

TO: City Council and Planning Commission

FROM: Ed Gallagher, Community Development Director

SUBJECT: Housing Element Update

DATE: July 8, 2014

NEEDS: For the City Council and Planning Commission to conduct a public workshop on the Draft 2014 Update of the Housing Element of the General Plan and give staff direction for goals, policies, and action items to be included in the Draft Housing Element.

FACTS:

1. The current Housing Element was adopted in June 2011. It has been accepted by the State Department of Housing and Community Development (HCD) as being in conformance with State Housing Element Law.
2. State Housing Element Law requires the following:
 - a. That the City's Housing Element be updated by June 30, 2014;
 - b. That the draft Housing Element be submitted to HCD for review prior to its adoption;
 - c. That the adopted Housing Element be submitted to HCD following its adoption for a determination whether the element conforms to State Housing Element Law.
3. HCD has informed local jurisdictions that the process of updating a housing element must include an invitation to the public and affordable housing providers/advocates to participate in the process of developing the draft element.
4. On June 6, the City posted a Public Review Draft Housing Element on its web site and sent letters and emails to affordable housing providers/advocates advising them of the availability of the draft element for review and comment and invited them to participate in the July 8 workshop. A copy of the letter is attached.
5. On June 20, the City published a large notice in the Tribune inviting the public to attend and participate in the July 8 workshop. A copy of this notice is attached.
6. State Housing Element Law is complex and contains numerous requirements for items that the Housing Element and City Zoning Codes must address. These will be discussed in more detail in the attached update summary.
7. One of the main purposes of the July 8 workshop is to provide the public with an opportunity provide comment on the draft housing element. The public may recommend that the City consider adding to or modifying the proposed policies and actions contained in Chapter 2. They may also recommend changes to other chapters (e.g. housing needs analysis or site analysis).
8. The other main purpose of the workshop is to elicit the Planning Commission's recommendations for goals, policies, and actions (and for any other revisions that the

Commission may wish to recommend) and the Council's direction for any further revisions it may wish to make to the draft element that is submitted to HCD for review.

9. The City has already received comments on the Housing Element Update from Pearl Munak and Tricia Wynne. Attached are their comments and a chart of comments received and responses thereto into which other comments can be inserted as they are received.
10. Copies of the Draft Housing Element Update have been distributed to the City Council and Planning Commission. Additionally, printed copies have been placed in the Library and, as noted in Fact #4, organizations and individuals with an interest in housing matters were notified by mail and email that they could download copies from the City's web site or obtain printed copies from the City.

ANALYSIS &

CONCLUSION:

Please see the attached summaries of the Housing Element Update and Chart of Comments and Responses. It is likely that the City will receive additional comments either prior to or during the July 8 Workshop.

As noted in Facts #7 and 8, above, the purpose of the workshop is to receive public comments on the draft Update and elicit recommendations and direction for further revisions to the draft prior to sending it to HCD for its review.

Update Process

Following the workshop, staff will revise the draft Housing Element to incorporate any direction that the City Council may give and submit the revised element to the State Department of Housing and Community Development (HCD) for its review.

When the City receives HCD's comments on the draft Housing Element, it will make any necessary revisions to address those comments in a "redline" manner to highlight the changes for the Council's, Commission's, and public's information. The new revision will be scheduled for public hearings before the Planning Commission and City Council.

HCD recognizes that, given the recent economic recession, most communities will not have experienced much change in housing issues, thereby affording an opportunity to limit the scope of work for updating their housing elements.

For communities that have adopted ordinances required by previous legislation to address density bonuses, reasonable accommodation (flexibility in zoning regulations to facilitate handicapped access), emergency shelter, transitional housing and supportive housing per SB 2 (2007), HCD offers a "streamlined review process" which should reduce their review period from the statutory 60 days down to 30 days for this update. The City has completed all of the prerequisites for streamlined review, and it is anticipated that the City may be able to schedule public hearings to consider adoption of the updated Housing Element beginning in September.

POLICY

REFERENCE:

State Housing Element Law (Government Code Sections 65580 et seq.)

FISCAL

IMPACT: The Update of the Housing Element is proposed to be accomplished by staff resources, which will be covered by a combination of Community Development Block Grant (CDBG) funds (as a “Capacity-Building” activity) and General Funds.

OPTIONS: Following receipt of public comments, that the Planning Commission and City Council give direction to staff for revising the Draft Updated Housing Element prior to its submittal to HCD.

Attachments:

1. June 6 Letter to Affordable Housing Providers/Advocates
2. Newspaper Notice for July 8 Workshop
3. Update Summary
4. Log of Comments on the Draft Housing Element
5. Email Comments from Pearl Munak
6. Email Comments from Tricia Wynne



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

June 6, 2014

To: Distribution List

On May 14, 2014, the City of Paso Robles sent you a letter informing you that the City is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The Draft Housing Element Update 2014 is now available for review and comment. You may download pdf files of a "clean copy" and a "redline" copy at the internet address indicated below. Alternatively, you may purchase a printed clean copy from The Blueprinter, 345 Spring Street, Paso Robles, CA 93446 (805) 227-0860 for about \$15.00.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

On Tuesday, July 8, 2014, the Planning Commission and City Council will hold a joint public workshop to accept comments on the Draft Housing Element Update 2014. This workshop will be conducted at 7:30 pm in the City Council Chambers on the first floor at Paso Robles City Hall/Library, 1000 Spring Street, Paso Robles. You are invited to attend this workshop and be heard on this matter. You may also submit written comments on the draft element either via U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or via email to planning@prcity.com. Please ensure that any written comments are received by the City prior to the start of the workshop.

Following the workshop, the Draft Housing Element Update 2014 may be revised per any direction the City Council gives in consideration of comments made. The (revised) draft element will be submitted to the State Department of Housing and Community Development (HCD) for its review for conformance with State Housing Element Law (Government Code Sections 65580 et seq.). State Law provides that HCD may take up to 60 days to complete its review and comment.

Following receipt of HCD's written comments, the draft updated Housing Element will be scheduled for public hearings before the Planning Commission and City Council. It is anticipated that such hearing may take place as early as September and October 2014.

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

Sincerely,

Ed Gallagher, Community Development Director

Distribution List:

California Rural Legal Assistance
Camp Roberts
Economic Opportunity Commission of San Luis Obispo County
El Camino Homeless Organization
Habitat for Humanity
Heritage Oaks Bank
Home Builders Association of the Central Coast
Homeless Services Oversight Council
Housing Authority of the City of Paso Robles
Housing Authority of the City of San Luis Obispo
Jeanette Duncan

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

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

Community Action Partnership of San Luis Obispo County
ATTN: Elizabeth Steinberg, Executive Director
1030 Southwood Drive
San Luis Obispo, CA 93401

El Camino Homeless Organization
ATTN: Bill Watt, Executive Director
P.O. Box 2077
Atascadero, CA 93423

Heritage Oaks Bank
ATTN: Simon Lagomarsino, President and CEO
1222 Vine Street
Paso Robles, CA 93446

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

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

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

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

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

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

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

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

Supportive Housing Consortium
c/o Rick Gulino
Peoples Self-Help Housing Corp.
3533 Empleo Street
San Luis Obispo, CA 93401

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

Transitions – Mental Health Association
ATTN: Jill Bolster-White, Executive Director
P. O. Box 15408
San Luis Obispo CA 93406

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

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

Homeless Services Oversight Council
ATTN: Laurel Weir, Coordinator
San Luis Obispo County Department of Social Services
3433 S. Higuera Street
San Luis Obispo, CA 93401

Habitat for Humanity for SLO County
ATTN: Julia Ogden, Executive Director
P.O. Box 613
San Luis Obispo, CA 93406

Jeanette Duncan
256 Puffin Way
Templeton, CA 93465

Kathy Barnett
383 Quarterhorse Lane
Paso Robles, CA 93446

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune


Date of Publication: 06/20/2014

Meeting Date: 07/08/2014
City Council and
Planning Commission

Project: Public Workshop on the
Draft Update of the
Housing Element
of the General Plan

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

Signed:


Kristen L. Buxkemper



CITY OF PASO ROBLES NOTICE OF PUBLIC WORKSHOP

2014 UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN

NOTICE IS HEREBY GIVEN that the City Council and Planning Commission of the City of El Paso de Robles will hold a Public Workshop on Tuesday, July 8, 2014, to accept comments on the Draft Update of the Housing Element of the General Plan. The public workshop will be held at 7:30 p.m. in the City Council Chambers at Paso de Robles Library/City Hall, 1000 Spring Street, Paso Robles, California.

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

The Housing Element of the General Plan provides both an analysis of the City's housing needs for all income groups, and a set of policies and actions the City will undertake to meet identified needs.

Copies of the draft updated Housing Element Update are available on the City's website at the link below. Copies are also available for review in the City Library and at the Community Development Department at City Hall. The Library and City Hall are located at 1000 Spring Street, Paso Robles. Printed copies may also be purchased for the cost of about \$15.00 at City Hall.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

The public is invited to review the draft updated Housing Element and provide comments for the consideration of the City Council and Planning Commission. Comments may be submitted in writing, either by email to **planning@prcity.com** or by U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that written comments are received prior to the date and time of the workshop.

/s/Ed Gallagher, Community Development Director
June 20, 2014

7052590

2014 DRAFT HOUSING ELEMENT UPDATE SUMMARY

State Housing Element law is extensive and complex. It prescribes many issues that must be analyzed, addressed, and implemented via regulation. Most of the content of the 2014 Update, including goals, policies and action items, is mandated and is not at the City's discretion to waive.

Chapter One

Chapter One is largely an introduction to the mandate for the Housing Element, a discussion of the economic setting and status of planning efforts that effect housing, and a summary of the process by which it is updated.

Chapter Two

The heart of the Housing Element is Chapter 2, which contains *policy statements* consisting of the qualitative goals, policies, and action items and the quantitative objectives. Chapters 3-7 provide facts and analysis to support these policy statements.

The draft update contains 6 goals. They are the same as the 6 goals listed in the 2011 Element. Goals are statements of broad, over-arching desired ends; policies are more detailed principles or general activities that the City would undertake to achieve the goals. Action items are detailed, specific activities that the City will undertake to achieve the goals and support the policies. Action items either have target dates for accomplishment or are ongoing activities that the City will continually pursue. There are new policies and action items suggested for consideration. Additionally, additional policies and actions may be suggested for consideration during the workshop.

The 2014 Draft Housing Element Update contains the same policies as the 2011 Element minus one policy that called for using Redevelopment Low and Moderate Income Housing (LMIH) Funds to offset the cost of development fees for low and very low income households. With the elimination of Redevelopment in 2011, this policy is no longer possible. However, Action 17 states that the City may use General Funds for assisting the Oak Park project if no other funds are available.

The 2014 Draft Housing Element Update contains most of the same Actions as the 2011 Element. However, changes include the following:

- An action to adopt an ordinance to implement SB 2 to allow emergency shelters by right was removed as it has been completed;
- Postponed Actions (Amend Redevelopment Implementation Plan, solar energy subdivision design, transit-oriented design elements) were deleted as redevelopment was eliminated, subdivision design in the City is largely a function of topography and there are alternative methods to accommodate solar design, and the City already regularly requires bus stops for larger multi-family developments;
- References to LMIH funds were removed from several actions; and
- Two new Actions were added: (1) allow reduction in number of multi-family units at 20 units per acre assigned to the Olsen Ranch and Beechwood area in return for adding multi-family units at 8 and 12 units per acre as the Regional Housing Need Allocation for low and very low income households has decreased substantially: from 1,094 units in 2001 to 200 units in 2013 and (2) adopt an ordinance to implement SB 745 (2013) to update the City Zoning Code's definitions for "transitional" and "supportive" housing.

The Quantified Objectives in Chapter 2 are a statement of the numbers of dwelling units that the City expects to have constructed, preserved, and rehabilitated in the next 5 years as a consequence of implementing the action items. It should be noted that there is no legal requirement that the City strive to construct the numbers of dwelling units specified as its share of the Regional Housing Need. The purpose of the Regional Housing Needs

2014 DRAFT HOUSING ELEMENT UPDATE SUMMARY

Allocation is to identify the numbers of dwelling units that the City must accommodate via zoning and available infrastructure (generally, streets, water, and sewer systems).

Chapter 3 – Status and Evaluation 2011 Housing Element

Chapter 3 evaluates the progress made since adoption of the 2011 Housing Element. The Planning Commission and City Council reviewed this evaluation in February and March as part of the annual report on the General Plan.

Chapter 4 – Housing Needs Assessment

Chapter 4 contains an analysis of the housing needs of various segments of the population: low and moderate income households, seniors, farmworkers, large families, female-headed households, homeless persons. The method of analysis and types of households analyzed are prescribed by state law.

Chapter 5 - Identification of Adequate Sites for Future Housing Needs

State law requires that the Housing Element identify the properties that have the 20 unit per acre designation/zoning to meet the needs of low and very low income households, as specified in the Regional Housing Needs Allocation. This identification must include maps and a discussion of available utilities and environmental constraints for the identified properties. Appendix J contains an inventory of all available vacant and underdeveloped housing sites.

Chapter 5 also discusses means by which the City can meet its Regional Housing Needs and the housing needs for special households (e.g. seniors, farmworkers).

Chapter 6 – Housing Constraints and Incentives

State law requires that the Housing Element include an analysis of governmental and non-governmental constraints to the affordability of housing to include the following:

Governmental Constraints	Non- Governmental Constraints
<ul style="list-style-type: none">● Land Use Controls (Zoning Standards)● Codes and Enforcement (e.g. Building Code amendments)● On/Off-Site Improvements● Fees and Exactions● Processing and Permit Procedures● Constraints to persons with disabilities	<ul style="list-style-type: none">● Availability of financing● Price of Land● Cost of construction

Chapter 7 – Resources for Providing Affordable Housing

Chapter 7 is essentially a catalog of financial resources for providing affordable housing. Those resources which the City has the most control over are use of General Funds to defer payment of City fees for affordable (i.e., low income) housing projects such as the redevelopment of Oak Park public housing. The City has agreed to cooperate with the County on the allocation of federal HOME and Emergency Shelter Grant funds.

Appendices

The appendices contain information that supports the facts and analysis contained in Chapters 3-7.

Appendix B-3

Responses to Comments Made Either in Writing or at July 8, 2014 Joint Planning Commission/City Council Public Workshop

Commenter	Mode	Issues	Response
Pearl Munak	Written - 2 emails dated 05/22/14 (attached)	Summary of issues in attached emails:	
		<ul style="list-style-type: none"> • Low-wage employees, seniors, and disabled persons cannot afford rents and risk being homeless. 	Noted. The purpose of the Housing Element is to propose a palette of actions to help bridge the affordability gap.
		<ul style="list-style-type: none"> • Rents in tax credit-funded projects are too high for many lower-income households. Rents are more-affordable in HUD-subsidized project. 	No substantiation of claim. Many tax credit apartments are required rent to extremely low income households.
		<ul style="list-style-type: none"> • There is not enough transitional housing in the City. 	Noted. The City's Zoning Code permits transitional housing for up to 6 persons in any residential zone.
		<ul style="list-style-type: none"> • Zoning land for low income housing is not enough. 	Noted. The Housing Element proposes additional actions to make housing affordable.
		<ul style="list-style-type: none"> • The City should support the recommendations of the Homeless Services Oversight Committee, which include: <ol style="list-style-type: none"> 1. Lower impact fees for small units 	Noted. Action 8 proposes that the City continue to offer fee deferrals for low income housing projects.
		<ol style="list-style-type: none"> 2. Permit development of Single Room Occupancy units, boarding and rooming houses in all areas that allow multi-family housing. 	The City's Zoning Codes allows for development of studio apartments, rooming houses and boarding houses in multi-family zones.
		<ol style="list-style-type: none"> 3. Allow manufactured homes and park models for second units. Park models are now built to the same standard as mobile homes. 	The City's Zoning Codes allows for use of manufactured homes in single and multi-family zones. Presently, "park" units, or "cabins on wheels", might only be allowed in the City within a mobile home park (provided that they can obtain licensing from the Department of Motor Vehicles). Their use as a second unit would be generally equivalent to using recreational vehicles as second units: something that the City's Zoning Code does not presently permit.
<ol style="list-style-type: none"> 4. Consider Floor-to-Area Ratios (FAR), rather than number of dwelling units per acre, in density calculations for Multi-Family Residential. 	The Uptown/Town Centre Specific Plan allows alternative methods that tie density to performance standards such as setbacks, open space, and parking. Basically, providing smaller units facilitates more density.		
<ol style="list-style-type: none"> 5. Encourage apartments: allow higher densities, streamline and remove barriers 	The General Plan and Zoning provide ample opportunities to develop apartments. Chapters 2 and 6 of the Housing Element address methods to remove barriers.		

Appendix B-3

Commenter	Mode	Issues	Response
Pearl Munak (continued)		6. Allow more and larger group homes in all zones where residential uses are allowed.	The Zoning Code does not limit development of group homes.
		<ul style="list-style-type: none"> • Give priority to HUD and Section 8 housing over Tax credit housing 	The City receives very few applications to develop affordable housing and cannot deny an application based on the type of subsidy. See response above (2 nd bullet point) regarding tax credit projects.
		<ul style="list-style-type: none"> • Work with any non-profit that is willing to have a project just for Totally and Permanently Disabled persons receiving Social Security Income who have become disabled before becoming seniors. 	Action 6 calls for the City to work with developers of affordable housing projects.
		<ul style="list-style-type: none"> • Lower off-street parking requirements for affordable housing projects as many low income households do not even have one car. 	The City has relaxed parking requirements for multi-family housing in the Uptown/Town Centre Specific Plan, where the street grid system offers ample on-street parking to handle any overflow. It has been the City's experience that it is not uncommon for lower income households to double up (overcrowd) and have more than 2 or 3 vehicles per unit.
		<ul style="list-style-type: none"> • Do not require washer and dryer hookups in any apartment building that also has a laundry room. 	The City's Zoning Code requires that multi-family complexes with 5 or more units provide either one laundry room per 8 units or washer/dryer hookups in each unit.
Tricia Wynne	Email dated 06/25/14	Wynne family is generally supportive of Action 10 to reduce the acreage of RMF-20 designated land in the Olsen Ranch in return for an increase in land designated for RMF-8 and RMF-12.	Noted.

Appendix B-3

From: [Pearl Munak](#)
To: [Ed Gallagher](#)
Subject: RE: Housing Element Update
Date: Thursday, May 22, 2014 1:20:45 PM
Attachments: [HASLO AND PSHHC HOUSING LIST.pdf](#)

The economy of Paso Robles produces many low-wage employees, including farm workers, hospitality industry employees, Walmart employees, fast-food employees, etc.

Since the 1970's wages have stagnated while rents went through the ceiling.

Seniors and disabled persons on SSI receive only about \$850/month and are ineligible for Food Stamps. Low market rent is \$850/month. SSI recipients do not have an income that will pay for both food and rent. Therefore they will all be homeless unless they can live with family or have their home paid off or can live with at least one other SSI recipient who can be relied upon to pay his share of the rent. Otherwise, they can only support themselves if they live in subsidized housing projects. This does not include most Tax Credit Rent projects, which charge \$700 or more per month for rent. I am attaching my annotated list of "affordable" housing. There are only a few projects that charge 30% of income (HUD and project-based Section 8), and they have waiting lists of 1-4 years. There is also not enough transitional housing which would allow SSI recipients to wait up to 2 years for subsidized housing.

The tenant-based Section 8 waiting list opened for 4 days, 4 years ago. No one has been able to get onto that waiting list since. In the past, the Sec. 8 waiting list has opened after 4 years, but funding for Section 8 is sequestered, so it cannot be expected to open again until the sequester is abolished..

It is not enough to zone for affordable housing. The City of Paso Robles must be proactive in accomplishing affordable housing.

We support the recommendations of HSOC, which include:

1. Lower impact fees for small units
2. SRO's, boarding and rooming houses in all areas that allow multi-family housing
3. Allow manufactured homes and park models for 2nd units. Park models are now built to the same standard as mobile homes.
4. Consider FARs, rather than dwelling units, in density calculations for MFR
5. Encourage apartments: allow higher densities, streamline and remove barriers
6. Allow more and larger group homes in all zones where residential uses are allowed.

Also, I would recommend giving priority to HUD and Section 8 housing over Tax credit housing, and working with any non-profit that is willing to have a project just for Totally and Permanently Disabled persons receiving SSI who have become disabled before becoming seniors. Such persons are excluded from Chet Dotter Senior Housing and many other senior projects. There are many such persons, and they usually live in one- or two-person households and are therefore ineligible for subsidized family units of more than one bedroom. Many of the family projects have only units of 2 bedrooms or more.

Thank you.

Pearl Munak
President
Transitional Food & Shelter, Inc.

AFFORDABLE HOUSING RENTAL UNITS SAN LUIS OBISPO COUNTY

HASLO-Housing Authority Of San Luis Obispo
487 Leff Street, San Luis Obispo, CA 93406
(805) 543-4478

PSHH-Peoples' Self Help Housing
3533 Empleo Street, San Luis Obispo, CA 93401
(805) 781-3088

Property Name	Contact/Phone/Hours	Housing Type ⁷	Units
Anderson Hotel PBV 995 Monterey St. San Luis Obispo, CA	Grace Harrison * HASLO 543-4478 x312 M-F Various Hrs. Call for Appt.	Elderly/Disabled 30% of income Subsidized	24-Studios wait list 1 1/2 yr. 44-One bdrm waiting list. don't need sec. 8
Atascadero Gardens 7480 Santa Ysabel Atascadero, CA 93422	Nancy Forney * PSHH 461-3242; 461-3436 fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	5-One bdrm 12-Two bdrm
Atascadero Senior Hsg. 9705 El Camino Real Atascadero CA	Sandy Murry * HASLO 543-4478 x311	Seniors 55+ TAX CREDIT RENTS	19-One bdrm Rent starts at \$680
Belridge Apartments 1261 Belridge St. Oceano, CA 93445	Guadalupe Marin * PSHH 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Multi-Family TAX CREDIT Rents \$600-\$1100 w/out sec.	5-Two bdrm 1-HC Two bdrm 6-Three bdrm 81-Manager Unit
Brizzolara Apts. 537 Brizzolara Street San Luis Obispo, CA 93401	Gabriela Lehman * PSHH 439-0480; 439-0481 Fax M-F Various Hrs. Call for Appt.	Multi-Family TAX CREDIT RENTS	4-Two bdrm 1-Three bdrm
Brizzolara St. Apts. 633, 611 Brizzolara San Luis Obispo, CA	Sandy Murry * HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors Handicapped TAX CREDIT STARTS \$760	27-One bdrm 2-Two bdrm
Blue Heron Apts. 1899 9 th St. Los Osos, CA	Sandy Murry * HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors/Disabled Rents \$790 Vary	13-One bdrm 1-Two bdrm
Canyon Creek Apts. 400 Oak Hill Rd. Paso Robles, CA 93446	Veronica Nunez * PSHH 226-0368; 226-0683 Fax M-F Various Hrs. Call for Appt.	Multi-Family Farm Wrk Hsg rents not avail	33-Two Bdrm 34-Three bdrm 1-Manager Unit
Casa Grande Apts. 9300 El Bordo Ave. Atascadero, CA	Bill Perry 461-3316 M-F 9:00 AM- 3:00 PM	Multi-Family 30% of income subsidized	19-One bdrm/2 HC 18-Two bdrm wait list 1 yr. + 6-Three bdrm
Cawelti Court 351 So. Elm St. Arroyo Grande, CA 93420	Alejandra Velasco * PSHH 474-9034; 489-2864 Fax Various Hours Call for Appt.	Seniors 62+ or Disabled TAX CREDIT RENTS	23-One bdrm 1-HC One bdrm 2-Two bdrm 1-HC Two bdrm
Creekside Gardens 401 Oak Hill Rd. #30 Paso Robles, CA 93446	Deanna Lugo * PSHH 237-1509; 237-1321 Fax M-F Various Hours Call for Appt.	Seniors 62+ or Disabled 30% of income subsidized	28- One bdrm 1- Manager unit
Creston Garden Apts. 1255 Creston Rd. Paso Robles, CA	Abraham Rosales 238-6445 M-F 10:00 AM-5:30 PM	Multi-Family 30% of income subsidized	52-Two bdrm 7-Three bdrm
Dan Law Apts. 649 Branch St. San Luis Obispo, CA	Sandy Murry* HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family 30% of income subsidized	9-Two bdrm Waiting list
Empire Apts. 5880 Ardilla Atascadero, CA	Sandy Murry * HASLO 543-4478 x316 M-F 8:00 AM-5:00 PM	Seniors/Disabled (rents are \$770 per month)	13-One bdrm

Property Name	Contact/Phone/Hours	Housing Type7	Units
Ferrell St. Apts. 2121,25,29 Ferrell St. Los Osos, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00PM	Multi-Family RENTS \$900 - \$950	8-Two bdrm
Hacienda Del Norte 529 10 th St. Paso Robles, CA	Roy 238-5793 Marie Lloyd 238-5793 Call for appt. M-F 9:00 AM-3:00 PM	Seniors 62 + Handicapped Disabled	18-Studios 19-One bdrm 5-HC units
Hidden Creek Village 80 Cary Street Paso Robles, CA	Sandy Murry *HASLO 543-4478 x 311	Multi-Family TAX CREDIT \$502 to \$1104 523-1104 now	small no. units for very low income 24 -One bdrm 28-Two bdrm 28-Three bdrm 1-on-site Mngr Unit
Ironbark Apts. 1102,1108,1116 Ironbark Rd. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family RENTS VARY \$606-\$1200	20-Townhouses
Juniper St. Apts. 119 Juniper St., C5 Arroyo Grande, CA 93420	Alejandra Velasco *PSHH 474-0475; 474-9342 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	4-Two bdrm 1-HC Two bdrm 8-Three bdrm
Judson Terrace HOMES 3000 Augusta St. San Luis Obispo, CA JUDSON TERR. LODGE 3042 AUGUSTA	Sandy Medhurst or Ronald Jump 544-1600 M-F 9:00-5:00 PM 541-4567	Seniors 62+ 30% income subsidized no disabled non-seniors 62+	30-Studios 77-One bdrm
Johnson Avenue/Del Rio 1345 Ella San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors 55+, no dis Handicapped TAX CREDIT RENTS	1-One bdrm 40 Rents \$600/\$760
La Brisa Marina 1720 17 th St. Oceano, CA 93445	Guadalupe Marin *PSHH 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Farm Workers TAX CREDIT RENTS \$700 - \$1100	14-Two bdrm 1-HC Three bdrm 1-Four bdrm
Lachen Tara Apts. 240 Ocean Oaks Lane, #1 Avila Beach, CA 93424	Randy Suyematsu *PSHH 627-1526; 627-1532 Fax M-F Various Hours Call for Appt.	Multi-Family Farm Workers	8-Studios 17-One bdrm 3-Two bdrm 1-Manager Unit
Los Robles Terrace 2940 Spring St., #41 Paso Robles, CA 93446 don't need sec. 8	Susan Burroughs *PSHH 239-1081; 239-1097 Fax M-F Various Hours Call for Appt.	Seniors 62+ disabled Tenant pays 30% of income for rent	9-Studios wait list 1 yr.+ 28-One bdrm no credit check fee 2-HC One bdrm 1-Manager unit
Marvins Gardens 1106 Laurel Lane San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors Handicapped Disabled TAX CREDIT RENTS	27-Total units RENTS VARY START AT \$680.
Macadero Garden Apts. 10205 El Camino Real Atascadero, CA 93422	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family RENTS \$775-\$1285	6-One bdrm(\$775) 6-Two bdrm(\$900) 7-Three bdrm(\$1195)
Madonna Rd. Apts 1550 Madonna Road San Luis Obispo, CA	Walt Potter 544-1102 M-F 8:00 AM-5:00 PM	Multi-Family 30% of income whether sec. 8 or not.	20-One bdrm 2-3 year wait for 1 br 44-Two bdrm 40-Three 16-Four bdrm
Oak Forest Apts. 163 South Elm St., #D11 Arroyo Grande, CA 93420	Alejandra Velasco *PSHH 489-9635; 489-3846 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	6-Two bdrm 11-Three bdrm 1-HC Two/Four bdrm
Oceanside Gardens 2612 Elm St. Morro Bay, CA 93442	Chris Morrison *PSHH 772-3387; 772-5202 Fax	Seniors 62+ or Disabled \$600/mo. 1BR	19-One bdrm 6 mo. wait 2-HC One bdrm

Property Name	Contact/Phone/Hours	Housing Type ⁷	Units
	M-F Various Hrs. Call for Appt.		
Ocean View Manor 456 Elena St., #41 Morro Bay, CA 93442 don't need sec. 8	Chris Morrison *PSHH 772-1921; 772-9759 Fax M-F Various Hrs. Call for Appt.	Seniors 62+ or Disabled 30% of income subsidized	9-Studios 3-5 yr. wait 28-One bdrm 1 yr. for MB res. 2-HC One bdrm 1-Manager unit
Pacific View Apts. 495 Main St., # 5 Morro Bay, CA 93442	Marcy Turner Shanna Richards *PSHH 772-8159; 772-8761 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	10-One bdrm 15-Two bdrm 1-Manager unit
Pacific /Carmel 1312 Carmel San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311	Seniors Rents \$730 +	19-One bdrm
Paso Robles Garden 540 Sims Ave. Paso Robles, CA	Maribel Valencia 239-0277 M-F 1:00 PM-6:00 PM	Multi-Family Rents not avail	20-Two bdrm 1-HC Two bdrm 5-Three bdrm
Pismo Station 1363 Pismo St. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family TAX CREDIT RENTS \$707-1,000	7-Two bdrm 3-Three bdrm 1-HC One bdrm
Poinsettia St. Apts. 4035 Poinsettia St. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family TAX CREDIT RENTS \$777-1400	20- Total Units
Public Housing Program 487 Leff Street San Luis Obispo, CA	Sarah Castilleja *HASLO 543-4478 x310	Multi-Family 30% of income subsidized	168 Units total only in SLO City
Riverview Apts. 149 W. Olive Paso Robles, CA	Michelle Cozine 238-7439 M-Th 10:00 AM-3:00 PM	Multi-Family 30% of income subsidized \$756/mo. 1 BR w/out sec. 8. 30% with	15-One bdrm/1-HC 2 yr. wait 16-Two bdrm 16-Three bdrm
Rolling Hills Apts. 999 Las Tablas Rd. Templeton, CA	Victor Carmona **PSHH 434-1472 M-F 8am to 12pm/1pm to 5pm	Multi-Family 30% of income Sec. 8 or not	9-One bdrm 32-Two bdrm 12-Three bdrm
Roosevelt Family Apts, 765 Bristlecone Lane Nipomo, Ca	Nora Becerra 929-6709	Multi-Family Rents not avail	3 and 4 bedroom Apts Affordable Housing
San Luis Bay Apts. 238 Blume St. Nipomo, CA	Carol Lacross or Renee Owens 929-1129 M-F 9-5/Sat 9-4	Multi-Family TAX CREDIT RENTS	48-Two bdrm 60-Three bdrm 12-Four bdrm
Schoolhouse Lane Apts. 2835 Schoolhouse Ln., #17 Cambria, CA 93428	Damon Little *PSHH 927-7434; 927-7432 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	7-Two bdrm 14-Three bdrm 2-HC Two bdrm
Sea Breeze Apts. 1251 Los Olivos, #1A Los Osos, CA 93402	Lianna Fontaine *PSHH 534-1027; 534-1263 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	28-One bdrm 1-Manager unit
Sea Haven Apts. 211-251 Addie St. Pismo Beach, CA 93449	Guadalupe Marin *PSHH 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	12-Two bdrm
Sequoia Apts. 373 Sequoia St. Morro Bay, CA 93442	Gabriela Lehman *PSHH 772-1906; 772-1584 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	1-HC Two bdrm 3-Two bdrm 8-Three bdrm
Serenity Hills Apts 112 Brewer Street Templeton CA	Elizabeth Cortez 805-434-1601	Multi-Family TAX CREDIT \$442 - \$1073	21-Two bdrn 22-Three bdrm

Property Name	Contact/Phone/Hours	Housing Type ⁷	Units
South Bay Apts. 1351 P. Los Olivos Los Osos, CA 93402	Joyce Richardson *PSHH 528-5407; 528-1219 Fax M-F Various Hrs. Call for Appt.	Multi-Family	73-One bdrm 1-HC One bdrm 1-Manager unit
Templeton Place 1009 Petersen Ranch Rd. Templeton, CA 93465	Nancy Forney *PSHH 434-2953; 434-2934 Fax M-F Various Hrs. Call for Appt.	Seniors 55+ TAX CREDIT RENTS	23-One bdrm 5-Two bdrm 1-Manager unit
Villa Paseo Palms 2800 Ramada Dr. Paso Robles, CA	John Heiser 227-4588 M-F 9-5	Seniors 55+ TAX CREDIT RENTS	6-Studios 100-One bdrm 3-Two bdrm
Villas at Higuera 3071 S. Higuera St., #200 San Luis Obispo, CA 93401	Gabriela Lehman *PSHH 439-0480; 439-0481 Fax M-F Various Hrs. Call for Appt.	Multi Family Rents not avail	6-Studios 6-One bdrm 7-Two bdrm 8-Three bdrm

The Village at Broad, 2308 Broad St., 2240 Emily St., SLO 93401, Stephen Punt 782-0200 , multifamily,
High rent, deposit 2 (2BR) rest 3 & 4 BR

Valentine Ct. I, II, III, Santa Maria PSHHC.

Chris 925-6373. One of these is for dev. disabled

Cortina d'Arroyo Grande 241 N. Courtland Ave., AG, 270-2514, 87 1BR 21 @BR seniors 62+, no disabled non-seniors.

Parkview Manor, 365 S. Elm, AG. Rose 489-5101, 62 + and disabled, 61 (1BR).

Bordeaux house. 9309 Bocina Lane, Atascadero, Theresa 466-4769, 400 2BR

The Oaks, 9401 Jornada Lane, Atascadero, 466-5693, 138 2BR, 2 3BR.

Cider Village, 765 Bristkecone Lane, Nipomo, Nora Barrera 929-6709, 23 2BR, 18 3BR

Chet Dotter, 801-28th St., Paso Robles, Nora Gaisi 238-4015 62+, no disabled non-seniors, 40 1BR.

Clifton Apts., 125 Spring St., Paso Robles, 1 studio, 34 1BR, 10 2BR, \$700-875.

Dry Creek, 1227 Corral Creek Ave., Paso Robles, Carol 238-4080, 400 2BR, \$965-1015.

Laguna Terrace, 3408 Spring St., Paso Robles, Heather 239-4161 39 2BR, 1HC, \$523-1104.

Pismo Creek Bungalows, 360 Park Ave., Pismo Beach, Guadalupr Marin 474-4921 2 1BR, 5 2BR, 5 3BR, 2HC.

Wendy Apts., 300 Dolliver St., Pismo Beach, Bob Helms 773-4769, 5 studio, 7 1BR, no pets.

Carmel St. Apts., 1312 Carmel, sandy Murry 594-5311, 19 1BR, 55+, starts at \$730.

Park Hotel Apts., 1820 Santa Barbara St., Mary Anne 544-6529 x10,

Parkwood Apts., 1045 Southwood Dr., Sandy Murry 594-5311 2 studio, 6 1BR, 26 2BR \$900-1100

From: [Pearl Munak](#)
To: [Ed Gallagher](#)
Subject: RE: Housing Element Update
Date: Thursday, May 22, 2014 1:41:27 PM

Another point: HSOC is concerned about the Building Code requirements for parking in the city of Paso Robles, which make affordable housing so much more difficult and expensive. I request you recommend that the requirements for parking be lowered for affordable housing, since low income persons who qualify for affordable housing (low rent, HUD, Sec. 8 and tax credit) often do not have even one car per household. Also, I request you recommend that connections for washers and dryers not be required for any apartment building that provides a laundry room, in view of the fact that many low income household cannot afford to own a washer and/or dryer. This would make a big difference in the cost of building affordable housing and therefore encourage more affordable housing for those who need it.

Thank you.

Pearl Munak
President
Transitional Food & Shelter, Inc.
www.nowheretogo.com
805.238.7056

-----Original Message-----

From: Ed Gallagher [<mailto:EGallagher@prcity.com>]
Sent: Wednesday, May 14, 2014 2:12 PM
To: Bill Watt; Dave Cooke; dick@estrellaassociates.com; dlilley@co.slo.ca.us; Habitat for Humanity; Jerry Rioux; Jim Bergman; John Fowler (johnf@pshhc.org); Julia Ogden (ceo@hfhsloco.org); Ken Litzinger; Ken Triguiero (kenneth@pshhc.org); LAFCO (dchurch@slolafco.com); Laurel Weir (lweir@co.slo.ca.us); Michael Blank; Mike Whiteford; Pearl Munak (president@nowheretogo.com); PR Association of Realtors; Rick Gulino; Ron DeCarli; Scott Smith; sdevencenzi@slocog.org; Simone Lagomarsino; Transitional Food and Shelter (pearltrans@aol.com); Transitions Mental Health (info@t-mha.org)
Cc: Darren Nash; Susan DeCarli; Kristy Buxkemper; Jim App
Subject: Housing Element Update

To: Distribution List (below):

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

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development in mid-July. To meet this goal, we plan to distribute a public review draft of the updated element on June 9 and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, July 8, 2014.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2011 Housing Element and the City's 2014 General Plan Annual Report, which contains a status report on progress made in implementing the 2011 Housing Element. A copy of the 2011 Housing Element

is available on the City's web site at the following address:

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

A copy of the City's 2014 General Plan Annual Report is available on the City's web site at the following address:

http://www.prcity.com/government/citycouncil/agenda-items/2014/03_March/2014_03-04_cc_itm_08.pdf

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

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

A "hard copy" of this letter will be mailed to you via US Mail. Thank you for your participation!

Sincerely,
[cid:image001.jpg@01CF6F7E.87C4AE50]

Ed Gallagher, Community Development Director

Distribution List:

California Rural Legal Assistance

Economic Opportunity Commission of San Luis Obispo County

El Camino Homeless Organization

Habitat for Humanity

Heritage Oaks Bank

Home Builders Association of the Central Coast

Homeless Services Oversight Council

Housing Authority of the City of Paso Robles

Housing Authority of the City of San Luis Obispo

Paso Robles Nonprofit Housing Corp.

Peoples Self-Help Housing Corp.
San Luis Obispo County Housing Trust Fund San Luis Obispo County Planning Department

Supportive Housing Consortium

Transitional Food and Shelter

Transitions Mental Health

Dick Willhoit

Workforce Housing Coalition

Ed Gallagher
Community Development Director
City of Paso Robles
(805) 237-3970
ed@prcity.com <<mailto:ed@prcity.com>>

From: [Tricia Wynne](#)
To: [Ed Gallagher](#)
Cc: [Rosaleen](#)
Subject: Olsen Ranch Specific Plan
Date: Wednesday, June 25, 2014 12:07:57 PM

Mr. Gallagher:

Thank you for your continued efforts to keep us apprised of the developments on the Olsen Ranch Specific Plan and the Housing Element of the General Plan. We very much appreciate your help in keeping us informed.

The Wynne Family met over the weekend and discussed your latest letter to the Olsen Ranch Property Owners. We know you are meeting in July to discuss the latest developments. Although none of our family members are available to attend the meeting, we do want you to know that we are generally supportive of the new proposal and hope that it will be adopted.

Please let us know if you need anything from us. Thanks again for your efforts on this project.

Sincerely, Tricia Wynne