serves a single parcel or several adjoining parcels. (~~Exception: Second units developed in accordance with Chapter 21.16D shall not be included in this calculation.~~) Any access serving five or more residential dwelling units shall be required to be dedicated and improved as a standard city street. Consideration of development potential of adjoining properties that could need to be served by the same access shall be included in the calculation of the number of dwelling units to be served.”

SECTION 4: Chapter 21.16D as adopted by Ordinance 483, N.S. and as amended by Ordinance No. 635 N.S. is hereby repealed and shall be replaced with a new Chapter 21.16D as shown in Exhibit B.

SECTION 5. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 6. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

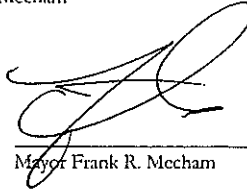
The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 7. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 8. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

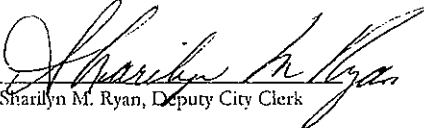
Introduced at a regular meeting of the City Council held on June 3, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 17th day of June 2003 by the following roll call vote, to wit:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: None



Mayor Frank R. Mecham

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT A

AMENDED SECTION B.4 OF TABLE 21.16.200

PERMITTED LAND USES FOR ALL ZONING DISTRICTS

EXPLANATION OF CODES USED IN THIS CHART

- P (permitted use) denotes a land use which is permitted.
- C (conditional use) denotes a land use which requires approval of a conditional use permit (CUP).
- N (non-permitted use) denotes a land use which is not permitted.
- T (temporary use permit) denotes a land use which requires approval of a temporary use permit per Chapter 21.23C.

NOTES:

1. All uses are subject to compliance with the general regulations and performance standards contained within Chapters 21.20 and 21.21, and specific limits and/or restrictions contained in chapters for specific zoning districts. Additionally, there may be limits and restrictions within overlay zoning districts and specific plan areas.
2. Any use not specifically listed below is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted, conditional or temporary use within a particular zoning district.

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
...																		
B. Residential																		
...																		
4. Detached accessory buildings:																		
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P	N
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P	P
...																		

Exhibit B

Chapter 21.16D

SECOND UNITS

Sections:

21.16D.010	Purpose
21.16D.020	Applicability
21.16D.030	Permit Required
21.16D.040	General Requirements
21.16D.050	Development Standards
21.16D.060	Development Fees

21.16D.010 Purpose.

- A. This Chapter is intended to implement Government Code Section 65852.2, which mandates that the City permit second units in residential zoning districts and which provides that the City may impose certain regulations on the development of second units.
- B. The City recognizes opportunities to implement certain policies and programs of the city housing element of the general plan by providing for and regulating second units.
- C. Implementation of this Chapter is meant to expand housing opportunities for very-low, low- and moderate-income and/or elderly households by increasing the number of rental units available within existing neighborhoods. Second units are intended to provide livable housing at lower cost while providing greater security, companionship and family support for the occupants.
- D. As mandated in Section 65852.2 of the Government Code, second units that comply with this Chapter are considered not to exceed the density limits prescribed within this Title for residential zoning districts.

21.16D.020 Applicability

- A. Where Permitted: Second units shall be allowed in the R-A and R-1 zoning districts (including all B Combining Districts and PD Overlay Districts).

21.16D.030 Permit Required.

A plot plan application, in accordance with Chapter 21.23B, shall be approved by the Community Development Director, or his/her designee, prior to issuance of a building permit for a second unit.

21.16D.040 General Requirements.

- A. No Subdivision of Property. No subdivision of property shall be allowed where a second unit has been established unless the subdivision meets all requirements of the City's zoning and subdivision regulations (Titles 21 and 22 of this Code). Nothing in this section shall prohibit joint ownership of the property where a secondary dwelling unit has been established.
- B. Constructive Notice. The property owner shall record an instrument, on a form approved by the City Attorney, to provide constructive notice to all future owners of the property of the second unit use and the restrictions on subdivision that affect the property. Said instrument shall be recorded in the office of the county recorder prior to issuance of a building permit for a second unit. Said instrument shall run with the land and be coterminous in tenure with the life of the second dwelling unit.
- C. Water and Sewer Service. Second units shall be served by City water and sanitary sewer systems.
- D. Utility Meters. Only one electric, one gas and one water meter shall be allowed on the property and shall serve both the primary dwelling and the second unit.
- E. Garage conversions. Garages may be converted to second units provided that:
 - 1. Replacement covered off-street parking which conforms to Chapter 21.22 and to the underlying zoning district regulations (e.g. setbacks) is provided for the primary dwelling;
 - 2. Off-street parking for the second unit is provided in accordance with this Chapter;
 - 3. Converted garages meet all building code requirements for a dwelling unit.
- F. Guest House. A second unit may not be developed on a lot containing a guest house (separate living quarters without kitchen facilities). However, a guest house may be converted to a second unit, provided that it complies with the regulations set forth in this Chapter and with the regulations for the underlying zoning district.

- G. Recreational Vehicles, Campers, and Travel Trailers: Recreational vehicles, campers, and travel trailers may not be used as second units.
- H. Non-Conforming Use. Only one second unit shall be permitted on a lot. If a lot contains two single family dwelling units that were legally-established as a non-conforming use, as defined by Section 21.08.310, and were established prior to the effective date of the ordinance creating this Chapter, a third dwelling unit, to be considered a second unit, shall not be permitted.
- I. Non-Conforming Primary Dwelling. If the primary dwelling is a non-conforming building as defined by Section 21.08.300, an attached second unit may be developed subject to compliance with Section 21.20.350.
- J. Illegal Second Unit. The establishment or continuance of a second unit contrary to the provisions of this Chapter is declared to be unlawful and shall constitute a misdemeanor and a public nuisance.

21.16D.050 Development Standards

Second units shall be subject to all development standards of the R-A or R-1 Zoning District in which the property is located, except as modified below:

- A. Floor Area. The total floor area of a second unit shall not exceed 30% of the total floor area of the existing dwelling unit area or 1,200 square feet, whichever is greater.. All development on a lot, including second units, must conform to the development standards of the underlying zoning district, including, but not limited to, setbacks, building separations, maximum lot coverage, grading limitations, and oak tree preservation.
- B. Lot coverage. The entire lot shall conform to the lot coverage limitation of the zoning district in which the property is located.
- C. Height. Attached second units shall conform to the height limits of the underlying zoning district.
- D. Setbacks. A second unit shall maintain the setbacks required in the underlying zoning district for a primary dwelling. Detached second units shall not be considered as detached accessory buildings for the purpose of determining setbacks.

Exceptions: (1) a second unit may be developed above an existing detached garage whose setbacks conform with those for detached accessory buildings; (2) a second unit may be developed above a new detached garage whose vehicle doors are set back 5 feet from an alley right-of-way.

- E. Building Separations. A minimum separation of ten (10) feet shall be maintained between the primary dwelling and a detached second unit.
- F. Off-Street Parking.
 1. Off-street parking for the primary dwelling shall conform to the current parking standards as set forth in Chapter 21.22.
 2. Off-street parking for the second unit shall be provided as follows:
 - a. One (1) additional off-street parking space, covered or uncovered, shall be provided for each studio or one-bedroom second dwelling unit; two (2) additional off-street parking space, covered or uncovered, shall be provided for each second unit with two or more bedrooms.
 - b. The additional off-street parking spaces for second units must be on a paved surface; measure 10 feet in width if covered, 9 feet in width if uncovered, and 20 feet in depth; tandem spaces may be approved for second units; in the R-1 Zoning District, the total amount of paved area for parking and driveways shall not exceed the limits set forth in Section 21.16E.320;
 - c. Parking spaces for second units may not occupy driveways and back-up areas that serve garages for the primary dwelling, nor may they occupy circular drives or hammerhead turn-arounds that serve the primary unit (which are intended to provide means by which vehicles can enter a street head-first);
 - d. Tandem parking for second units may be approved by the Community Development Director, or his/her designee, instead of the Planning Commission.
 - e. Parking spaces for second units may occupy areas for required rear and interior side yards;

- f. Primary dwellings with three-car garages may allow one bay and the driveway space in front of the bay to be used for a second unit off-street parking;
 - g. If the lot takes access from a collector or arterial street, as designated in the Circulation Element of the General Plan, parking for second units shall not be designed so that vehicles can only back into the street; for this reason, second units may not be permitted on many lots that take access from a collector or arterial street;
 - h. For lots with frontage on only one street, the Community Development Director, or his/her designee, deny a plot plan application that proposes the situations described below in order to provide access to parking for a second unit:
 - (i) The total amount of paving for parking for both the primary and second unit would exceed 75 percent of the front yard setback; or
 - (ii) For lots with access to an alley, propose to add a new driveway into a collector street, as designated in the Circulation Element of the General Plan; or
 - (iii) For corner lots, provide a new driveway that would create a public safety hazard to pedestrians or vehicles.
- G. Architectural Design. The design of the second unit shall be compatible with the design and scale of the primary dwelling (using substantially the same landscaping, color, materials and design on the exterior).
- H. Attached Second Units. If the second unit is attached to the primary dwelling, each shall be served by separate outside entrances. The interior wall(s) of an attached unit which separate it from the main unit shall be fire-rated according to the most recent Uniform Building Code.

21.16D.060 Development Fees

Since they must be rented, second units, whether attached or detached, shall be considered as multi-family units for purposes of determining City development fees.

3.0 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
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.

Owner: Paso Robles Housing Authority
P.O. Box 817
Paso Robles, CA 93447

2. Hacienda Del Norte Apartments. 529 - 10th Street

Type of Tenants: 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: 08/31/05

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.

In 2003 and 2004, City staff has communicated regularly with the property manager, Michael Force of Westcal Management (916-348-1194), who has informed the City that the owners are trying to negotiate a new five year Section 8 contract with HUD.

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
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
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 July 2003, the owners gave notice to tenants of their intention to prepay the mortgage. On June 22, 2004, City staff spoke with Mike Carnes of the USDA Rural Development Agency's Visalia office (559-734-8732) who reported that the owners are near to completing negotiations for a new 30 year contract, 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
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.

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: 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

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 (2004-2014).

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	\$1,320,000	\$1,440,000	\$780,000	\$1,800,000
Off-Site Improvements	\$233,000	\$254,000	\$138,000	\$318,000
Construction	\$3,216,000	\$5,184,000	\$2,928,000	\$6,696,000
Planning Processing Fees	\$3,000	\$3,000	\$2,000	\$4,000
Building Permit Fees	\$41,000	\$45,000	\$24,000	\$56,000
Development Impact Fees	\$630,000	\$688,000	\$373,000	\$860,000
School Fees	\$57,000	\$92,000	\$52,000	\$119,000
Soft Costs	\$15,000	\$15,000	\$10,000	\$20,000
Total	\$5,515,000	\$7,721,000	\$4,307,000	\$9,873,000

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 \$30,000 per unit.
4. Off-site Improvements: \$5,300 per unit.
5. Construction Cost: \$120 per square foot (assumes prevailing wage rate).
6. Fees: Building Permit Fees: \$ per unit; Development Impact Fees: \$5,900 per unit; School Fees: \$2.65 per square foot.
7. Soft costs: fees for title, escrow, legal etc. which vary with the size of the project

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

Per Unit Annual Costs	Studio	One Bedroom	Two Bedroom	Three Bedroom
Acquisition				
Average Market Rent	\$ 6,900	\$ 9,000	\$ 9,600	\$ 9,600
Vacancy Loss (5%)	- \$ 345	- \$ 450	- \$ 480	- \$ 480
Net Income	\$ 6,555	\$ 8,550	\$ 9,120	\$ 9,120
Operating Expense	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Net Operating Income	\$ 2,555	\$ 4,550	\$ 5,120	\$ 5,120
Value of Unit	\$ 31,900	\$ 56,900	\$ 64,000	\$ 64,000
Rehabilitation				
Estimated Rehab Need	\$10,000	\$10,000	\$10,000	\$10,000
Total (Value + Rehab)	\$ 41,900	\$ 66,900	\$ 74,000	\$ 74,000

Market Rents from City Staff survey of 8 local apartment complexes, December 2003. (Only two of 8 complexes had 3 bedroom units, which may account for the same rate at 2 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	\$2,443,600	\$5,000	\$2,448,600
Riverview Apartments	16-1/16-2/16-3	\$3,438,400	\$5,000	\$3,443,400
Paso Robles Gardens	21-2/5-3	\$1,924,000	\$5,000	\$1,929,000
Creston Gardens	51-2/9-3	\$4,440,000	\$5,000	\$4,445,000

Example: for Hacienda del Norte, Subtotal equals (20 Studios x \$41,900) + (24 one bedrooms x \$66,900)

**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	\$147,312	\$234,432
Vacancy Loss (3%)	- \$ 4,419	- \$ 7,033
Net Rental Income	\$142,893	\$227,399
Operating Expense	- \$176,000	- \$176,000
Net Operating Income	- \$ 33,107	\$ 51,399
Available for Debt Service	\$ 0	\$ 46,726
Mortgage (30 years @ 6.5%)	\$ 0	\$650,000

Calculation of Public Subsidy Required for Replacement

	Without Section 8	With Section 8
Total Replacement Cost	\$5,515,000	\$5,515,000
Supportable Mortgage	- \$ 0	- \$ 650,000
Public Subsidy Required	\$5,515,000	\$4,865,000

Calculation of Public Subsidy Required for Preservation

	Without Section 8	With Section 8
Total Preservation Cost	\$2,448,600	\$2,448,600
Supportable Mortgage	- \$ 0	- \$ 650,000
Public Subsidy Required	\$2,448,600	\$1,798,000

Assumptions:

- Total rental income is based on the following existing rents:
 - Without Section 8, the current \$279/month average rent reported by the manager on 06/30/04 would need to be maintained. ($\$279 = [(\$156 \times 20) + \{\$382 \times 24\}] / 44.$)
 - With Section 8, rents at the current average rate of \$444/month could be charged. ($\$753 = [(\$382 \times 20) + \{\$495 \times 24\}] / 44.$)
- 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 \$4,000 per unit are based on a survey of apartment managers conducted June 2004.
- 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	\$204,768	\$403,200
Vacancy Loss (3%)	- \$ 7,223	- \$ 12,096
Net Rental Income	\$233,545	\$391,104
Operating Expense	- \$192,000	- \$192,000
Net Operating Income	\$ 41,545	\$199,104
Available for Debt Service	\$ 37,768	\$181,004
Mortgage (30 years @ 6.5%)	\$525,000	\$2,516,000

Calculation of Public Subsidy Required for Replacement

	Without USDA Subsidy	With USDA Subsidy
Total Replacement Cost	\$7,721,000	\$7,721,000
Supportable Mortgage	- \$ 525,000	- \$2,516,000
Public Subsidy Required	\$7,196,000	\$5,205,000

Calculation of Public Subsidy Required for Preservation

	Without USDA Subsidy	With USDA Subsidy
Total Preservation Cost	\$3,443,400	\$3,443,400
Supportable Mortgage	- \$ 525,000	- \$2,516,000
Public Subsidy Required	\$2,918,400	\$ 927,400

Assumptions:

- Total rental income is based on the following existing rents:
 - Without Section 8, the current \$418/month average rent reported by the manager on 06/30/04 would need to be maintained. ($\$418 = [(\$378 \times 16) + (\$418 \times 16) + \$458 \times 16] / 48$.)
 - With Section 8, rents at the current average rate of \$700/month could be charged. ($\$700 = [(\$620 \times 16) + (\$700 \times 15) + \$780 \times 16] / 48$.)
- 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 \$4,000 per unit are based on a survey of apartment managers conducted June 2004.
- 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	\$180,648	\$ 272,376
Vacancy Loss (3%)	- \$ 5,419	- \$ 8,171
Net Rental Income	\$175,229	\$ 264,205
Operating Expense	- \$104,000	- \$ 104,000
Net Operating Income	\$ 71,229	\$ 160,205
Available for Debt Service	\$ 64,753	\$ 145,641
Mortgage (30 years @ 6.5%)	\$900,000	\$2,024,000

Calculation of Public Subsidy Required for Replacement

	Without USDA Subsidy	With USDA Subsidy
Total Replacement Cost	\$4,307,000	\$4,307,000
Supportable Mortgage	- \$ 900,000	- \$2,024,000
Public Subsidy Required	\$3,407,000	\$2,283,000

Calculation of Public Subsidy Required for Preservation

	Without USDA Subsidy	With USDA Subsidy
Total Preservation Cost	\$1,929,000	\$1,929,000
Supportable Mortgage	- \$ 900,000	- \$2,024,000
Public Subsidy Required	\$1,029,000	\$ 0

Assumptions:

- Total rental income is based on the following existing rents:
 - Without USDA Subsidy, the current \$579/month average rent reported by the manager on 06/30/04 would need to be maintained. ($\$579 = [(\$565 \times 12) + \{\$575 \times 9\} + \{\$620 \times 5\}]/26$.)
 - With Section 8, rents at the current average rate of \$873/month could be charged. ($\$873 = [(\$860 \times 12) + \{\$870 \times 9\} + \{\$910 \times 5\}]/26$.)
- 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 \$4,000 per unit are based on a survey of apartment managers conducted June 2004.
- 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	\$403,920	\$541,440
Vacancy Loss (3%)	- \$ 12,118	- \$ 16,243
Net Rental Income	\$391,802	\$525,197
Operating Expense	- \$240,000	- \$240,000
Net Operating Income	\$151,802	\$285,197
Available for Debt Service	\$151,802	\$259,270
Mortgage (30 years @ 6.0%)	\$2,110,000	\$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:
 - Without Section 8, the current \$752/month average rent reported by the manager on 06/30/04 would need to be maintained. ($\$752 = [(\$745 \times 51) + (\$790 \times 9)]/60$.)
 - With Section 8, rents at the current average rate of \$561/month could be charged. ($\$561 = [(\$555 \times 51) + (\$595 \times 9)]/60$.)
- 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 a survey of apartment managers conducted June 2004.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

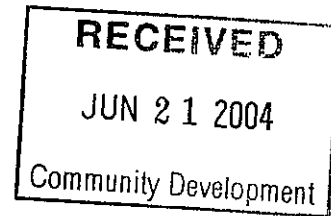


Peoples' Self-Help Housing Corporation

EG

June 15, 2004

Mr. Robert A. Lata
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446



RE: Preservation of Assisted Housing Developments in Paso Robles

Dear Mr. Lata:

This letter is in response to your correspondence dated June 14, 2004. Peoples' Self-Help Housing is indeed interested in and qualified to be identified by the Housing Element for the City of Paso Robles as a "private nonprofit corporation known to the City which has legal and managerial capacity to acquire and manage assisted housing developments at risk of prepayment."

Peoples' Self-Help Housing is a 501 c3 non-profit corporation formed in 1970. PSH's primary purpose, as stated in our Articles of Incorporation, is the development and management of decent, safe and affordable housing for low and moderate-income households.

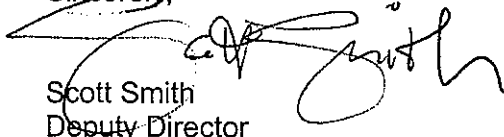
Peoples' Self-Help has completed the development of nearly 1,000 homeownership units. PSH began developing rental housing in 1986. Since 1986 PSH has completed the development of over 900 rental housing units. These developments involve new construction as well as acquisition and rehabilitation of existing units.

Peoples Self-Help is a HUD, FmHA and Tax Credit certified property management agency, and as such manages all of our rental housing properties, through our non-profit affiliate, The Duncan Group. These developments are financed with complex combinations of local, state federal and private financing.

For your information, PSH acquired two FmHA 515 rental developments in Morro Bay, totaling 26 units. This was the first non-profit buyout of an FmHA "prepayment project" in California, and one of the first in the nation. We are familiar and experienced in the prepayment process.

We would be pleased to be identified in your Housing Element as a potential resource to acquire "at risk" developments in Paso Robles.

Sincerely,



Scott Smith
Deputy Director



5.0 PASO ROBLES' HISTORIC RESIDENTIAL GROWTH 2001-2003

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
 Quail Run Mobile Home Park 38 units
 Total 40 units

Moderate Income

Creston Courtyards 29 units (RSF-6 Type of development)
 Serenade 43 units (RSF-6 Type of development)
 Turtle Creek 14 units (RSF-6 Type of development)
 West Side Infill 4 units (2024 Oak, 136 - 12th, 419 Oak, 525 - 21st)
 Total 90 units

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

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
 Infill multi-family 4 units
 Quail Run Mobile Home Park 67 units
 Total..... 72 units

Moderate Income

Creston Courtyards..... 26 units (RSF-6 Type of development)
 Serenade..... 9 units (RSF-6 Type of development)
 Turtle Creek..... 26 units (RSF-6 Type of development)
 Cottage Lane..... 30 units (RSF-6 Type of development)
 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

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 lot)
 Quail Run Mobile Home Park 5 units
 Total..... 6 units

Moderate Income

Creston Courtyards..... 1 unit (RSF-6 Type of development)
 Turtle Creek..... 15 units (RSF-6 Type of development)
 Cottage Lane..... 30 units (RSF-6 Type of development)
 Creston SFA..... 8 units
 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

All Three Years (2001 - 2003 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
Total	808	236	118	0	1,162

RESIDENTIAL RENT AND VACANCY STATUS

December 2003

MULTI-FAMILY UNITS

Complex	Address	# DU	Phone	Manager (2003)	Vac du	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	3			660 sf	795	816 sf	895		
Clifton Apts		44	239-9566	Gwen Erskine	0		475		615		750		
Dry Creek		400	238-4080	Carol Hoffman	28					440/480 sf	805-850		
Grandview	240 Spring	54	238-5737	Lloyd Hackett	0			700 sf	575	900 sf	675	1,100 sf	775
Laguna Terrace	3408 Spring	40	239-4161	Barbara	2						750		
Presidio	3200 Spring	72	239-0808	Bruce Roden	1			650 sf	650	872 sf	750		800
Triplexes (4)	Suite One	12	238-3055	Robertta Barrett	0				700-775		850		
Villa Robles	611 - 10th	31	238-0239	Shirley	1	unfurn/furn	650/675		750		850		
RPM		80/90	238-1600	Eloise Smith	3 *				600		800-850		
Manzanita		200	237-9730	Dawn	4 **				700		775-800		
Jackie Bryant		30	238-0873	Jackie	1				650		750-800		
Turn-Key		160	239-0795	Jeff Pennick	0				525-600		700-850		

* 2002 information (Eloise Smith was reluctant to give information 12/03)

** Dawn said that these were recent additions to her clients, so it may not truly be representative.

Anecdotal Information

Dawn @ Manzanita said that about 40% of her 200 units are apts.

Jeff Pennick: house rental rates are falling; he could not rent above \$1,400 today (12/04/03).

RPM, Manzanita, and Turn-Key #du include both apartments and single family units.

Carol Hoffman and Marjorie Johnson reported that vacancies were due to tenants buying homes, moving out of state, and new Cal Poly dorms (Dry Creek Apts only).

SINGLE FAMILY RENTAL RATES

RPM	2 BR	900-1000	3 BR	1200-1500
Manzanita	2 BR	1100	3 BR	1400+
Suite One	2 BR	900/1000	3 BR	1100/1800
Turn-Key	2 BR	800-1000	3 BR	1000-1650

(2002 information: see * above.)

ASSISTED UNITS VACANCY INFORMATION

7/30/99

Complex	#DU	Phone	Waiting List Length
Creston Gardens	60	238-7626	8-9 months
Paso Robles Gardens	26	238-7626	6 months
Riverview	48	238-7439	2 years
Oak Park	148	238-4015	6 -12 months
Los Robles Terrace (Seniors)	40	239-1081	about 8 vacancies open up annually
Hacienda del norte (Seniors)	44	238-5793	12-15 on waiting list; up to one year

7.0 INCOME AND RENT

December 2003

RENT

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
	30	12,100	300	13,800	350	15,600	390	17,300	430	18,700	470	20,100	500
	40	16,200	410	18,500	460	20,800	520	23,100	580	24,900	620	26,800	670
Very Low	50	20,200	510	23,100	580	26,000	650	28,900	720	31,200	780	33,500	840
	60	24,200	610	27,700	690	31,200	780	34,600	870	37,400	940	40,200	1,010
	70	28,300	710	32,300	810	36,400	910	40,400	1,010	43,600	1,090	46,900	1,170
Low	80	32,300	810	36,900	920	41,600	1,040	46,200	1,160	49,800	1,250	53,600	1,340
Median	100	40,400	1,010	46,150	1,150	51,950	1,300	57,700	1,440	62,300	1,560	66,950	1,670

Max Rent is monthly rent equal to 30% of household income.

Rental Type	Rent Range *	Persons per HH	Very Low Income Affordability	Low Income Affordability
Studio apartment rent range	650	1 - 2	No	Yes
1 bedroom apartment rent range	600 - 795	1 - 2	No	Yes
2 bedroom apartment rent range	750 - 895	2 - 4	No	Yes
2 bedroom house rent range	900 - 1100	2 - 5	No	limited
3 bedroom house rent range	1100 - 1500	3 - 6	No	not for 3; limited for 4-6

* Prices are from December 2003

LAND USE INVENTORY: RS CATEGORY - ALL PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-432-001	2	RS				RS	5.75	SF residence (Roth Annexation)	1	0
018-031-008	1	RS				RS	1.92	SF Residence	1	0
025-371-002	8	RS(3ac)	CR			RA	72.00	vacant land (Chandler Ranch)	0	24
025-371-004	8	RS(3ac)	CR			RA, R-1,B-5	211.89	vacant land (Chandler Ranch)	0	71
025-371-005	8	RS(3ac)	CR			RA	32.12	vacant land (Chandler Ranch)	0	11
025-371-007	8	RS(3ac)	CR			RA	6.28	vacant land (Chandler Ranch)	0	2
025-371-008	8	RS(3ac)	CR			RA, R-1,B-5	191.28	vacant land (Chandler Ranch)	0	64
025-381-006	8	RS(3ac)	CR			RA	3.23	SF Residence (Chandler Ranch)	1	0
025-381-007	8	RS(3ac)	CR			RA	112.00	vacant land (Chandler Ranch)	0	37
025-381-008	8	RS(3ac)	CR			RA	7.70	vacant land (Chandler Ranch)	0	3
							644.17		3	212

LAND USE INVENTORY: RSF-1 VACANT AND UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-381-003	1	RSF-1				R-1,B-3	3.90	vacant land	0	3
008-381-005	1	RSF-1				R-1,PD1.1	28.35	vacant land (Tract 2243)	0	28
008-431-001	2	RSF-1				R-1,B-5	8.61	vacant land	0	4
008-431-011	2	RSF-1				R-1,B-4	1.01	vacant lot	0	1
008-431-014	2	RSF-1				R-1,B-2	1.00	vacant lot	0	1
008-431-021	2	RSF-1				R-1,B-4	0.99	vacant lot	0	1
008-431-051	2	RSF-1				R-1,B-4	5.01	vacant land	0	5
009-641-001	5	RSF-1				R-1	1.00	vacant lot (Orchard Bungalow)	0	1
025-013-002	4	RSF-1	U46			U/46 SP	1.42	vacant lot (Orchard Bungalow)	0	1
025-031-004	5	RSF-1				R-1,B-4	1.56	vacant lot (Orchard Bungalow)	0	1
025-031-014	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-041-013	5	RSF-1				R-1,B-4	1.61	vacant lot (Orchard Bungalow)	0	1
025-071-012	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-071-014	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-081-005	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-111-003	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-121-005	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-121-006	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-131-015	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-131-019	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-151-011	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-181-009	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-191-018	5	RSF-1				R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
025-360-001	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-360-002	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-360-003	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-360-004	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-360-005	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-360-009	8	RSF-1				R-1,B-3	1.00	vacant lot (Tract 1022 - Clouston)	0	1
025-391-014	3	RSF-1	BA	RL		BASP	22.00	Bastide Village PD 02004	0	22
025-391-035	3	RSF-1	BA			BASP	8.13	vacant land	0	7
025-391-076	3	RSF-1	BA			BASP	5.99	vacant land	0	6
025-411-001	5	RSF-1				R-1,B-4	1.00	vacant land (Orchard Bungalow)	0	1
008-381-004	1	RSF-1				R-1,B-3	27.31	SF residence, vacant land	1	24
008-431-052	2	RSF-1				R-1,B-4	7.03	SF residence, vacant land	1	6
025-391-015	3	RSF-1	BA			BASP	6.84	SF Residence	1	5
025-391-020	3	RSF-1	BA			BASP	4.70	SF Residence	1	3
025-391-034	3	RSF-1	BA			BASP	4.60	SF Residence	1	3
							160.06		5	142
Under Developed Land										
025-011-024	4	RSF-1	U46			U/46 SP	1.61	SF Residence (PR 90-232/Sylvester)	1	1
025-391-003	3	RSF-1	BA			BASP	2.09	SF Residence	1	1
025-391-016	3	RSF-1	BA			BASP	2.50	SF Residence	1	1
025-391-017	3	RSF-1	BA			BASP	3.60	SF Residence	1	2
025-391-018	3	RSF-1	BA			BASP	3.00	SF Residence	1	2
025-391-019	3	RSF-1	BA			BASP	3.20	SF Residence	1	2
025-391-021	3	RSF-1	BA			BASP	2.70	SF Residence	1	1
025-391-069	3	RSF-1	BA			BASP	2.20	SF Residence	1	1
							20.90		8	11

LAND USE INVENTORY: RSF-2 CATEGORY - VACANT PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-014-012	2	RSF-2				R-1,B-3,PD	0.66	vacant lot	0	1
009-014-013	2	RSF-2				R-1,B-3,PD	0.82	vacant lot	0	1
009-431-052	5	RSF-2				R-1,B-3	0.46	vacant lot	0	1
009-451-031	5	RSF-2				R-1,B-3	0.62	vacant land	0	1
009-750-027	9	RSF-2				R-1,B-3,PD	0.46	vacant lot	0	1
009-750-029	9	RSF-2				R-1,B-3,PD	0.55	vacant lot	0	1
009-750-030	9	RSF-2				R-1,B-3,PD	0.65	vacant lot	0	1
025-366-004	8	RSF-2				R-1,B-3	0.90	vacant lot	0	1
025-368-001	8	RSF-2				R-1,PD2	0.26	vacant lot (Tract 2350-Weyrich)	0	1
025-368-002	8	RSF-2				R-1,PD2	0.31	vacant lot (Tract 2350-Weyrich)	0	1
025-368-003	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-004	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-368-005	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-368-006	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-368-007	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-368-008	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-368-009	8	RSF-2				R-1,PD2	0.34	vacant lot (Tract 2350-Weyrich)	0	1
025-368-010	8	RSF-2				R-1,PD2	0.32	vacant lot (Tract 2350-Weyrich)	0	1
025-368-011	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-012	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-013	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-014	8	RSF-2				R-1,PD2	0.28	vacant lot (Tract 2350-Weyrich)	0	1
025-368-015	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-016	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-017	8	RSF-2				R-1,PD2	0.31	vacant lot (Tract 2350-Weyrich)	0	1
025-368-018	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-024	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-368-025	8	RSF-2				R-1,PD2	0.37	vacant lot (Tract 2350-Weyrich)	0	1
025-368-026	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-368-027	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-368-028	8	RSF-2				R-1,PD2	0.32	vacant lot (Tract 2350-Weyrich)	0	1
025-368-029	8	RSF-2				R-1,PD2	0.32	vacant lot (Tract 2350-Weyrich)	0	1
025-368-030	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-031	8	RSF-2				R-1,PD2	0.28	vacant lot (Tract 2350-Weyrich)	0	1
025-368-032	8	RSF-2				R-1,PD2	0.28	vacant lot (Tract 2350-Weyrich)	0	1
025-368-033	8	RSF-2				R-1,PD2	0.29	vacant lot (Tract 2350-Weyrich)	0	1
025-368-034	8	RSF-2				R-1,PD2	0.29	vacant lot (Tract 2350-Weyrich)	0	1
025-368-035	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-036	8	RSF-2				R-1,PD2	0.28	vacant lot (Tract 2350-Weyrich)	0	1
025-368-037	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-038	8	RSF-2				R-1,PD2	0.29	vacant lot (Tract 2350-Weyrich)	0	1
025-368-039	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-040	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-041	8	RSF-2				R-1,PD2	0.27	vacant lot (Tract 2350-Weyrich)	0	1
025-368-042	8	RSF-2				R-1,PD2	0.31	vacant lot (Tract 2350-Weyrich)	0	1
025-368-043	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-044	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-045	8	RSF-2				R-1,PD2	0.31	vacant lot (Tract 2350-Weyrich)	0	1
025-368-046	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-368-047	8	RSF-2				R-1,PD2	0.42	vacant lot (Tract 2350-Weyrich)	0	1
025-368-048	8	RSF-2				R-1,PD2	0.44	vacant lot (Tract 2350-Weyrich)	0	1
025-368-049	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-368-050	8	RSF-2				R-1,PD2	0.30	vacant lot (Tract 2350-Weyrich)	0	1
025-368-051	8	RSF-2				R-1,PD2	0.29	vacant lot (Tract 2350-Weyrich)	0	1
025-368-052	8	RSF-2				R-1,PD2	0.31	vacant lot (Tract 2350-Weyrich)	0	1
025-368-053	8	RSF-2				R-1,PD2	0.32	vacant lot (Tract 2350-Weyrich)	0	1
025-369-005	8	RSF-2				R-1,PD2	0.00	private road (Tract 2350 - Weyrich)	0	1

LAND USE INVENTORY: RSF-2 CATEGORY - VACANT PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
025-369-006	8	RSF-2				R-1,PD2	0.50	vacant lot (Tract 2350-Weyrich)	0	1
025-369-007	8	RSF-2				R-1,PD2	0.46	vacant lot (Tract 2350-Weyrich)	0	1
025-369-008	8	RSF-2				R-1,PD2	0.47	vacant lot (Tract 2350-Weyrich)	0	1
025-369-009	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-010	8	RSF-2				R-1,PD2	0.39	vacant lot (Tract 2350-Weyrich)	0	1
025-369-011	8	RSF-2				R-1,PD2	0.37	vacant lot (Tract 2350-Weyrich)	0	1
025-369-012	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-013	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-369-014	8	RSF-2				R-1,PD2	0.32	vacant lot (Tract 2350-Weyrich)	0	1
025-369-015	8	RSF-2				R-1,PD2	0.58	vacant lot (Tract 2350-Weyrich)	0	1
025-369-016	8	RSF-2				R-1,PD2	0.33	vacant lot (Tract 2350-Weyrich)	0	1
025-369-017	8	RSF-2				R-1,PD2	0.34	vacant lot (Tract 2350-Weyrich)	0	1
025-369-018	8	RSF-2				R-1,PD2	0.33	vacant lot (Tract 2350-Weyrich)	0	1
025-369-019	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-020	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-021	8	RSF-2				R-1,PD2	0.45	vacant lot (Tract 2350-Weyrich)	0	1
025-369-022	8	RSF-2				R-1,PD2	0.39	vacant lot (Tract 2350-Weyrich)	0	1
025-369-023	8	RSF-2				R-1,PD2	0.39	vacant lot (Tract 2350-Weyrich)	0	1
025-369-024	8	RSF-2				R-1,PD2	0.39	vacant lot (Tract 2350-Weyrich)	0	1
025-369-025	8	RSF-2				R-1,PD2	0.39	vacant lot (Tract 2350-Weyrich)	0	1
025-369-026	8	RSF-2				R-1,PD2	0.41	vacant lot (Tract 2350-Weyrich)	0	1
025-369-027	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-028	8	RSF-2				R-1,PD2	0.37	vacant lot (Tract 2350-Weyrich)	0	1
025-369-029	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-030	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-031	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-032	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-033	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-034	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-369-035	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-036	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-369-037	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-369-038	8	RSF-2				R-1,PD2	0.36	vacant lot (Tract 2350-Weyrich)	0	1
025-369-039	8	RSF-2				R-1,PD2	0.40	vacant lot (Tract 2350-Weyrich)	0	1
025-369-040	8	RSF-2				R-1,PD2	0.35	vacant lot (Tract 2350-Weyrich)	0	1
025-369-041	8	RSF-2				R-1,PD2	0.40	vacant lot (Tract 2350-Weyrich)	0	1
025-369-042	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-369-043	8	RSF-2				R-1,PD2	0.38	vacant lot (Tract 2350-Weyrich)	0	1
025-403-047	4	RSF-2				R-1,B-3	1.03	vacant land	0	1
025-403-049	4	RSF-2				R-1,B-3	1.00	vacant land	0	1
025-403-071	4	RSF-2				R-1,B-3	0.48	vacant lot	0	1
025-403-072	4	RSF-2				R-1,B-3	0.48	vacant lot	0	1
025-361-020	8	RSF-2	CR			R-1,B-3	40.60	vacant land (Chandler Ranch)	0	46
025-361-033	8	RSF-2				R-1,PD2	29.97	vacant land (Tract 2350-Weyrich)	0	84
							108.46		0	229

NOTE: There are no Under-Developed RSF-2 parcels.

LAND USE INVENTORY: RSF-3 CATEGORY - VACANT AND UNDER-DEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-759-053	9	RSF-3				R-1,PD2.7	0.25	vacant lot (Meadowlark Estates)	0	1
025-016-011	4	RSF-3	U46			U/46 SP	0.23	vacant lot (Sunset Ridge)	0	1
025-392-003	4	RSF-3	U46	SR		U/46 SP	3.40	vacant land/riverbottom	0	1
025-398-045	4	RSF-3	U46			U/46 SP	0.36	vacant lot (Tract 2369 - Arciero)	0	1
025-398-064	4	RSF-3	U46			U/46 SP	0.20	vacant lot (Tract 2369 - Arciero)	0	1
025-405-018	4	RSF-3	U46			U/46 SP	0.25	vacant lot	0	1
025-405-019	4	RSF-3	U46			U/46 SP	0.26	vacant lot	0	1
025-406-017	4	RSF-3	U46			U/46 SP	0.30	vacant lot (TT 2431 - Ritter)	0	1
025-406-019	4	RSF-3	U46			U/46 SP	0.28	vacant lot (TT 2431 - Ritter)	0	1
025-406-020	4	RSF-3	U46			U/46 SP	0.29	vacant lot (TT 2431 - Ritter)	0	1
025-522-044	4	RSF-3	U46			U/46 SP	0.24	vacant lot (Golden Hills Estates)	0	1
025-402-024	4	RSF-3	U46			U/46 SP	3.13	vacant land	0	9
025-402-066	4	RSF-3	U46			U/46 SP	4.82	vacant land (TT 2430 - Ritter)	1	9
025-392-004	4	RSF-3	U46			U/46 SP	8.90	SF Residence	1	13
025-392-005	4	RSF-3	U46			U/46 SP	12.22	vacant land	0	14
025-402-003	4	RSF-3	U46			U/46 SP	5.01	SF Residence	1	14
025-402-008	4	RSF-3	U46			U/46 SP	4.51	vacant land	0	14
025-402-004	4	RSF-3	U46			U/46 SP	5.01	vacant land	0	15
025-402-065	4	RSF-3	U46			U/46 SP	4.82	vacant land	0	15
025-402-022	4	RSF-3	U46			U/46 SP	6.39	SF Residence	1	19
025-391-028	4	RSF-3	U46			U/46 SP	18.50	vacant land (TT 1943 - Jacobs)	0	27
025-391-044	4	RSF-3	U46			U/46 SP	4.68	SF Residence	1	27
025-402-001	4	RSF-3	U46			U/46 SP	12.58	SF Residence	1	35
025-391-031	4	RSF-3	U46			U/46 SP	170.50	vacant land (Tract 2369 - Arciero)	0	179
							267.13		6	401
Under Developed Land										
025-392-001	4	RSF-3	U46			U/46 SP	3.10	SF Residence	1	1
025-392-002	4	RSF-3	U46			U/46 SP	4.10	SF Residence	1	1
025-402-029	4	RSF-3	U46			U/46 SP	4.08	SF Residence (TT 2296 - Jacobs)	10	1
025-402-023	4	RSF-3	U46			U/46 SP	1.00	SF Residence	1	2
							12.28		13	5

LAND USE INVENTORY: RSF-4 VACANT AND UNDERDEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-091-039	1	RSF-4				R-1,PD	0.24	vacant lot	0	1
008-091-040	1	RSF-4				R-1,PD	0.23	vacant lot	0	1
008-091-041	1	RSF-4				R-1,PD	0.24	vacant lot	0	1
008-091-043	1	RSF-4				R-1,PD	0.36	vacant lot	0	1
008-091-046	1	RSF-4				R-1,PD	0.25	vacant lot	0	1
008-091-047	1	RSF-4				R-1,PD	0.37	vacant lot	0	1
008-091-048	1	RSF-4				R-1,PD	0.27	vacant lot	0	1
008-151-040	2	RSF-4				R-1	0.18	vacant lot	0	1
008-153-014	2	RSF-4				R-1	0.16	vacant lot	0	1
008-213-011	2	RSF-4	HP			R-1	0.76	vacant lot	0	1
008-213-014	2	RSF-4	HP			R-1	0.17	vacant lot	0	1
008-271-004	2	RSF-4				R-1	0.12	vacant lot	0	1
008-271-019	2	RSF-4				R-1	0.43	vacant lot	0	1
008-271-022	2	RSF-4				R-1	0.20	vacant lot	0	1
008-304-017	2	RSF-4				R-1	0.16	vacant lot	0	1
008-341-030	1	RSF-4				R-1,B-2	0.73	vacant lot	0	1
008-341-031	1	RSF-4				R-1,B-2	0.37	vacant lot	0	1
008-341-046	1	RSF-4				R-1,B-2	0.46	vacant lot	0	1
008-351-051	2	RSF-4				R-1,B-2	0.40	vacant lot	0	1
008-361-028	1	RSF-4				R-1,B-2	0.98	vacant lot	0	1
008-362-024	1	RSF-4				R-1,B-2	0.70	vacant lot	0	1
009-013-009	2	RSF-4				R-1	6.15	vacant land	0	1
009-021-053	2	RSF-4				R-1	1.53	vacant SF lot	0	1
009-021-058	2	RSF-4				R-1	2.74	vacant SF lot	0	1
009-072-021	2	RSF-4				R-1,B-2	0.26	vacant land	0	1
009-072-038	2	RSF-4				R-1	0.22	vacant land	0	1
009-072-039	2	RSF-4				R-1	0.80	vacant land	0	1
009-081-045	2	RSF-4				R-1	0.86	vacant land	0	1
009-081-051	2	RSF-4				R-1	0.79	vacant land	0	1
009-082-031	2	RSF-4				R-1	0.70	vacant land	0	1
009-121-022	2	RSF-4				R-1	0.46	vacant land	0	1
009-131-023	2	RSF-4				R-1,B-2	0.51	vacant land	0	1
009-131-040	2	RSF-4				R-1,B-2	1.94	vacant land	0	1
009-132-008	2	RSF-4				R-1,B-2,PD	0.61	vacant land	0	1
009-134-004	2	RSF-4				R-1,B-2,PD	0.68	vacant land (PR 90-176: 2 lots app'd)	0	2
009-134-005	2	RSF-4				R-1,B-2	0.38	vacant land (PR 89-309: 4 lots app'd)	0	4
009-134-007	2	RSF-4				R-1,B-2,PD	1.38	vacant land	0	1
009-181-006	2	RSF-4				R-1	0.18	vacant lot	0	1
009-182-018	2	RSF-4				R-1	0.24	vacant lot	0	1
009-182-023	2	RSF-4				R-1	0.88	vacant lot	0	1
009-182-038	2	RSF-4				R-1	0.33	vacant lot	0	1
009-182-039	2	RSF-4				R-1	0.39	vacant lot	0	1
009-182-040	2	RSF-4				R-1	0.29	vacant lot	0	1
009-183-009	2	RSF-4				R-1	0.11	vacant lot	0	1
009-183-010	2	RSF-4				R-1	0.11	vacant lot	0	1
009-183-036	2	RSF-4				R-1	0.23	vacant lot	0	1
009-183-039	2	RSF-4				R-1	0.11	vacant lot	0	1
009-221-034	2	RSF-4				R-1	0.26	vacant lot	0	1
009-221-040	2	RSF-4				R-1	5.64	vacant land	0	1
009-221-048	2	RSF-4				R-1	0.52	vacant lot	0	1
009-221-049	2	RSF-4				R-1	0.34	vacant lot	0	1
009-221-050	2	RSF-4				R-1	0.34	vacant lot	0	1
009-221-051	2	RSF-4				R-1	0.79	vacant lot	0	1
009-221-052	2	RSF-4				R-1	1.40	vacant lot	0	1
009-221-053	2	RSF-4				R-1	1.71	vacant lot	0	1
009-221-054	2	RSF-4				R-1	2.12	vacant lot	0	1
009-221-055	2	RSF-4				R-1	0.59	vacant lot	0	1

LAND USE INVENTORY: RSF-4 VACANT AND UNDERDEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-221-056	2	RSF-4				R-1	0.49	vacant lot	0	1
009-221-057	2	RSF-4				R-1	2.41	vacant lot	0	1
009-222-002	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-003	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-008	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-009	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-012	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-013	2	RSF-4				R-1	0.34	vacant lot	0	1
009-222-015	2	RSF-4				R-1	0.34	vacant lot	0	1
009-232-012	2	RSF-4				R-1	0.20	vacant lot	0	2
009-241-026	2	RSF-4				R-1	0.19	vacant lot	0	1
009-241-043	2	RSF-4				R-1	0.30	vacant lot	0	1
009-241-051	2	RSF-4				R-1	0.35	vacant lot	0	1
009-391-027	2	RSF-4				R-1	0.92	vacant lot	0	1
009-392-010	2	RSF-4				R-1	1.03	2 vacant lots	0	2
009-392-018	2	RSF-4				R-1	0.16	vacant lot	0	1
009-401-038	5	RSF-4				R-1	0.17	vacant lot	0	1
009-411-026	5	RSF-4				R-1	0.41	vacant lot	0	1
009-411-054	5	RSF-4				R-1	0.72	vacant lot	0	1
009-411-061	5	RSF-4				R-1	1.19	vacant lot	0	1
009-411-062	5	RSF-4				R-1	1.13	vacant lot	0	1
009-423-011	5	RSF-4				R-1	0.17	vacant lot	0	1
009-424-013	5	RSF-4				R-1	0.48	vacant lot	0	1
009-424-028	5	RSF-4				R-1	0.33	vacant lot	0	1
009-460-025	7	RSF-4				R-1	0.18	vacant lot	0	1
009-468-020	7	RSF-4				R-1,PD	0.18	vacant lot	0	1
009-469-035	7	RSF-4				R-1,PD	0.19	vacant lot	0	1
009-469-043	7	RSF-4				R-1,PD	0.20	vacant lot (fenced in by 009-469-044)	0	1
009-481-001	7	RSF-4				R-1	0.30	vacant lot (Country Club)	0	1
009-485-031	7	RSF-4				R-1,PD	0.38	vacant lot	0	1
009-487-010	7	RSF-4				R-1,PD	0.30	vacant lot (Eagle Creek)	0	1
009-488-055	7	RSF-4				R-1,PD	0.19	vacant lot	0	1
009-488-057	7	RSF-4				R-1,PD	0.16	vacant lot	0	1
009-488-058	7	RSF-4				R-1,PD	0.30	vacant lot	0	1
009-488-059	7	RSF-4				R-1,PD	0.50	vacant lot	0	1
009-488-060	7	RSF-4				R-1,PD	0.64	vacant lot	0	1
009-502-008	7	RSF-4				R-1	0.20	vacant lot (Country Club)	0	1
009-511-011	6	RSF-4				R-1	5.76	vacant land (very steep, oak-covered)	0	2
009-513-011	6	RSF-4				R-1	0.40	vacant lot (Riverbluff)	0	1
009-514-010	6	RSF-4				R-1	0.31	vacant lot (Riverbluff)	0	1
009-641-017	5	RSF-4				R-1	0.69	vacant land	0	1
009-747-035	7	RSF-4				R-1,PD	0.18	vacant lot (Fairway Homes)	0	1
009-747-053	7	RSF-4				R-1,PD	0.42	vacant lot (Fairway Homes)	0	1
009-747-054	7	RSF-4				R-1,PD	0.42	vacant lot (Fairway Homes)	0	1
009-747-058	7	RSF-4				R-1,PD	0.50	vacant lot (Fairway Homes)	0	1
009-747-059	7	RSF-4				R-1,PD	0.40	vacant lot (Fairway Homes)	0	1
009-751-066	9	RSF-4				R-1,PD	3.75	vacant Phase 6 (TT 2254 - Bermant)	0	9
009-751-067	9	RSF-4				R-1,PD	2.97	vacant Phase 7 (TT 2254 - Bermant)	0	10
009-757-020	20	RSF-4				R-1,PD4	7.62	vacant land (TT 1632, Phase 10)	0	36
009-757-021	21	RSF-4				R-1,PD4	6.86	vacant land (TT 1632, Phase 10)	0	35
009-770-004	7	RSF-4				R-1,B-3	2.47	vacant land	0	1
009-777-014	7	RSF-4				R-1,PD	0.31	vacant lot (Deer Park)	0	1
009-777-034	7	RSF-4				R-1,PD	0.38	vacant lot (Deer Park)	0	1
009-777-035	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-001	7	RSF-4				R-1,PD	0.43	vacant lot (Deer Park)	0	1
009-779-002	7	RSF-4				R-1,PD	0.39	vacant lot (Deer Park)	0	1
009-779-003	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1

LAND USE INVENTORY: RSF-4 VACANT AND UNDERDEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-779-004	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-005	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-006	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-007	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-008	7	RSF-4				R-1,PD	0.28	vacant lot (Deer Park)	0	1
009-779-015	7	RSF-4				R-1,PD	0.22	vacant lot (Deer Park)	0	1
009-779-016	7	RSF-4				R-1,PD	0.46	vacant lot (Deer Park)	0	1
009-779-018	7	RSF-4				R-1,PD	0.46	vacant lot (Deer Park)	0	1
009-779-020	7	RSF-4				R-1,PD	0.36	vacant lot (Deer Park)	0	1
009-779-021	7	RSF-4				R-1,PD	0.31	vacant lot (Deer Park)	0	1
009-779-022	7	RSF-4				R-1,PD	0.38	vacant lot (Deer Park)	0	1
009-779-023	7	RSF-4				R-1,PD	0.26	vacant lot (Deer Park)	0	1
009-779-024	7	RSF-4				R-1,PD	0.33	vacant lot (Deer Park)	0	1
009-779-025	7	RSF-4				R-1,PD	0.36	vacant lot (Deer Park)	0	1
009-779-026	7	RSF-4				R-1,PD	0.24	vacant lot (Deer Park)	0	1
009-779-027	7	RSF-4				R-1,PD	0.18	vacant lot (Deer Park)	0	1
009-779-028	7	RSF-4				R-1,PD	0.18	vacant lot (Deer Park)	0	1
009-779-029	7	RSF-4				R-1,PD	0.30	vacant lot (Deer Park)	0	1
009-779-030	7	RSF-4				R-1,PD	0.18	vacant lot (Deer Park)	0	1
009-779-031	7	RSF-4				R-1,PD	0.23	vacant lot (Deer Park)	0	1
009-779-032	7	RSF-4				R-1,PD	0.23	vacant lot (Deer Park)	0	1
009-779-033	7	RSF-4				R-1,PD	0.23	vacant lot (Deer Park)	0	1
009-779-034	7	RSF-4				R-1,PD	0.23	vacant lot (Deer Park)	0	1
009-779-035	7	RSF-4				R-1,PD	0.23	vacant lot (Deer Park)	0	1
009-779-036	7	RSF-4				R-1,PD	0.29	vacant lot (Deer Park)	0	1
009-779-037	7	RSF-4				R-1,PD	0.29	vacant lot (Deer Park)	0	1
009-779-038	7	RSF-4				R-1,PD	0.30	vacant lot (Deer Park)	0	1
009-779-039	7	RSF-4				R-1,PD	0.26	vacant lot (Deer Park)	0	1
009-779-040	7	RSF-4				R-1,PD	0.26	vacant lot (Deer Park)	0	1
009-779-041	7	RSF-4				R-1,PD	0.29	vacant lot (Deer Park)	0	1
009-786-036	9	RSF-4				R-1,PD	0.15	vacant lot (Meadowlark Farms)	0	1
009-815-002	7	RSF-4				R-1,B-3	3.67	vacant land	0	15
009-818-014	7	RSF-4				R-1,PD	0.25	vacant lot (Deer Park)	0	1
009-818-015	7	RSF-4				R-1,PD	0.30	vacant lot (Deer Park)	0	1
009-818-016	7	RSF-4				R-1,PD	0.47	vacant lot (Deer Park)	0	1
009-818-017	7	RSF-4				R-1,PD	0.46	vacant lot (Deer Park)	0	1
009-818-018	7	RSF-4				R-1,PD	0.67	vacant lot (Deer Park)	0	1
009-818-019	7	RSF-4				R-1,PD	0.86	vacant lot (Deer Park)	0	1
009-818-020	7	RSF-4				R-1,PD	0.49	vacant lot (Deer Park)	0	1
009-818-021	7	RSF-4				R-1,PD	0.74	vacant lot (Deer Park)	0	1
009-818-022	7	RSF-4				R-1,PD	0.38	vacant lot (Deer Park)	0	1
009-818-023	7	RSF-4				R-1,PD	0.39	vacant lot (Deer Park)	0	1
009-818-024	7	RSF-4				R-1,PD	0.42	vacant lot (Deer Park)	0	1
009-818-025	7	RSF-4				R-1,PD	0.52	vacant lot (Deer Park)	0	1
009-818-026	7	RSF-4				R-1,PD	0.36	vacant lot (Deer Park)	0	1
009-818-027	7	RSF-4				R-1,PD	0.35	vacant lot (Deer Park)	0	1
009-818-028	7	RSF-4				R-1,PD	0.30	vacant lot (Deer Park)	0	1
009-861-016	9	RSF-4				R-1,PD	3.28	vacant Phase 3 (TT 2254 - Bermant)	0	14
009-861-017	9	RSF-4				R-1,PD	3.28	vacant Phase 4 (TT 2254 - Bermant)	0	12
009-861-018	9	RSF-4				R-1,PD	2.36	vacant Phase 5 (TT 2254 - Bermant)	0	10
009-861-020	9	RSF-4				R-1,PD	0.22	vacant lot (TT 2254 - Bermant)	0	1
009-861-021	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-022	9	RSF-4				R-1,PD	0.23	vacant lot (TT 2254 - Bermant)	0	1
009-861-023	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-024	9	RSF-4				R-1,PD	0.18	vacant lot (TT 2254 - Bermant)	0	1
009-861-025	9	RSF-4				R-1,PD	0.18	vacant lot (TT 2254 - Bermant)	0	1
009-861-026	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1

LAND USE INVENTORY: RSF-4 VACANT AND UNDERDEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-861-027	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-028	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-029	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-030	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-031	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-032	9	RSF-4				R-1,PD	0.20	vacant lot (TT 2254 - Bermant)	0	1
009-861-033	9	RSF-4				R-1,PD	0.19	vacant lot (TT 2254 - Bermant)	0	1
009-861-034	9	RSF-4				R-1,PD	0.19	vacant lot (TT 2254 - Bermant)	0	1
025-391-077	3	RSF-4	BA			BASP	87.00	vacant land (Tract 2457 - Willhoit)	0	210
025-396-039	3	RSF-4	BA			BASP	0.47	vacant lot	0	1
025-396-040	3	RSF-4	BA			BASP	0.62	vacant lot	0	1
025-396-041	3	RSF-4	BA			BASP	0.48	vacant lot	0	1
025-396-042	3	RSF-4	BA			BASP	0.50	vacant lot	0	1
025-396-043	3	RSF-4	BA			BASP	0.48	vacant lot	0	1
025-396-044	3	RSF-4	BA			BASP	0.64	vacant lot	0	1
025-396-045	3	RSF-4	BA			BASP	0.47	vacant lot	0	1
025-396-046	3	RSF-4	BA			BASP	0.48	vacant lot	0	1
025-396-047	3	RSF-4	BA			BASP	0.46	vacant lot	0	1
025-396-048	3	RSF-4	BA			BASP	0.48	vacant lot	0	1
025-396-049	3	RSF-4	BA			BASP	0.49	vacant lot	0	1
025-396-050	3	RSF-4	BA			BASP	0.72	vacant lot	0	1
025-510-041	4	RSF-4	U46			U/46 SP	0.19	vacant SF lot (Terrace at Riverglen)	0	1
025-533-002	8	RSF-4				R-1,PD	1.10	vacant lot (Tract 2281)	0	1
025-533-003	8	RSF-4				R-1,PD	0.96	vacant lot (Tract 2281)	0	1
025-533-004	8	RSF-4				R-1,PD	0.80	vacant lot (Tract 2281)	0	1
025-533-008	8	RSF-4				R-1,PD	0.35	vacant lot (Tract 2281)	0	1
025-533-009	8	RSF-4				R-1,PD	0.36	vacant lot (Tract 2281)	0	1
025-533-011	8	RSF-4				R-1,PD	0.28	vacant lot (Tract 2281)	0	1
025-533-016	8	RSF-4				R-1,PD	0.31	vacant lot (Tract 2281)	0	1
025-533-023	8	RSF-4				R-1,PD	0.43	vacant lot (Tract 2281)	0	1
025-533-024	8	RSF-4				R-1,PD	0.35	vacant lot (Tract 2281)	0	1
025-533-025	8	RSF-4				R-1,PD	0.34	vacant lot (Tract 2281)	0	1
025-533-026	8	RSF-4				R-1,PD	0.26	vacant lot (Tract 2281)	0	1
025-533-027	8	RSF-4				R-1,PD	0.39	vacant lot (Tract 2281)	0	1
025-533-028	8	RSF-4				R-1,PD	0.42	vacant lot (Tract 2281)	0	1
025-533-029	8	RSF-4				R-1,PD	0.52	vacant lot (Tract 2281)	0	1
025-533-031	8	RSF-4				R-1,PD	0.70	vacant lot (Tract 2281)	0	1
025-533-035	8	RSF-4				R-1,PD	0.19	vacant lot (Tract 2281)	0	1
025-533-037	8	RSF-4				R-1,PD	0.20	vacant lot (Tract 2281)	0	1
025-533-039	8	RSF-4				R-1,PD	0.24	vacant lot (Tract 2281)	0	1
025-533-041	8	RSF-4				R-1,PD	0.72	vacant lot (Tract 2281)	0	1
025-533-044	8	RSF-4				R-1,PD	0.26	vacant lot (Tract 2281)	0	1
025-533-047	8	RSF-4				R-1,PD	0.36	vacant lot (Tract 2281)	0	1
025-534-002	8	RSF-4				R-1,PD	0.29	vacant lot (Tract 2281)	0	1
025-534-004	8	RSF-4				R-1,PD	0.23	vacant lot (Tract 2281)	0	1
025-534-007	8	RSF-4				R-1,PD	0.19	vacant lot (Tract 2281)	0	1
025-534-010	8	RSF-4				R-1,PD	0.23	vacant lot (Tract 2281)	0	1
025-534-012	8	RSF-4				R-1,PD	0.19	vacant lot (Tract 2281)	0	1
025-534-013	8	RSF-4				R-1,PD	0.24	vacant lot (Tract 2281)	0	1
025-534-015	8	RSF-4				R-1,PD	0.36	vacant lot (Tract 2281)	0	1
025-534-016	8	RSF-4				R-1,PD	0.54	vacant lot (Tract 2281)	0	1
025-534-017	8	RSF-4				R-1,PD	0.42	vacant lot (Tract 2281)	0	1
025-534-019	8	RSF-4				R-1,PD	0.48	vacant lot (Tract 2281)	0	1
025-534-021	8	RSF-4				R-1,PD	0.68	vacant lot (Tract 2281)	0	1
025-534-023	8	RSF-4				R-1,PD	0.36	vacant lot (Tract 2281)	0	1
025-534-024	8	RSF-4				R-1,PD	0.39	vacant lot (Tract 2281)	0	1
009-221-042	2	RSF-4				R-1	8.64	SF residence, vacant land	1	21

LAND USE INVENTORY: RSF-4 VACANT AND UNDERDEVELOPED PARCELS

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-511-016	6	RSF-4				R-1	39.00	SF Residence (Tract 2593)	1	52
							282.35		2	649
Under Developed Land										
008-151-030	2	RSF-4				R-1,B-2	1.61	SF residence	1	2
008-151-033	2	RSF-4				R-1,B-2	1.10	SF residence on 2 lots	1	1
008-151-036	2	RSF-4				R-1	0.43	SF residence on 2 lots	1	1
008-152-013	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-152-015	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-153-008	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-153-011	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-211-004	2	RSF-4	HP			R-1	0.32	SF residence on 2 lots	1	1
008-271-014	2	RSF-4				R-1	0.36	SF residence on 3 lots	1	2
008-272-001	2	RSF-4				R-1	0.24	SF residence on 2 lots	1	1
008-272-009	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-273-005	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-273-008	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-273-011	2	RSF-4				R-1	0.64	SF residence on 4 lots	1	3
008-273-014	2	RSF-4				R-1	0.32	SF residence on 2 lots	1	1
008-301-012	2	RSF-4				R-1	0.31	SF residence on 2 lots	1	1
008-341-042	1	RSF-4				R-1,B-2	2.68	SF residence	1	2
009-132-010	2	RSF-4				R-1,B-2	0.62	SF residence (PR 89-193: 2 lots app'd)	1	1
009-232-011	2	RSF-4				R-1	0.20	SF residence (2 lots)	1	1
009-391-029	2	RSF-4				R-1	1.85	SF residence on 2 lots	1	1
009-392-005	2	RSF-4				R-1	0.39	SF residence on 2 lots	1	1
009-611-001	6	RSF-4				R-1,PD	6.19	SF Residence (TT 2032- expired)	1	9
009-815-001	7	RSF-4				R-1	3.91	SF Residence, vacant lot (PR 97-177)	1	1
							23.41		23	36

LAND USE INVENTORY: RSF-6 - ONLY PARCEL

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-815-002	7	RSF-6				R-1,B-3	7.43	SF residence, vacant land	1	44

LAND USE INVENTORY: RMF-8 CATEGORY -VACANT LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-152-014	2	RMF-8				R-2	0.48	vacant lot	0	4
008-152-018	2	RMF-8				R-2	0.16	vacant lot	0	2
008-222-004	2	RMF-8	RD	HP		R-2	0.16	vacant lot	0	2
008-231-003	2	RMF-8	RD	HP		R-2	0.08	vacant land	0	1
008-232-013	2	RMF-8	RD	HP		R-2	0.13	vacant lot	0	1
008-232-014	2	RMF-8	RD	HP		R-2	0.06	vacant land	0	1
008-234-015	2	RMF-8	RD	HP		R-2	0.16	vacant lot	0	2
008-281-010	2	RMF-8	RD	HP		R-2	0.16	vacant lot	0	2
008-381-003	1	RMF-8				R-3,PD	2.90	vacant land	0	23
008-381-004	1	RMF-8				R-3	9.70	vacant land	0	77
008-381-006	1	RMF-8				R-3,PD	2.08	vacant land (Tr 2411)	0	12
008-391-008	1	RMF-8				R-2,B-1	0.36	vacant lot	0	3
008-391-013	1	RMF-8				R-2,B-1	0.06	vacant lot	0	1
008-391-021	1	RMF-8				R-2,B-1	1.58	vacant lot	0	12
008-391-024	1	RMF-8				R-2,B-1	0.43	vacant lot	0	3
008-391-025	1	RMF-8				R-2,B-1	0.42	vacant lot	0	3
008-431-034	2	RMF-8				R-2	2.03	vacant land	0	16
009-252-017	2	RMF-8				R-2	0.33	vacant lot	0	2
009-252-018	2	RMF-8				R-2	0.20	vacant lot	0	2
009-252-019	2	RMF-8				R-2	0.20	vacant lot	0	2
009-252-020	2	RMF-8				R-2	0.20	vacant lot	0	2
009-252-021	2	RMF-8				R-2	0.20	vacant lot	0	2
009-252-022	2	RMF-8				R-2	0.20	vacant lot	0	2
009-256-007	2	RMF-8				R-2	0.52	3 vacant lots (drainage way included)	0	6
009-256-008	2	RMF-8				R-2	0.92	5 vacant lots (drainage way included)	0	10
009-282-020	2	RMF-8				R-2	0.21	vacant lot	0	2
009-441-014	5	RMF-8				R-2,B-3	0.99	vacant land (PR89-375: 2 lots app'd)	0	6
009-441-016	5	RMF-8				R-2,B-3	0.33	vacant land	0	3
009-441-047	5	RMF-8				R-2,B-3	0.52	vacant land	0	3
009-451-017	5	RMF-8				R-1,B-3	0.90	vacant land	0	6
009-531-023	6	RMF-8				R-2	0.50	vacant lot	0	4
009-531-024	6	RMF-8				R-2	0.90	2 lots	0	7
009-531-028	6	RMF-8				R-2	0.30	2 vacant lots	0	2
009-541-008	6	RMF-8				R-2	3.50	vacant land	0	28
009-611-042	6	RMF-8	RD			R-2,PD	18.00	Former Meat Plant (Tract 2422 - Harrod)	0	80
009-751-063	7	RMF-8				R-3,PD	2.34	vacant land	0	18
009-815-008	7	RMF-8				R-2,PD	0.70	vacant land	0	6
009-815-016	7	RMF-8				R-2,PD	7.10	vacant land (PD 02-001- Creekside Gdns)	0	29
009-815-017	7	RMF-8				R-2,PD	5.90	vacant land (PD 98016 - Canyon Creek)	0	68
							65.91		0	455

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-065-010	1	RMF-8	RD	SE		R-2	0.26	SF residence	1	1
008-065-015	1	RMF-8	RD	SE		R-2	0.14	SF residence	1	1
008-065-017	1	RMF-8	RD	SE		R-2	0.17	SF residence	1	1
008-065-023	1	RMF-8	RD	SE		R-2	0.21	SF residence	1	1
008-065-028	1	RMF-8	RD	SE		R-2	0.15	SF residence	1	1
008-066-002	1	RMF-8	RD			R-2	0.45	SF residence	1	3
008-066-003	1	RMF-8	RD			R-2	0.26	SF residence	1	1
008-066-006	1	RMF-8	RD			R-2	0.26	SF residence	1	1
008-066-009	1	RMF-8	RD			R-2	0.26	SF residence	1	1
008-066-010	1	RMF-8	RD			R-2	0.14	SF residence	1	1
008-066-014	1	RMF-8	RD			R-2	0.26	SF residence	1	1
008-092-016	2	RMF-8				R-2	0.25	SF residence	1	1
008-092-019	2	RMF-8				R-2	0.21	SF residence	1	1
008-092-025	2	RMF-8				R-2	1.77	SF residence	1	13
008-092-028	2	RMF-8				R-2	0.54	SF residence	1	3
008-092-042	2	RMF-8				R-2,PD	0.25	SF residence	1	1
008-152-008	2	RMF-8				R-2	0.38	SF residence on 2 lots	1	3
008-152-017	2	RMF-8				R-2	0.16	SF residence	1	1
008-152-019	2	RMF-8				R-2	0.16	SF residence	1	1
008-161-008	2	RMF-8	RD			R-2	0.17	SF residence	1	1
008-161-010	2	RMF-8	RD			R-2	0.13	SF residence	1	1
008-161-011	2	RMF-8	RD			R-2	0.14	SF residence	1	1
008-161-014	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-162-002	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-162-004	2	RMF-8	RD			R-2	0.24	SF residence	1	2
008-162-007	2	RMF-8	RD			R-2	0.24	SF residence	1	2
008-162-012	2	RMF-8	RD			R-2	0.19	SF residence	1	1
008-162-014	2	RMF-8	RD			R-2	0.15	SF residence	1	1
008-221-003	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-221-004	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-221-005	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-221-007	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-221-008	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-221-009	2	RMF-8	RD			R-2	0.32	SF residence on 2 lots	1	3
008-221-010	2	RMF-8	RD			R-2	0.16	SF residence	1	1
008-222-001	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-007	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-008	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-009	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-010	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-011	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-222-012	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-224-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-224-004	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-224-006	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-002	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-004	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-008	2	RMF-8	RD	HP		R-2	0.24	SF residence	1	2
008-231-009	2	RMF-8	RD	HP		R-2	0.24	SF residence	1	2
008-231-010	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-011	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-012	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-231-013	2	RMF-8	RD	HP		R-2	0.25	SF residence	1	2
008-231-014	2	RMF-8	RD	HP		R-2	0.23	SF residence	1	2
008-232-002	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-232-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-232-004	2	RMF-8	RD	HP		R-2	0.48	SF residence on 3 lots	1	5
008-232-015	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-232-016	2	RMF-8	RD	HP		R-2	0.13	SF residence	1	1
008-233-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-234-001	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-234-002	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-234-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-234-011	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-001	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-002	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-004	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-009	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-011	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-012	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-281-013	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-283-014	2	RMF-8	RD	HP		R-2	0.22	SF residence	1	3
008-284-003	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-284-006	2	RMF-8	RD	HP		R-2	0.16	SF residence	1	1
008-305-007	2	RMF-8	HP			R-2	0.16	SF residence	1	1
008-305-010	2	RMF-8	HP			R-2	0.21	SF residence	1	1
008-305-014	2	RMF-8	HP			R-2	0.16	SF residence	1	1
008-311-005	2	RMF-8	HP			R-2	0.24	SF residence	1	2
008-311-012	2	RMF-8	HP			R-2	0.22	SF residence	1	2
008-312-001	2	RMF-8	HP			R-2	0.16	SF residence	1	1
008-312-004	2	RMF-8	HP			R-2	0.16	SF residence	1	1
008-312-006	2	RMF-8	HP			R-2	0.16	SF residence	1	1
008-312-008	2	RMF-8	OP	HP		R-2/OP	0.16	SF residence	1	1
008-312-010	2	RMF-8	OP	HP		R-2/OP	0.24	SF residence	1	2
008-313-003	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-313-004	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-313-006	2	RMF-8	RD	HP	OP	R-2/OP	0.12	SF residence	1	1
008-313-009	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-313-010	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-314-002	2	RMF-8	RD	HP	OP	R-2/OP	0.19	SF residence	1	1
008-314-013	2	RMF-8	RD	HP	OP	R-2/OP	0.31	SF residence	1	2
008-314-014	2	RMF-8	RD	HP	OP	R-2/OP	0.21	SF residence	1	1
008-314-015	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-314-017	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-315-001	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-315-002	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-315-003	2	RMF-8	RD	HP	OP	R-2/OP	0.16	SF residence	1	1
008-316-002	2	RMF-8	RD	HP	OP	R-2/OP	0.32	SF residence (3,550 sf dental office appd)	1	3
008-316-003	2	RMF-8	RD	HP	OP	R-2/OP	0.14	SF residence	1	1
008-317-001	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-317-002	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-317-004	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-317-008	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-317-011	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-318-003	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-318-004	2	RMF-8	HP	HP		R-2	0.16	SF residence	1	1
008-318-012	2	RMF-8	OP	HP		R-2/OP	0.16	SF residence	1	1
008-318-013	2	RMF-8	OP	HP		R-2/OP	0.16	SF residence	1	1
008-318-014	2	RMF-8	OP	HP		R-2/OP	0.16	SF residence	1	1
008-391-001	1	RMF-8				R-3	0.19	SF residence	1	1
008-391-002	1	RMF-8				R-3	0.19	SF residence	1	1
008-391-003	1	RMF-8				R-2,B-1	0.24	SF residence	1	2

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-391-004	1	RMF-8				R-2,B-1	0.22	SF residence	1	2
008-391-005	1	RMF-8				R-2,B-1	1.10	SF residence	1	7
008-391-006	1	RMF-8				R-2,B-1	0.25	SF residence	1	1
008-391-007	1	RMF-8				R-2,B-1	0.29	SF residence	1	1
008-391-009	1	RMF-8				R-2,B-1	0.29	SF residence	1	1
008-391-011	1	RMF-8				R-2,B-1	0.17	SF residence	1	1
008-391-012	1	RMF-8				R-2,B-1	0.17	SF residence	1	1
008-391-015	1	RMF-8				R-2,B-1	0.32	SF residence	1	2
008-391-017	1	RMF-8				R-2,B-1	0.26	SF residence	1	1
008-391-019	1	RMF-8				R-2,B-1	0.36	SF residence	1	2
008-391-020	1	RMF-8				R-2,B-1	0.26	SF residence	1	1
008-391-023	1	RMF-8				R-2,B-1	0.43	SF residence	1	2
009-031-011	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-031-013	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-031-018	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-031-020	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-032-001	2	RMF-8	HP			R-2	0.16	residential	1	1
009-032-002	2	RMF-8	HP			R-2	0.16	residential	1	1
009-032-003	2	RMF-8	HP			R-2	0.16	residential	1	1
009-032-005	2	RMF-8	HP			R-2	0.16	residential	1	1
009-033-003	2	RMF-8	HP			R-2	0.16	residential	1	1
009-033-004	2	RMF-8	HP			R-2	0.16	residential	1	1
009-033-008	2	RMF-8	OP	HP		R-2/OP	0.24	residential	1	1
009-033-012	2	RMF-8	OP	HP		R-2/OP	0.24	residential	1	1
009-034-003	2	RMF-8	HP			R-2	0.16	residential	1	1
009-034-004	2	RMF-8	HP			R-2	0.16	residential	1	1
009-035-001	2	RMF-8	RD	OP	HP	R-2/OP	0.48	residential (3 lots)	1	5
009-035-003	2	RMF-8	RD	OP	HP	R-2/OP	0.16	SF Residence (office cnversion approved)	1	1
009-141-001	2	RMF-8	HP			R-2	0.24	SF residence	1	1
009-141-002	2	RMF-8	HP			R-2	0.24	SF residence	1	1
009-142-004	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-142-006	2	RMF-8	HP			R-2	0.21	SF residence	1	1
009-142-007	2	RMF-8	HP			R-2	0.24	SF residence	1	1
009-142-008	2	RMF-8	HP			R-2	0.20	SF residence	1	1
009-142-010	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-142-011	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-143-001	2	RMF-8	OP	HP		R-2	0.26	SF residence	1	1
009-143-003	2	RMF-8	OP	HP		R-2	0.32	SF residence	1	3
009-143-004	2	RMF-8	OP	HP		R-2	0.16	SF residence	1	1
009-143-005	2	RMF-8	OP	HP		R-2	0.16	SF residence	1	1
009-143-013	2	RMF-8	OP	HP		R-2	0.32	SF residence	1	1
009-144-001	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-144-002	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-144-006	2	RMF-8	HP			R-2	0.26	SF residence	1	1
009-144-009	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-144-013	2	RMF-8	HP			R-2	0.16	SF residence	1	1
009-191-001	2	RMF-8				R-2	0.16	SF residence	1	1
009-191-004	2	RMF-8				R-2	0.16	SF residence	1	1
009-191-007	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-002	2	RMF-8				R-2	0.14	SF residence	1	1
009-192-003	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-004	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-009	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-013	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-014	2	RMF-8				R-2	0.16	SF residence	1	1
009-192-016	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-001	2	RMF-8				R-2	0.16	SF residence	1	1

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-193-002	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-003	2	RMF-8				R-2	0.11	SF residence	1	1
009-193-004	2	RMF-8				R-2	0.05	SF residence	1	1
009-193-009	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-010	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-011	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-014	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-016	2	RMF-8				R-2	0.16	SF residence	1	1
009-193-017	2	RMF-8				R-2	0.16	SF residence	1	1
009-194-002	2	RMF-8				R-2	0.16	SF residence	1	1
009-194-007	2	RMF-8				R-2	0.16	SF residence	1	1
009-194-012	2	RMF-8				R-2	0.14	SF residence	1	1
009-194-014	2	RMF-8				R-2	0.18	SF residence	1	1
009-195-004	2	RMF-8	RD	MU		R-2	0.13	SF residence	1	1
009-195-009	2	RMF-8	RD			R-2	0.22	SF residence	1	1
009-195-016	2	RMF-8	RD	MU		R-2	0.22	SF residence	1	1
009-196-002	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-196-010	2	RMF-8	RD			R-2	0.15	SF residence	1	1
009-251-002	2	RMF-8				R-2	0.14	SF residence	1	1
009-251-007	2	RMF-8				R-2	0.16	SF residence	1	1
009-251-009	2	RMF-8				R-2	0.16	SF residence	1	1
009-251-011	2	RMF-8				R-2	0.16	SF residence	1	1
009-251-015	2	RMF-8				R-2	0.16	SF residence	1	1
009-251-016	2	RMF-8				R-2	0.16	SF residence	1	1
009-251-024	2	RMF-8				R-2	0.38	SF residence on 2 lots	1	3
009-251-025	2	RMF-8				R-2	0.17	SF residence	1	1
009-251-026	2	RMF-8				R-2	0.17	SF residence	1	1
009-252-002	2	RMF-8				R-2	0.16	SF residence	1	1
009-252-003	2	RMF-8				R-2	0.16	SF residence	1	1
009-252-006	2	RMF-8				R-2	0.16	SF residence	1	1
009-252-007	2	RMF-8				R-2	0.16	SF residence	1	1
009-252-008	2	RMF-8				R-2	0.16	SF residence	1	1
009-254-004	2	RMF-8				R-2	0.16	SF residence	1	1
009-254-009	2	RMF-8				R-2	0.16	SF residence	1	1
009-254-011	2	RMF-8				R-2	0.16	SF residence	1	1
009-254-015	2	RMF-8				R-2	0.14	SF residence	1	1
009-254-016	2	RMF-8				R-2	0.18	SF residence	1	1
009-255-008	2	RMF-8				R-2	0.30	SF residence	1	1
009-255-011	2	RMF-8				R-2	0.24	SF residence	1	1
009-255-013	2	RMF-8				R-2	0.16	SF residence	1	1
009-256-009	2	RMF-8				R-2	0.17	SF residence	1	1
009-257-003	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-258-002	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-258-003	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-258-010	2	RMF-8	RD			R-2	0.14	SF residence	1	1
009-281-003	2	RMF-8				R-2	0.32	SF residence on 2 lots	1	3
009-281-007	2	RMF-8				R-2	0.32	SF residence on 2 lots	1	3
009-282-003	2	RMF-8				R-2	0.28	SF residence on 2 lots	1	3
009-282-013	2	RMF-8				R-2	0.21	SF residence	1	1
009-282-014	2	RMF-8				R-2	0.24	SF residence on 2 lots	1	1
009-282-015	2	RMF-8				R-2	0.19	SF residence	1	1
009-282-016	2	RMF-8				R-2	0.17	SF residence	1	1
009-282-017	2	RMF-8				R-2	0.34	SF residence on 2 lots	1	3
009-282-019	2	RMF-8				R-2	0.21	SF residence	1	1
009-282-021	2	RMF-8				R-2	0.21	SF residence	1	1
009-283-001	2	RMF-8				R-2	0.16	SF residence	1	1
009-283-004	2	RMF-8				R-2	0.16	SF residence	1	1

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-283-005	2	RMF-8				R-2	0.16	SF residence	1	1
009-283-006	2	RMF-8				R-2	0.16	SF residence	1	1
009-283-008	2	RMF-8				R-2	0.16	SF residence	1	1
009-283-009	2	RMF-8				R-2	0.16	SF residence	1	1
009-284-006	2	RMF-8				R-2	0.16	SF residence	1	1
009-284-008	2	RMF-8				R-2	0.32	SF residence on 2 lots	1	3
009-284-010	2	RMF-8				R-2	0.30	SF residence	1	1
009-285-003	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-285-010	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-286-001	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-286-002	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-286-003	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-286-004	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-286-005	2	RMF-8	RD			R-2	0.16	SF residence	1	1
009-328-002	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-003	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-004	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-005	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-006	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-007	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-008	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-009	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-010	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-011	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-012	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-013	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-014	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-015	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-016	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-017	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-018	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-019	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-328-020	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-001	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-002	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-003	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-004	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-005	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-006	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-007	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-008	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-009	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-010	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-011	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-012	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-013	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-014	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-015	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-016	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-017	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-018	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-019	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-329-020	9	RMF-8				R-1	0.20	SF residence (Sherwood Acres)	1	1
009-342-001	6	RMF-8				R-2	0.25	SF residence	1	1
009-441-046	5	RMF-8				R-2,B-3	0.46	SF residence	1	2
009-451-010	5	RMF-8				R-2,PD	1.00	SF residence	1	7
009-451-016	5	RMF-8				R-1,B-3	0.61	SF residence	1	3

LAND USE INVENTORY: RMF-8 CATEGORY - UNDER-DEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-451-020	5	RMF-8				R-1,B-3	0.27	SF residence	1	1
009-451-028	5	RMF-8				R-1,B-3	0.89	SF residence	1	7
009-521-001	6	RMF-8				R-2	0.30	SF residence	1	1
009-521-002	6	RMF-8				R-2	0.20	SF residence	1	1
009-521-003	6	RMF-8				R-2	0.20	SF residence	1	1
009-522-001	6	RMF-8				R-2	0.20	SF residence	1	1
009-522-002	6	RMF-8				R-2	0.20	SF residence	1	1
009-522-005	6	RMF-8				R-2	0.40	SF residence	1	2
009-522-014	6	RMF-8				R-2	0.20	SF residence	1	1
009-523-002	6	RMF-8				R-2	0.30	SF residence	1	1
009-523-003	6	RMF-8				R-2	0.20	SF residence	1	1
009-523-004	6	RMF-8				R-2	0.30	SF residence	1	1
009-531-005	6	RMF-8				R-2	0.40	2 lots	1	2
009-531-011	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-013	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-015	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-016	6	RMF-8				R-2	0.30	2 lots	1	1
009-531-017	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-019	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-025	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-026	6	RMF-8				R-2	0.20	SF residence	1	1
009-531-027	6	RMF-8				R-2	0.70	SF residence (3 lots)	1	5
009-532-002	6	RMF-8				R-2	0.20	SF residence	1	1
009-532-005	6	RMF-8				R-2	0.20	SF residence	1	1
009-532-006	6	RMF-8				R-2	0.20	SF residence	1	1
009-532-007	6	RMF-8				R-2	0.20	SF residence	1	1
009-541-001	6	RMF-8				R-2	0.40	SF residence	1	2
009-541-003	6	RMF-8				R-2	0.50	SF residence	1	3
009-541-005	6	RMF-8				R-2	0.20	SF residence	1	1
009-541-007	6	RMF-8				R-2	2.70	SF residence	1	20
009-541-009	6	RMF-8				R-2	0.50	SF residence	1	3
009-641-002	5	RMF-8				R-1	1.00	SF residence	1	7
008-161-016	2	RMF-8	RD			R-2	0.64	2 SF residences	2	6
008-162-003	2	RMF-8	RD			R-2	0.24	2 units	2	1
008-311-007	2	RMF-8	HP			R-2	0.24	residential	2	1
009-092-002	2	RMF-8	HP			R-2	0.29	Residential	2	1
009-641-003	5	RMF-8				R-1	1.35	2 SF residences	2	8
008-391-022	1	RMF-8				R-2,B-1	1.60	residential	3	9
009-451-035	5	RMF-8				R-2,PD	0.86	23 apartments u/c 2003-2004	6	17
009-815-010	7	RMF-8				R-2,PD	14.44	vacant land (TT 2404- co-housing site)	31	5
							91.06		367	483

LAND USE INVENTORY: RMF-12 CATEGORY - VACANT LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-011-027	1	RMF-12	RD			R-3	0.12	vacant land	0	1
008-011-068	1	RMF-12	RD			R-3	0.08	vacant land	0	1
008-031-016	1	RMF-12	RD	SE		R-4,PD	0.28	vacant land	0	3
008-031-029	1	RMF-12	RD	SE		R-4,PD	0.20	vacant land	0	3
008-031-030	1	RMF-12	RD	SE		R-4,PD	0.20	vacant land	0	3
008-041-026	1	RMF-12	RD	SE	OPK	R-4,PD	1.10	vacant land	0	13
008-081-003	1	RMF-12	RD	SE		R-4,PD	0.13	vacant lot	0	2
008-165-009	2	RMF-12	RD	MU		R-3	0.29	vacant land	0	6
008-172-013	2	RMF-12	RD	MU		R-3	0.36	vacant land	0	6
008-226-008	2	RMF-12	RD	MU		R-3	0.16	vacant lot	0	3
008-292-015	2	RMF-12	RD	MU	OP	R-3/OP	0.16	vacant lot	0	3
009-611-041	6	RMF-12				R-1,PD	0.55	vacant land	0	7
025-397-001	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-002	3	RMF-12	BA			BASP	0.08	vacant lot	0	1
025-397-003	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-004	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-005	3	RMF-12	BA			BASP	0.08	vacant lot	0	1
025-397-006	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-007	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-008	3	RMF-12	BA			BASP	0.08	vacant lot	0	1
025-397-009	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-010	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-011	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-012	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-013	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-014	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-015	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-037	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-038	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-041	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-042	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-063	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-064	3	RMF-12	BA			BASP	0.08	vacant lot	0	1
025-397-065	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-066	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-067	3	RMF-12	BA			BASP	0.08	vacant lot	0	1
025-397-068	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-089	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
025-397-090	3	RMF-12	BA			BASP	0.07	vacant lot	0	1
009-611-040	6	RMF-12				R-1,PD	5.50	SF residence	1	65
							11.07		1	143

LAND USE INVENTORY: RMF-12 CATEGORY: UNDERDEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-011-001	1	RMF-12	RD			R-3	0.36	residential	1	3
008-011-035	1	RMF-12	RD			R-3	0.24	single family dwelling	1	2
008-011-052	1	RMF-12	RD			R-3	0.18	residential	1	2
008-011-055	1	RMF-12	RD			R-3	0.18	residential	1	2
008-011-069	1	RMF-12	RD			R-3	0.31	residential	1	2
008-031-011	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	2
008-035-017	1	RMF-12	RD			R-3	0.32	SF residence	1	3
008-035-030	1	RMF-12	RD			R-3	0.16	apartments	2	1
008-061-027	1	RMF-12	RD	SE		R-4,PD	0.19	residential	2	1
008-071-004	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	1
008-071-005	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	1
008-071-006	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	1
008-071-007	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	1
008-071-009	1	RMF-12	RD	SE		R-4,PD	0.39	SF residence	1	4
008-081-010	1	RMF-12	RD	SE		R-4,PD	0.24	residential	2	1
008-081-015	1	RMF-12	RD	SE		R-4,PD	0.39	SF residence	1	3
008-081-016	1	RMF-12	RD	SE		R-4,PD	0.20	SF residence	1	2
008-081-017	1	RMF-12	RD	SE		R-4,PD	0.20	SF residence	1	2
008-081-025	1	RMF-12	RD	SE		R-4,PD	0.19	SF residence	1	2
008-165-005	2	RMF-12	RD	MU		R-3	0.19	residential	2	1
008-165-008	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-172-007	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-172-008	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-172-011	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-172-012	2	RMF-12	RD	MU		R-3	0.12	SF residence	1	1
008-172-014	2	RMF-12	RD	MU		R-3	0.32	residential (2 lots)	3	3
008-172-015	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-172-018	2	RMF-12	RD	MU		R-3	0.24	triplex apartments	3	1
008-172-020	2	RMF-12	RD	MU		R-3	0.24	SF residence	1	3
008-181-005	2	RMF-12	RD	MU		R-3	0.32	SF residence	1	5
008-225-005	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-225-013	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-227-007	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-227-008	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-227-012	2	RMF-12	RD	MU		R-3	0.32	SF residence on 2 lots	1	5
008-228-003	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-228-006	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-228-012	2	RMF-12	RD	MU		R-3	0.18	SF residence	1	2
008-228-017	2	RMF-12	RD	MU		R-3	0.25	SF residence	1	3
008-228-019	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-228-020	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-235-007	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-235-008	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-235-010	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-235-011	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-235-014	2	RMF-12	RD	MU		R-3	0.32	residential	4	2
008-236-006	2	RMF-12	RD	MU		R-3	0.32	residential (2 lots)	3	3
008-236-007	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-236-009	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-237-001	2	RMF-12	RD	MU		R-3	0.18	SF residence	1	2
008-237-002	2	RMF-12	RD	MU		R-3	0.14	SF residence	1	2
008-237-003	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-004	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-005	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-008	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-009	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-011	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2

LAND USE INVENTORY: RMF-12 CATEGORY: UNDERDEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-237-012	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-237-016	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-237-017	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-238-001	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-238-003	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-238-005	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-238-006	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-238-007	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-238-010	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-238-012	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-241-003	2	RMF-12	RD	MU		R-3	0.21	SF residence	1	2
008-241-004	2	RMF-12	RD	MU		R-3	0.31	SF residence	1	3
008-241-005	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-241-006	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-244-001	2	RMF-12	RD	MU		R-3	0.21	SF residence	1	2
008-244-004	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-244-005	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-285-007	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-285-008	2	RMF-12	RD	MU		R-3	0.16	residential	2	1
008-285-009	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-285-010	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-285-011	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-285-012	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-285-014	2	RMF-12	RD	MU		R-3	0.12	SF residence	1	1
008-287-001	2	RMF-12	RD	MU		R-3	0.18	residential	2	1
008-287-002	2	RMF-12	RD	MU		R-3	0.14	SF residence	1	2
008-287-004	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-287-005	2	RMF-12	RD	MU		R-3	0.12	SF residence	1	1
008-287-013	2	RMF-12	RD	MU		R-3	0.22	SF residence	1	3
008-287-015	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-287-018	2	RMF-12	RD	MU		R-3	0.16	SF residence	1	2
008-288-006	2	RMF-12	RD	MU	OP	R-3/OP	0.16	residential	2	1
008-288-012	2	RMF-12	RD	MU	OP	R-3/OP	0.16	residential	2	1
008-288-014	2	RMF-12	RD	MU	OP	R-3/OP	0.16	SF residence	1	2
008-288-015	2	RMF-12	RD	MU	OP	R-3/OP	0.16	SF residence	1	2
008-291-001	2	RMF-12	RD	MU		R-3	0.20	residential	2	1
008-291-002	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-291-003	2	RMF-12	RD	MU		R-3	0.10	SF residence	1	1
008-291-004	2	RMF-12	RD	MU		R-3	0.11	SF residence	1	1
008-292-002	2	RMF-12	RD	MU		R-3	0.13	SF residence	1	2
008-292-003	2	RMF-12	RD	MU		R-3	0.14	duplex	2	1
008-292-008	2	RMF-12	RD	MU	OP	R-3/OP	0.15	SF residence	1	2
008-292-013	2	RMF-12	RD	MU		R-3	0.22	SF residence	1	3
008-292-014	2	RMF-12	RD	MU	OP	R-3/OP	0.17	SF residence	1	2
008-321-009	2	RMF-12	RD	MU	OP	R-3/OP	0.16	SF residence	1	2
008-321-014	2	RMF-12	RD	MU	OP	R-3/OP	0.15	SF residence	1	2
008-323-001	2	RMF-12	RD	MU	OP	R-3/OP	0.16	residential	2	1
008-323-009	2	RMF-12	RD	MU	OP	R-3/OP	0.12	SF residence	1	1
008-323-011	2	RMF-12	RD	MU	OP	R-3/OP	0.16	residential	2	1
008-323-013	2	RMF-12	RD	MU	OP	R-3/OP	0.32	residential	5	1
008-323-015	2	RMF-12	RD	MU	OP	R-3/OP	0.16	SF residence	1	2
008-323-017	2	RMF-12	RD	MU	OP	R-3/OP	0.10	SF residence	1	1
008-324-006	2	RMF-12	RD	MU	OP	R-3/OP	0.16	residential	2	1
008-324-007	2	RMF-12	RD	MU	OP	R-3/OP	0.16	SF residence	1	2
008-325-001	2	RMF-12	RD	MU	OP	R-3/OP	0.19	SF residence	1	2
008-325-002	2	RMF-12	RD	MU	OP	R-3/OP	0.20	SF residence	1	2
008-325-003	2	RMF-12	RD	MU	OP	R-3/OP	0.21	SF residence	1	2

LAND USE INVENTORY: RMF-12 CATEGORY: UNDERDEVELOPED LAND

December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
008-325-004	2	RMF-12	RD	MU	OP	R-3/OP	0.21	residential	2	1
008-325-009	2	RMF-12	RD	MU	OP	R-3/OP	0.11	SF residence	1	1
008-325-010	2	RMF-12	RD	MU	OP	R-3/OP	0.18	SF residence	1	2
008-327-006	2	RMF-12	OP	MU		R-3/OP	0.21	SF residence	1	2
009-081-001	2	RMF-12				R-2	0.26	SF residence	1	3
009-081-002	2	RMF-12				R-2	0.17	SF residence	1	2
009-081-003	2	RMF-12				R-3	0.17	SF residence	1	2
009-081-009	2	RMF-12				R-3	0.17	Residential	2	1
009-081-014	2	RMF-12				R-3	0.18	SF residence	1	2
009-081-021	2	RMF-12				R-3	0.17	SF residence	1	2
009-081-025	2	RMF-12				R-3	0.17	SF residence	1	2
009-081-029	2	RMF-12				R-3	0.14	SF residence	1	1
009-081-036	2	RMF-12				R-3	0.17	SF residence	1	2
009-081-041	2	RMF-12				R-3	0.17	SF residence	1	2
009-081-045	2	RMF-12				R-3	0.66	SF residence	1	7
009-082-011	2	RMF-12				R-3	0.17	Residential	2	1
009-082-015	2	RMF-12				R-3	0.34	SF residence (2 lots)	1	5
009-082-021	2	RMF-12				R-3	0.21	SF residence	1	3
009-082-022	2	RMF-12				R-3	0.17	duplex apartments	2	1
009-082-023	2	RMF-12				R-3	0.17	SF residence	1	2
009-091-003	2	RMF-12	HP			R-3	0.16	Residential	2	1
009-091-004	2	RMF-12	HP			R-3	0.16	Residential	2	1
009-092-001	2	RMF-12	HP			R-3	0.48	Residential	5	1
009-621-001	2	RMF-12				R-3,PD	0.17	SF residence	1	2
025-391-068	3	RMF-12	BA			BASP	7.47	SF Residence	1	4
							33.19		186	252

**LAND USE INVENTORY:
RMF-20 CATEGORY**
December 2003

APN	Sub Area	Base LUD	OL LU1	OL LU2	OL LU3	Zoning	Acres	Land Use	#DU	
									Exist	Pot
009-571-010	8	RMF-20				R-4,PD	10.00	SF residence, vacant land	1	199
009-571-024	8	RMF-20				R-4,PD	0.10	easement?	0	0
009-641-004	5	RMF-20				R-1	0.52	SF residence	1	9
009-641-005	5	RMF-20				R-1	0.26	SF residence	1	4
009-641-006	5	RMF-20				R-1	0.26	SF residence	1	4
009-641-007	5	RMF-20				R-1	0.83	SF residence	1	16
009-641-008	5	RMF-20				OP	1.22	SF residence	1	23
009-641-009	5	RMF-20				OP	2.00	vacant land	0	40
009-641-010	5	RMF-20				OP	1.50	vacant land	0	30
009-641-011	5	RMF-20				OP	0.81	vacant land	0	16
009-641-012	5	RMF-20				OP	0.30	day care center	0	0
009-641-013	5	RMF-20				R-1	0.20	SF residence	1	3
009-641-014	5	RMF-20				R-1	0.30	SF residence	1	5
009-641-015	5	RMF-20				R-1	1.20	SF residence	1	23
009-815-007	7	RMF-20				R-2,PD	2.79	vacant land	0	26
							22.29		9	399