


TO: James L. App, City Manager
FROM: Bob Lata, Community Development Director 
SUBJECT: 2000 Consolidated Plan and Federal HOME and Emergency Shelter Grant (ESG) Programs
DATE: March 7, 2000

Needs: For the City Council to conduct a noticed public hearing and make a recommendation to the County Board of Supervisors regarding the Update to the Consolidated Plan and those activities to be approved for funding with the County's 2000 allotments of Federal Home Investment Partnership Act (HOME) and Emergency Shelter Grant (ESG) funds.

- Facts:
1. Federal Regulations governing the CDBG, HOME and ESG Programs require that housing and community development needs to which these funds are applied be addressed in a 5 year Consolidated Plan.
 2. The County has prepared a Draft 2000 Consolidated Plan. Copies of this draft plan have been placed in the Council's Office and at the public counter in binders labeled "City of Paso Robles 2000 CDBG and HOME Program Applications".
 3. HOME and ESG funds are federal funds allocated annually by the Department of Housing and Urban Development (HUD) to states, "urban counties" and entitled cities. Via a cooperative agreement, the City of Paso Robles is a member of an "urban county" along with the cities of San Luis Obispo, Atascadero, and Arroyo Grande, Grover Beach and the County of San Luis Obispo.
 4. The cooperative agreement among the County and participating cities stipulates that CDBG funds will be allocated to each jurisdiction per a HUD-developed formula. The cooperative agreement does not provide for a similar allocation for HOME and ESG funds. The agreement does, however, provide that the County and participating cities cooperate in the allocation of HOME and ESG funds.
 5. The City has filed an application for \$300,000 in HOME funds, to be supplemented with \$100,000 or more in Redevelopment Low and Moderate Income Housing (LMIH) Funds, for a first-time homebuyers deferred-payment second mortgage (trust deed) loan program.
 6. Attached are "Facts About the 2000 HOME and ESG Programs" that contain background facts about the HOME and ESG Programs, and which lists those HOME and ESG applications being recommended by County Planning Staff for funding in 2000.
 7. A copy of the Executive Summary of the Draft Consolidated Plan and the One Year Action Plan (table of funds requested/funds recommended) are attached.
 8. A public hearing on the Draft 2000 Consolidated Plan has been set for the Council's meeting of March 7, 2000. Notices of the public hearing were published in the *Tribune* and in the *Country News-Press* on February 4. A copy of the newspaper notice is attached.

Analysis and
Conclusion:

Draft 2000 Consolidated Plan:

The list of strategies and priorities for the Draft 2000 Consolidated Plan (see attached Executive Summary) are identical to those in the 1995 Consolidated Plan. These strategies and priorities appear to adequately reflect and summarize the City's and County's housing and community development needs while offering flexibility for application in the individual communities.

HOME Funds:

Please see the attached facts about the HOME and ESG Programs for background information on the allowable uses of HOME funds and summary of funding recommendations for 2000 HOME funds.

The attached One Year Action Plan (table of funds requested/funds recommended), prepared by the County of San Luis Obispo, does not list the City's application for \$300,000 in HOME funds as being recommended for funding. County Planning staff has verbally offered that they would be willing to support reserving \$100,000 of the \$267,000 recommended for allocation to the County's First-Time Homebuyer Loan Program (which is administered by the Housing Authority of San Luis Obispo) for Paso Robles loans, subject to the City providing the required 25% match (\$25,000), which would come from LMIH funds.

\$100,000 in HOME funds would translate into 5 or 6 loans for Paso Robles homebuyers. The \$25,000 match would provide a 6th or 7th loan.

It should be noted that HOME regulations require that, upon repayment of a HOME-funded loan, all funds, including match funds, go back into the County's HOME fund. That is, if the City Council wants to pursue this offer, the Redevelopment Agency would *not* recover its \$25,000 match of LMIH funds.

It should also be noted that, since 1994, 5 loans from the County's HOME-funded First-Time Homebuyer Program were used to purchase homes in Paso Robles. For these loans, the City did not have to provide a match. (The match was provided from County resources.)

With or without participation in a HOME-funded First-Time Homebuyer Loan Program, the Redevelopment Agency can establish its own LMIH-funded program in which all of the loaned LMIH funds are recoverable by the Agency. The Redevelopment Implementation Plan sets the establishment of a First-Time Homebuyer Loan Program as a priority for use of LMIH funds.

Options available to the City Council are:

- A. Support County Planning's offer to reserve \$100,000 of the \$267,000 in the County's First-Time Homebuyer Loan Program for Paso Robles on the basis that the 5 or 6 loans from the \$100,000 in HOME funds are loans that the City might not otherwise have and, therefore, are worth the investment of \$25,000 (essentially as a grant) of LMIH Funds.
- B. Do not pursue a reservation of HOME funds for a First-Time Homebuyer Loan Program on the basis that the City wants all of its LMIH funds to be recoverable.

ESG Funds: The City does not yet have any homeless or women's shelters that would be eligible for ESG funds. In the past, the City has supported operation of such facilities in Atascadero and in San Luis Obispo.

Policy

Reference: Federal regulations for the HOME and ESG Programs

Fiscal

Impact: No impact to the General Fund.

Options: Upon completion of a public hearing, take one of the following actions:

- a. Adopt the attached resolution to recommend that the Board of Supervisors approve the Draft 2000 Consolidated Plan, subject to a reservation of \$100,000 of the \$267,000 in 2000 HOME funds to be allocated for the County's First-Time Homebuyers Loan Program, for loans to be made within the City of Paso Robles, secured by a match of \$25,000 in LMIH funds. (NOTE: This option would require future action by the Redevelopment Agency to appropriate the match funds.)
- b. Adopt an amended version of the attached resolution to recommend that the Board of Supervisors approve the Draft 2000 Consolidated Plan, but delete any reference to a reservation of those HOME funds to be allocated for the County's First-Time Homebuyers Loan Program.
- c. Amend, modify or reject the foregoing options.

Prepared By:



Ed Gallagher
Housing Programs Manager

Attachments:

1. Resolution Recommending Approval of the Draft 2000 Consolidated Plan
2. Executive Summary of the Draft 2000 Consolidated Plan
3. Draft One Year Action Plan (table of funds requested/funds recommended)
4. Facts About the 2000 HOME and ESG Programs
5. Newspaper Notice

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RESOLUTION NO. 00-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF THE DRAFT 2000 CONSOLIDATED PLAN FOR THE URBAN
COUNTY OF SAN LUIS OBISPO AND ITS RECOMMENDATIONS FOR ALLOCATIONS OF YEAR
2000 HOME AND ESG PROGRAM FUNDS

WHEREAS, on July 13, 1999 the City of El Paso de Robles (City) executed a Cooperation Agreement with the County of San Luis Obispo (County) to form an "Urban County" for purposes of allocating annual entitlements to the Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) grant programs administered by the Federal Department of Housing and Urban Development (HUD); and

WHEREAS, via the Cooperation Agreement, the City agree to cooperate in the preparation of the Consolidated Plan and the annual allocation of HOME and ESG funds; and

WHEREAS, on November 5, 1999, the urban county published a "Request for Proposals" for projects to be funded under the 2000 HOME and ESG Programs, which provided that proposals were to be submitted by December 31, 1999; and

WHEREAS, on November 17, 1999, the urban county conducted a public hearing in Paso Robles for residents of the City and of northern San Luis Obispo County to ascertain the housing and community development needs to be addressed in the Consolidated Plan; and

WHEREAS, on February 4, 2000, the urban county released a Draft 2000 Consolidated Plan; and

WHEREAS, list of strategies and priorities for the Draft 2000 Consolidated Plan are identical to those in the 1995 Consolidated Plan, which have proven to adequately reflect and summarize the City's and County's housing and community development needs while offering flexibility for application in the individual communities; and

WHEREAS, the Urban County expects to receive about \$1,157,000 in HOME funds and about \$91,000 in ESG funds 2000; and

WHEREAS, the City has filed an application for \$300,000 in 2000 HOME funds, to be supplemented with \$100,000 or more in Redevelopment Low and Moderate Income Housing Funds, for a first-time homebuyers loan program; and

WHEREAS, the Draft 2000 Consolidated Plan recommends that \$267,000 in 2000 HOME funds be allocated to a County-wide first-time homebuyers loan program, but that no specific allocation of HOME funds be made to the first-time homebuyers loan program requested by the City; and

WHEREAS, no applications were filed for using ESG funds within City limits; and

WHEREAS, on February 4, 2000, the County published a notice in the *Tribune* and in the *Country News-Press*, indicating that a public hearing would be conducted on the Draft 2000 Consolidated Plan on March 7, 2000; and

WHEREAS, at its meeting of March 7, 2000, the City Council conducted a public hearing to obtain public testimony on the proposed Draft Consolidated Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to recommend that the Board of Supervisors for the County of San Luis Obispo adopt the 2000 Consolidated Plan, a copy of which shall be kept on file in the Community Development Department, to include the activities listed below to be funded with the 2000 HOME and ESG funds.

This recommendation is made subject to a condition that \$100,000 of the \$267,000 for a county-wide first-time homebuyers assistance (loan) program be reserved for homes located within the City of Paso Robles, which shall be secured by a match of \$25,000 from the Paso Robles' Redevelopment Agency's Low and Moderate Income Housing Fund.

HOME FUNDS

Applicant	Project	Community	Amount
Peoples' Self-Help Housing Corp.	Rental Housing Development	Avila Beach	\$425,000
Affordable Homes Development Corp.	Mi Tierra Ownership Housing Development (\$410,000 in HOME funds have been previously committed to this project.)	Oceano	\$93,000
Housing Authority of the City of San Luis Obispo	First-Time Homebuyers Assistance	County-wide	\$267,000
Housing Authority of the City of San Luis Obispo	Tenant-based Rental Assistance	County-wide	\$250,000
Sojourn Services	Special Needs Rental Housing Development (acquire a 4 unit building)	San Luis Obispo	\$80,000
TOTAL			\$1,115,000

ESG FUNDS

Applicant	Project	Community	Amount
Economic Opportunity Commission	Homeless Shelter Operation and North County Outreach	San Luis Obispo, North County	\$46,800
Inter-Faith Coalition	Homeless Day Center Operation	San Luis Obispo	\$15,792
SLO Women's Shelter	Women's Shelter Operation	San Luis Obispo	\$14,748
North County Women's Resource Center	Women's Shelter Operation	North County	\$13,660
TOTAL			\$91,000

BE IT FURTHER RESOLVED, by the City Council of the City of El Paso de Robles, California, that upon notification from the Board of Supervisors of the County of San Luis Obispo that they will accept the condition to reserve \$100,000 of the \$267,000 for a county-wide first-time homebuyers assistance (loan) program for homes located within the City of Paso Robles, to be secured by a match of \$25,000 from the Paso Robles' Redevelopment Agency's Low and Moderate Income Housing Fund, the Paso Robles Redevelopment Agency be requested to appropriate said match of \$25,000 in Low and Moderate Income Housing Funds in accordance with the priorities for use of said funds set forth in the 1999 Redevelopment Implementation Plan.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7^h day of March 2000 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Executive Summary

This **CONSOLIDATED PLAN** has been prepared to identify and outline a comprehensive strategy to address San Luis Obispo County's housing and community development needs. The program year established for this plan is from July 1 through June 30. The most important function of this plan is to establish how available federal funding resources will be used to meet local needs. The urban county covered by the plan includes the cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles and San Luis Obispo, plus the unincorporated areas of the County of San Luis Obispo.

Available Formula Grants

Each year HUD publishes the amounts of funding that the County will receive in the following program year from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Shelter Grant Program (ESG). Based on the mounts available for the 2000 program year, the total amounts of formula grants during the five program years covered by this Consolidated Plan may be \$1.35 million in CDBG funds, \$5.78 million in HOME funds, and \$455,000 in ESG funds. Table 1 below shows the actual amounts by program year.

Some CDBG and HOME funds are usually repaid to the County or cities each year, and those repaid funds are called "program income". Federal rules require program income to be reallocated for eligible purposes as part of the Consolidated Plan and its Action Plans. The County estimates that approximately \$100,000 in CDBG funds and \$50,000 in HOME funds may become available during the five program years covered by this Consolidated Plan. However, since existing loans of CDBG and HOME funds are deferred-payment loans, the actual amounts of available program income depends heavily upon national interest rates, which in turn, affect borrowers' decisions to refinance or sell their homes. Table 1 below lists the actual amounts of available program income by program year.

Table 1: Available Funds by Program Year

Funding Source	2000	2001	2002	2003	2004	Total
Formula CDBG	\$2,704,000					
CDBG program income	\$377,441					
Total CDBG	\$3,081,441					
Formula HOME	\$1,157,000					
HOME program income	\$37,000					
Total HOME	\$1,194,000					
Formula ESG	\$91,000					
Total	\$4,366,441					

Public participation

The county Planning and Building Department acted as the lead agency in preparing this plan, as provided in the cooperative agreements executed by the participating jurisdictions in order to maintain "urban county" status under HUD regulations. The cities collaborated with the county throughout the process of conducting citizen participation activities and preparing the plan.

The county conducted five advertised public workshops and one public hearing to solicit public input about housing and community development needs before issuing a county-wide request for proposals and preparing draft funding recommendations. These meetings satisfied the federal requirement for at least one public hearing before the draft consolidated plan is prepared. A public hearing was conducted by the county Board of Supervisors on November 9, 1999. The workshops were held in handicapped-accessible locations in Grover Beach on November 16, 1999; Paso Robles on November 17, 1999; San Luis Obispo on 18, 1999; Arroyo Grande on November 18, 1999; and Atascadero on November 22, 1999.

Most of the people attending the workshops and the hearing requested that the county and cities place a high priority for use of CDBG funds on the expansion of homeless services and facilities beyond those already provided primarily in the City of San Luis Obispo. More specifically, they asked that outreach to homeless persons in the North County be provided, and that a homeless day center and shelter be established in at least one location in the North County. Also, they identified a need for facilities for the Food Bank Coalition and Loaves and Fishes in Paso Robles. There is a need to develop more affordable housing for low and very low income persons in all parts of the county. Rental housing is becoming significantly less available and less affordable throughout the county. Recreation facilities, programs and child care were also cited as important areas of need.

On November 5, 1999, the County issued a county-wide request for proposals and comments (RFP) to encourage interested parties to submit their comments and proposals for funding through the CDBG, HOME and ESG programs, so that achievable programs and projects could be considered as the 1999 One-Year Action Plan of the Consolidated Plan was prepared. The due date for proposals was December 30, 1999. The RFP included evaluation criteria used by the cities and the county during the previous three years, as follows:

1. Consistency with federal regulations and laws
2. Community support (for example, approval of project by a city council)
3. Seriousness of community development need proposed to be addressed by project
4. Degree to which project benefits low-income and very low-income families or persons
5. Feasibility of the project to be completed as budgeted and by June 30, 1999
6. Cost effectiveness of funds requested and leveraging of other funds
7. Organization's experience or knowledge regarding CDBG or HOME requirements

For purposes of evaluating housing proposals, cost effectiveness (and leveraging of outside funds) was quantified to enable comparisons among competing proposals and to "get the most bang for the buck" from the county's limited grant funds. More specifically, recent projects have demonstrated that rental housing for low and very low income households can be developed with \$30,000 to \$40,000 per unit of county grant funds, when combined with major funding from the Low Income Housing Tax Credit Program or other outside resources. Ownership housing for low and moderate income households can be developed with less County grant funds, generally between \$20,000 and \$30,000 per unit, since the purchasing households can afford to pay more for housing than low income households.

Public input and consultations with the various involved groups enabled the county to identify several basic principles to guide establishment of the priorities and programs identified in this plan. These basic principles include the following:

1. Emphasize programs which offer long-term solutions to problems and empower people to improve their own lives and self reliance.
2. Build local capacity to continue needed programs well into the future.
3. Maximize benefit to low- and moderate-income persons through programs which address the most important needs and do so in a cost-effective manner.

List of Strategies and Priorities

The priorities included in this plan are listed below:

Affordable Housing Strategy:

Priority #1: Increase first-time home ownership opportunities for low- and moderate-income households.

Priority #2: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.

Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

Addressing Homelessness:

Priority #1: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

Priority #2: Provide needed emergency shelter facilities and related services.

Economic Development Strategy:

Priority #1: Establish a revolving loan fund and other forms of business assistance to enable businesses to create or retain jobs.

Priority #2: Promote the county as a desirable location for new or relocating businesses.

Public Facilities and Services Strategy:

Priority #1: Provide assistance to communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities or services.

Specific activities approved for funding under this plan to address these priorities are listed in the annual action plans found in Section IV of this Consolidated Plan.

**COUNTY OF SAN LUIS OBISPO PROGRAM YEAR 2000 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) AND EMERGENCY SHELTER GRANT (ESG) PROGRAMS:
FUNDS REQUESTED, FUNDS RECOMMENDED**

#	Project	Funds requested						Funds recommended									
		CDBG						HOME	ESG	CDBG						HOME	ESG
		County	SLO	Paso	Atas	Arroyo	Grover			County	SLO	Paso	Atas	Arroyo	Grover		
Housing																	
1	Home repair program by Economic Opportunity Commission	\$120,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000			\$23,691	\$30,000		\$30,000	\$8,539			
2	Twin Pines rental housing for disabled by People's Self Help Housing Corporation					\$480,000		\$480,000									
3	Avila Beach rental housing by People's Self Help Housing Corporation							\$425,000								\$425,000	
4	Mi Tierra ownership housing in Oceano by Affordable Homes (augment \$410,000 previously committed)							\$93,000								\$93,000	
5	Special needs rental housing in SLO by Sojourn Services							\$80,000								\$80,000	
6	Gateway motel and housing by Caldwell and Fleming		\$240,000														
7	First-time home buyer program by Housing Authority of SLO							\$250,000								\$267,000	
8	First-time home buyer program by City of Paso Robles							\$300,000									
9	Special needs tenant-based rental assistance by Housing Authority of SLO							\$250,000								\$250,000	
10	Housing rehabilitation (in Grover) by Casa Solana	\$33,650								\$33,650							
11	Acquire transitional housing in SLO by SLO Women's Shelter		\$150,000								\$150,000						
12	Affordable housing fund		\$34,547								\$34,547						
13	Housing rehabilitation by North Co Women's Shelter			\$20,000													
Subtotal Housing		\$153,650	\$454,547	\$50,000	\$30,000	\$510,000	\$30,000	\$1,878,000		\$57,341	\$214,547		\$30,000	\$8,539		\$1,115,000	

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG),
 HOME INVESTMENT PARTNERSHIPS (HOME) AND EMERGENCY SHELTER GRANT (ESG) PROGRAMS:
 FUNDS REQUESTED, FUNDS RECOMMENDED

#	Project	Funds requested						Funds recommended									
		CDBG						HOME	ESG	CDBG						HOME	ESG
		County	SLO	Paso	Atas	Arroyo	Grover			County	SLO	Paso	Atas	Arroyo	Grover		
Public Services																	
1	SLO homeless shelter & N Co case mgt by Economic Opportunity Commission	\$130,000	\$120,000						\$51,428	\$130,000	\$120,000					\$46,800	
2	Prado homeless day center in SLO by Economic Opportunity Commission (plus \$27,100 City funds)	\$50,000	\$50,000						\$17,354	\$50,000	\$22,900					\$15,792	
3	Emergency motel voucher shelter program by Homeless Housing Project	\$24,000							\$24,000	\$24,000							
4	N Co homeless shelter by Homeless Housing Project	\$169,500															
5	Domestic violence shelter in SLO by SLO Women's Shelter								\$16,207							\$14,748	
6	Domestic violence shelter in Atas by NC Women's Shelter								\$15,011							\$13,660	
7	Teen center in Paso by Boys/Girls Club of N SLO County			\$40,000													
8	Gang prevention in Paso by Boys/Girls Club of N SLO County			\$17,000													
9	Outreach by SLO Special Olympics	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000							\$1,800			
10	Youth activity scholarships in Atascadero by Comm Services Foundation				\$6,000								\$6,000				
11	Purchase refrigerator/freezer in Atascadero by Creative Alternative for Learning and Living				\$600								\$600				

COUNTY OF SAN LUIS OBISPO PROGRAM YEAR 2000 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) AND EMERGENCY SHELTER GRANT (ESG) PROGRAMS: FUNDS REQUESTED, FUNDS RECOMMENDED Page 3

#	Project	Funds requested							Funds recommended									
		CDBG						HOME	ESG	CDBG						HOME	ESG	
		County	SLO	Paso	Atas	Arroyo	Grover			County	SLO	Paso	Atas	Arroyo	Grover			
12	Purchase 3 dishwashers in Atas by Purchase refrigerator/freezer in Atascadero by Creative Alternative for Learning and Living				\$2,253								\$2,253					
Subtotal Public Services		\$403,500	\$200,000	\$87,000	\$38,853	\$30,000	\$30,000		\$124,000	\$204,000	\$142,900		\$8,853	\$1,800				\$91,000
Code Enforcement																		
1	Code enforcement in redevelopment area by City of Arroyo Grande					\$15,000								\$15,000				
Subtotal Code Enforcement						\$15,000								\$15,000				
Public Facilities																		
1	Purchase, rehabilitate N Co homeless shelter by Homeless Housing Project	\$345,000																
2	Construction of community center by Oceano Community Center	\$600,000							\$600,000									
3	Dana Adobe (Nipomo) rehabilitation by SLO Co Historical Society	\$246,250																
4	Connect Montecito Verde II homes to sewer by Nipomo Community Services District	\$200,000																
5	Avocado Street improvements (Nipomo) by County Engineering	\$37,000																
6	Branch Street improvements (Nipomo) by County Engineering	\$54,000																
7	Handicapped ramps (county-wide) by County Engineering	\$100,000																

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#	Project	Funds requested						Funds recommended									
		CDBG						CDBG									
		County	SLO	Paso	Atas	Arroyo	Grover	HOME	ESG	County	SLO	Paso	Atas	Arroyo	Grover	HOME	ESG
8	Rehabilitation of community or senior centers in Nipomo, San Miguel, and Shandon by County Engineering	\$146,949															
9	Acquisition of Harvest Meadows park site by Templeton Community Services District	\$70,000															
0	Fire station clean air system in Templeton by Templeton Fire Department	\$40,000															
1	Acquisition of site for offices by Economic Opportunity Commission		\$100,000														
2	Handicapped access ramps by City of SLO		\$80,000														
3	Alley improvements by City of Paso Robles			\$105,600													
4	Disabled access to Carnegie Library by City of Paso Robles			\$129,400							\$138,384						
5	Street lights installation by City of Paso Robles			\$105,600													
6	Public improvements in low income neighborhoods by City of Paso Robles			\$117,000							\$117,000						
7	Construct skate park in Pioneer Park			\$105,600							\$106,000						
8	Off-site improvements by Paso Youth Arts Foundation			\$75,000													
9	Storm drain by N Co Women's Shelter						\$4,430									\$4,430	
20	Facility improvements by North County Connection						\$13,800										

#	Project	Funds requested						Funds recommended									
		CDBG						HOME	ESG	CDBG						HOME	ESG
		County	SLO	Paso	Atas	Arroyo	Grover			County	SLO	Paso	Atas	Arroyo	Grover		
1	Acquisition of training facility for developmentally disabled by Creative Alternative for Learning and Living				\$50,000												
2	Sidewalk improvements by City of Atascadero				\$25,000							\$25,000					
3	Public improvements in low income areas by City of Atascadero				\$100,000							\$100,000					
4	Handicapped access to facilities by City of Atascadero				\$30,000							\$30,000					
5	Disabled access to parks by City of Arroyo Grande					\$16,195							\$16,195				
6	Construction of sidewalks on Spruce Street by City of Arroyo Grande					\$73,500							\$73,500				
7	Construction of sidewalks on Montenegro Street by City of Arroyo Grande					\$46,700											
8	Install fire hydrant on Spruce Street by People's Self-Help Housing Corporation					\$6,000							\$6,000				
9	South Grover Beach drainage improvements						\$180,000							\$180,000			
ubtotal Public Facilities		\$1,839,199	\$180,000	\$638,200	\$223,230	\$142,395	\$180,000			\$670,000	\$180,000	\$361,384	\$159,430	\$95,695	\$180,000		
Section 108 loan payments																	
1	Section 108 loan payment by City of SLO		\$320,000									\$320,000					
ubtotal Section 108 loan payments			\$320,000									\$320,000					

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#	Project	Funds requested							Funds recommended								
		CDBG						HOME	ESG	CDBG						HOME	ESG
		County	SLO	Paso	Atas	Arroyo	Grover			County	SLO	Paso	Atas	Arroyo	Grover		
Planning & Capacity Building																	
1	Feasibility study for N Co homeless shelter by Homeless Housing Project	\$5,000															
2	Planning study for Court Street day care center in SLO by Economic Opportunity Commission	\$10,000															
3	Capacity building by Paso Robles			\$35,200							\$36,000						
Subtotal Planning & Capacity Building		\$15,000		\$35,200							\$36,000						
General Administration																	
	Administration by County	\$232,835						\$79,000		\$232,835						\$79,000	
	Administration by City of SLO		\$95,272								\$95,272						
	Administration by City of Paso Robles			\$52,800							\$54,000						
	Administration by City of Atascadero				\$47,508						\$47,508						
	Administration by City of Arroyo Grande					\$30,400						\$30,400					
	Administration by City of Grover Beach						\$6,391						\$6,391				
Subtotal General Administration		\$232,835	\$95,272	\$52,800	\$47,508	\$30,400	\$6,391	\$79,000		\$232,835	\$95,272	\$54,000	\$47,508	\$30,400	\$6,391	\$79,000	
TOTALS		\$2,644,184	\$929,819	\$863,200	\$339,691	\$727,795	\$246,391	\$1,957,000	\$124,000	\$1,164,176	\$632,719	\$451,384	\$245,791	\$151,434	\$186,391	\$1,194,000	\$91,000
Low/mod benefit (70% min)									93.7%								
Admin/planning (20% max)									17.7%								
Public services (15% maximum)									12.6%								
Total CDBG funds including program income									\$2,831,895.00								

Amendments to prior program years:

#	Projects	County	Grover Beach
Amendments to 1999 Action Plan			
1	Redevelopment feasibility study by County (\$50,000 in program income)	\$50,000	
Amendments to 1998 Action Plan			
2	South Grover Beach drainage improvements (\$100,000 in 1998 CDBG funds reallocated from Economic Vitality Corporation revolving loan fund)		\$100,000
3	South Grover Beach drainage improvements (\$2,561 in 1998 CDBG funds reallocated from Economic Development Planning by Economic Vitality Corporation)		\$2,561
Amendments to 1994 Action Plan			
4	South Grover Beach drainage improvements (\$1,185 in 1994 CDBG funds reallocated from Street Improvements Program by City)		\$1,185
Total amendments		\$50,000	\$103,746

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FACTS ABOUT THE 2000 HOME & ESG PROGRAMS

HOME FUNDS

1. HOME funds are federal funds that may be used to provide incentives to develop and support affordable rental housing and homeownership affordability for low income households (those earning 80% or less of the County median income).
2. Eligible uses of HOME funds include: site acquisition, construction costs* for new homes and apartments, on- and off-site improvements for housing, rehabilitation costs, financing costs, and first-time homeowner assistance.

* Note: CDBG funds may be used for all of the above, except for construction costs for new housing.

3. 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.
4. In the City of Paso Robles, HOME funds were used by Peoples' Self-Help Housing Corp. (PSHHC) to assist in the acquisition of the land for the 71 lot Spring Meadows subdivision east of Airport Road. 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.
5. Since 1994, the urban county, of which the City is a member, has received about \$1 million in HOME funds annually. HOME funds are not allocated to member jurisdiction in the same manner that CDBG funds are. The cooperative agreement among the County and participating cities calls for all participants to cooperate in the allocation of HOME funds.
6. Since 1994, HOME funds have been used primarily by the following non-profit housing organizations:
 - PSHHC, which has developed several low income projects county-wide;
 - Housing Authority of the City of San Luis Obispo (HASLO), which used HOME fund to operate the County's First-Time Homebuyers Loan Program, to operate a tenant-based rental assistance program, and to acquire an apartment building in San Luis Obispo; and
 - Affordable Homes Development Corp. (AHDC), a new non-profit organization in the County, that used HOME funds to develop new ownership housing in Oceano.
 - Judson Terrace, a non-profit senior housing project in San Luis Obispo, which received \$400,000 in HOME funds in 1999 to add more units to the project.

- The Draft Consolidated Plan, prepared by County Planning Staff with comments from the participating cities, proposes that 2000 HOME funds be spent on the following projects:

Applicant	Project	Community	Amount
PSHHC	Rental Housing Development	Avila Beach	\$425,000
AHDC	Mi Tierra Ownership Housing Development (\$410,000 in HOME funds have been previously committed to this project.)	Oceano	\$93,000
HASLO	First-Time Homebuyers Assistance	County-wide	\$267,000
HASLO	Tenant-based Rental Assistance	County-wide	\$250,000
Sojourn Services	Special Needs Rental Housing Development (acquire a 4 unit building)	San Luis Obispo	\$80,000
TOTAL			\$1,115,000

ESG FUNDS

- Emergency Shelter Grants (ESG) are federal funds to be used to provide shelter for the homeless.
- In 1999, the urban county received \$91,000, which were allocated to the Homeless Shelter in San Luis Obispo, Homeless Day Center in San Luis Obispo, Women’s Shelter in San Luis Obispo, and Women’s Shelter in Atascadero. The same amount of ESG funds will be allocated to the County in 2000.
- The Draft Consolidated Plan, prepared by County Planning Staff with comments from the participating cities, proposes that 2000 ESG funds be spent on the same projects, and in the same amounts, as was approved in 1999 and as indicated below.

Applicant	Project	Community	Amount
Economic Opportunity Commission	Homeless Shelter Operation and North County Outreach	San Luis Obispo, North County	\$46,800
Inter-Faith Coalition	Homeless Day Center Operation	San Luis Obispo	\$15,792
SLO Women’s Shelter	Women’s Shelter Operation	San Luis Obispo	\$14,748
North County Women’s Shelter	Women’s Shelter Operation	North County	\$13,660
TOTAL			\$91,000

Classifieds

Public Notices . . .

Buy • Sell • Tr

NOTICE OF PUBLIC WORKSHOPS AND HEARINGS: SUMMARY OF PROPOSED 2000 ACTION PLAN OF THE SAN LUIS OBISPO COUNTY CONSOLIDATED PLAN FOR THE CDBG, HOME AND ESG PROGRAMS; AND PROPOSED AMENDMENTS TO THE 1994, 1998 AND 1999 CDBG PROGRAMS

HO:
Public hearings will be held by the Arroyo Grande City Council, Atascadero City Council, Grover Beach City Council, Paso Robles City Council, San Luis Obispo City Council and San Luis Obispo County Board of Supervisors

WHEN AND WHERE:

Public hearings by cities and the County, the county Planning and Building Department will con- sult with the public through public workshops to provide for public input and to answer questions about the draft 2000 Consolidated Plan and year 2000 funding recommendations. These workshops will be held as follows:

February 7, 2000, at 7:00 PM - City Council Chambers, 215 East Branch Street, Arroyo Grande

February 9, 2000, at 7:00 PM - Room 102 City Hall, 6500 Palma Avenue, Atascadero

February 10, 2000, at 6:30 PM - Ramona Garden Center, 993 Ramona Avenue, Grover Beach

February 15, 2000, at 7:00 PM - Nipomo Library, 918 West Tefft Street, Nipomo

February 16, 2000, at 7:00 P. - SLO Veterans' Building, 800 Grande Ave, San Luis Obispo

February 17, 2000, at 7:00 PM - Library Conference Room, 1000 Spring Street, Paso Robles

Public hearings by cities and the County will be held as follows:

Grover Beach City Council - 6:30 PM, March 6, 2000, City Council Chambers, 154 South Eighth Street, Grover Beach

San Luis Obispo City Council - 7:00 PM, March 7, 2000, City Council Chambers, 990 Palm Street, San Luis Obispo

Paso Robles City Council - 7:30 PM, March 7, 2000, City Library Conference Room, 1000 Spring Street, Paso Robles

Atascadero City Council - 7:00 PM, March 14, 2000, Rotunda Room (4th Floor), 6500 Palma Ave.

Arroyo Grande City Council - 7:00 PM, March 14, 2000, City Council Chambers, 215 East Branch Street, Arroyo Grande

San Luis Obispo County Board of Supervisors - 9:00 AM, March 21, 2000, Board of Supervisors Chambers, County Government Center, San Luis Obispo (more precise estimate of time, based on placement of agenda, will be available March 14, 2000)

WHAT'S BEING PROPOSED:

The County of San Luis Obispo, Planning and Building Department, working in corporation with the cities of Atascadero, Grover Beach, Paso Robles, and San Luis Obispo has prepared a summary of funding recommendations for the 2000 one-year action plan of the consolidated plan pursuant to the requirements of the United States Department of Housing and Urban Development. The consolidated plan enables the county and participating cities to receive funding through certain federal grant programs. Three basic goals have been incorporated into the federal laws which authorize and govern this consolidated plan: 1) provide decent housing, 2) provide a suitable living environment, and 3) expand economic opportunities. Each of these goals are directed to benefit persons whose incomes are below 80 percent of area median income.

The county Planning and Building Department acted as the lead agency in preparing this plan, collaborating with each of the cities throughout the process of conducting citizen participation activities and preparing the plan. The consolidated plan includes an assessment of housing and community development needs, an analysis of the housing market, an analysis on non-housing community development needs, a five-year strategic plan, and a one-year action plan. The one-year action plan describes activities proposed for funding through the county's 2000 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) programs. HUD has notified the county that the amounts of the urban county's 2000 formula grants shall be \$2,704,000 from the CDBG Program; \$1,157,000 from the HOME Program; and \$91,000 from the ESG Program.

Additional funds available to be allocated include \$154,000 of CDBG program income received by the City of Paso Robles, \$241,100 of CDBG program income received by the County, and \$103,746 of prior year CDBG funds proposed for reallocation by the City of Grover Beach. Recommended funding levels of CDBG funds, including the reallocated funds are as follows:

CDBG Funding Recommendations

Category	County	SLO	Paso Robles	Atascadero	Arroyo Grande	Grover Beach	Total
Public Services	\$57,341	\$214,547		\$30,000	\$8,539		\$310,427
Code Enforcement	\$204,000	\$142,900		\$8,953	\$1,800		\$357,553
Public Facilities	\$1670,000	\$180,000	\$361,384	\$159,430	\$95,895	\$283,746	\$1,750,255
Economic							50
Section 108 loan payments		\$320,000					\$320,000
Planning/Capacity Building	\$50,000		\$36,000				\$86,000
Administration	\$232,835	\$95,272	\$54,000	\$47,508	\$30,400	\$6,391	\$466,406
Total CDBG Funds	\$1,214,176	\$952,719	\$451,384	\$245,791	\$151,434	\$290,137	\$3,305,641

CONTACT:

If you have any questions, about this proposal, you can contact Dana Liley (at 805-781-5715) in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California, 93408.

WHAT'S AVAILABLE:

Copies of the plan summary will be available starting on Friday, February 4, 2000, at the Department of Planning and Building, County Government Center, San Luis Obispo, California. Copies of the plan summary will also be placed in the county library system. Staff reports for the public hearings will be available a week before each hearing.

WHERE YOU COME IN:

Your comments and questions are invited. Public comments will be considered by the hearing bodies as they approve the content of the Consolidated Plan and funding for specific activities. If you favor certain activities that are being considered for funding, you should express your views in writing or verbally at the hearings. All comments received during the public workshops and hearings, and any written correspondence, will be summarized and attached to the plan when it is transmitted to HUD in April.

DATED: FEB 2, 2000

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE W/F# 3087 Ref: 709 9th (and) NOTICE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 9, 1998. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 11, 2000, at 11:30 AM, Western Foreclosures, Inc. as duly appointed Trustee under and pursuant to Deed of Trust recorded November 10, 1998, as Inst. No. 1998-074454, in Book: --, Page: -- of Official Records in the Office of the County Recorder of San Luis Obispo County, State of California. Executed by: DJM LLC, a California Limited Liability Company. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States) in San Luis Obispo County at the Osos Street entrance near the doors to the San Luis Obispo County Courthouse, San Luis Obispo, California, all right, title and interest conveyed and now held by it under said Deed of Trust in the property situated in said County and state described as: More fully described in said Deed of Trust. APN #: 009-151-008. The street address and other common designation, if any, of the real property described above is purported to be: 709 9th Street Paso Robles, CA 93446 (Per Tax Assessor-0 9th ST Paso) (Per Tax Assessor-AKA EL Paso De Robles). The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$7,921.60. It is possible that the opening bid may be less than the total indebtedness due. Date: January 27, 2000. CAL-LOAN CORPORATION as said Trustee, by T.D. Service Company, as agent FRANCIS DEPAZ, ASSISTANT SECRETARY 1820 E. FIRST ST., SUITE 210, P.O. BOX 11988 SANTA ANA, CA 92711-1988 714/543-8372. We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

PUBLIC NOTICES

Election to Sell to be recorded in the county where the real property is located. Western Foreclosures, Inc., By: Cherie Brownell, Authorized Signatory, Western Foreclosures, Inc., 165 Culver Blvd., Suite A, Playa del Rey, Ca 90293, (310) 306-6171, Date: January 18, 2000. ASAP#379695 1/21, 1/28, 2/4 Pub: 1/21, 1/28, 2/4/00 Legal #8377CNP

NOTICE OF TRUSTEE'S SALE T.S. No: A312600 Unit Code: A Loan No: 9066M/ROBARDS AP N: 009-588-007 CAL-LOAN CORPORATION, as duly appointed Trustee under the following described Deed of Trust, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the form which are lawful tender in the United States) and/or other checks specified in Civil Code Section 2924h (payable in full at the time of sale to T.D. Service Company) at right title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described: Trustee: MARK A. ROBARDS, TERRY L. ROBARDS as Inst. No. 1999-026498 in Book -- Page -- of Official Records in the office of the Recorder of SAN LUIS OBISPO County, pursuant to the Notice of Default and Election to Sell theretunder recorded October 25, 1999 as Inst. No. 1999-076466 in Book -- Page -- of Official Records in the office of the Recorder of SAN LUIS OBISPO County. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 9, 1999. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 1869 NIBLICK ROAD, PASO ROBLES, CA 93446. This statement of property is shown above, no warranty is given as to its completeness or correctness. Said Sale of property will be made in as is condition without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be held on: FEBRUARY 24, 2000, AT 11:30 A.M. AT THE SAN LUIS OBISPO COUNTY COURTHOUSE (OSOS ST. ENTRANCE NEAR DOORS), SAN LUIS OBISPO, CA At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$7,921.60. It is possible that the opening bid may be less than the total indebtedness due. Date: January 27, 2000. CAL-LOAN CORPORATION as said Trustee, by T.D. Service Company, as agent FRANCIS DEPAZ, ASSISTANT SECRETARY 1820 E. FIRST ST., SUITE 210, P.O. BOX 11988 SANTA ANA, CA 92711-1988 714/543-8372. We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

PUBLIC NOTICES

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
Date of Filing Application: January 12, 2000

To Whom It May Concern:
The Name(s) of the Applicant(s) is/are:

VARIA ANTONIO VARIA KASIE
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: 943 Spring St PASO ROBLES, CA 93446

For the following type of License:
47 - ON-SALE GENERAL EATING PLACE

Department of Alcoholic Beverage Control
SAN LUIS OBISPO District Office
3220 S. Highways St., Suite 305
San Luis Obispo, California 93401
(805) 543-7183
Published 1/21, 1/28, 2/4/00
Legal #8374CNP

FICTITIOUS BUSINESS NAME STATEMENT
File No. 00-0162

The following persons are doing business as: Chatmar Farms, 6540 Line Rd, Paso Robles, CA 93446. Martin J. Hurwitz, 5640 Line Rd, Paso Robles, CA 93446, Elizabeth Chatalein, 5640 Line Rd, Paso Robles, CA 93446
This business is conducted by individuals (Husband & Wife) /s/ M. J. Hurwitz.
This statement was filed with the County Clerk of San Luis Obispo County on Jan 14, 2000. Transacting Business Date: 1/1/00

CERTIFICATION

I hereby certify that this copy is a correct copy of the original statement on file in my office.
JULIE L. RODEWALD, County Clerk
By S. L. Miller, Deputy Clerk
New Fictitious Business Name Statement, Expires 1/24/2005
Pub. 1/28, 2/4, 2/11, 2/18/00
Legal #8391CNP

NOTICE OF LIEN SALE

As authorized by Chapter 10, commencing with Section 21700 of the California Business Code, we hereby give notice that the following names and space numbers will be sold to the highest cash bidder:
Space # 126 Sjarfiah Furst; misc. household # 25 Joseph Edwards; misc. household

Showing of the space and accepting bids will be at 10:00 A.M. on Feb 19, 2000, at North Paso Mini Storage, 3628 Spring Street, Paso Robles CA. Sale to the highest bidder is sold with limit and reserve. No one under the age of 18 is allowed to attend the sale. The landlord reserves the right to bid, and sale is subject to prior cancellation in event of settlement between landlord and obligated party. All purchased goods are sold "as is" and must be removed by 6:00 p.m. on the day of the sale.
Published 2/4, 2/11/00
Legal # 8399 CNP

PUBLIC NOTICES

BOARD OF SUPERVISORS BRIEF

The Board of Supervisors met in regular session on Tuesday, January 25, 2000 at 9:00 o'clock a.m. Full Board Present.

1. Presentations: Resolution No. 2000-44, Recognizing January 27, 2000, as Global Peace Walk 2000 in SLO Co. Adopted.

2. Consent Agenda Items B-1 thru B-5, and Resolutions Nos 2000-45 thru 2000-48, Adopted as amended.

3. Proposed goals for a merger / strategic partnership relationship with SLO General Hospital. Approved and directs IRG to pursue negotiation of a merger with French Hospital.

4. Closed Session: pending litigation, conference with labor negotiator, personnel. Public Comment - None. Report Out. Open Session.

5. Public Comment: E. Greening, K. Schumann, G. Fuz, V. Miller, L. Hall, B. Roberts, speak. No action taken.

6. Resolutions Nos 2000-49 and 2000-50, ordering the reorganization of territory involving the dissolution of the San Miguel Fire Protection District County Waterworks District No. 1 and the San Miguel Lighting District and formation of the San Miguel CSD without an election and regarding the dissolution of the San Miguel Sanitary District. Adopted.

7. Resolution No. 2000-51, upholding the Appeal by E. & M. Carnegie and modifying the decision of the Planning Commission to conditionally approve the application of G. P. Ewing for MUP D960042P. Adopted.

8. Consideration to institute a campaign reform ordinance, cont. with staff direction given.

9. Consideration of a joint presentation with the Coastal Commission staff of the periodic review of the Local Coastal Program for SLO Co., presentation reviewed.

Adjourned
JULIE L. RODEWALD, County Clerk
Recorder and Ex-Officio Clerk of the Board of Supervisors
/s/ Cherie Aspurs
Deputy Clerk-Recorder
Published: 1/26/00
Legal #8800 CNP

**NOTICE OF PUBLIC WORKSHOPS AND HEARINGS:
SUMMARY OF PROPOSED 2000 ACTION PLAN OF THE
SAN LUIS OBISPO COUNTY
CONSOLIDATED PLAN FOR
THE CDBG, HOME AND ESG
PROGRAMS AND
PROPOSED AMENDMENTS
TO THE 1994, 1998 AND
1999 CDBG PROGRAMS**

WHO:
Public hearings will be held by the Arroyo Grande City Council, Atascadero City Council, Grover Beach City Council, Paso Robles City Council, San Luis Obispo City Council and San Luis Obispo County Board of Supervisors

WHEN AND WHERE:
Public hearings by cities and the County, the county Planning and Building Department will consult with the public through public workshops to provide for public input and to answer questions about the draft 2000 Consolidated Plan and year 2000 funding recommendations. These workshops will be held as follows:

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Department will consult with the public through public workshops to provide for public input and to answer questions about the draft 2000 Consolidated Plan and year 2000 funding recommendations. These workshops will be held as follows: