CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

April 2, 2008

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD

APR 0 4 2008

Re: Annual Report on the Housing Element for the City of Paso Robles

Enclosed, for HCD's review, is the Housing Element Section of the City of Paso Robles' Annual Report on the General Plan. This report was reviewed, received, and filed by our City Council on April 1, 2008.

If HCD staff has any questions on the Annual Report on the Housing Element, please do not hesitate to call me at (805) 237-3970 or send e-mail to ed@prcity.com.

Sincerely,

Ed Gallagher
City Planner

ED\GPA-RZ\ANNUAL REPORTS\2008\HCD XMTL 040208

HOUSING POLICY
DEVELOPMENT, HCD
APR 0 4 2008

City of El Paso de Robles

Annual Report on the General Plan

April 1, 2008

(Prepared pursuant to Government Code Section 65400)

Presented to the Planning Commission on March 11, 2008
Approved by the City Council on April 1, 2008

Mandate for Annual Report on the General Plan

Section 65400 of the Government Code requires that the Planning Commission shall do both of the following:

(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(b) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(1) The status of the plan and progress in its implementation.

(2) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

(3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

Composition of the General Plan

Government Code Section 65302 requires that the General Plan contain the following seven mandatory elements:

1. Land Use;
2. Circulation;
3. Housing;
4. Conservation;
5. Open Space;
6. Noise;
7. Safety.

Government Code Section 65303 provides that, in addition to the mandatory elements, local jurisdictions may adopt optional general plan elements to address other policy matters related to the physical development of the community.

History of Adoption and Amendment of Current Elements of Paso Robles' General Plan

The City of Paso Robles' General Plan currently consists of the eight elements listed in the table below.

Element	Date of Adoption	Adopted by Resolution
Land Use	December 16, 2003	03-232
Circulation	December 16, 2003	03-232
Housing	December 07, 2004	04-262
Open Space	December 16, 2003	03-232
Conservation	December 16, 2003	03-232
Safety	December 16, 2003	03-232
Noise	December 16, 2003	03-232
Parks & Recreation	December 16, 2003	03-232

Since its adoption in December 2003, the Land Use Element has been amended as follows:

Text Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05. Component B (re-)established the Airport Influence Area (Page LU-30).

2. GPA 2005-001: Resolution 05-249, adopted on 12/20/05. Revised "build-out" projections; made changes to Pages LU-1, 2, 3, 4, 7, and 8.

3. GPA 2006-001B: Resolution 06-034, adopted on 03/21/06. Provided that buildings with fewer than 4 units could be developed in the RMF-12 Land Use Category, subject to specified standards.

4. GPA 2007-001B: Resolution 07-080, adopted on 05/01/07. Established Uptown Specific Plan District and deleted Oak Park Specific Plan District.

Land Use Map Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05, consists of the following components:

   A. Revised the boundaries of the Oak Park Specific Plan Overlay Area to remove those properties located north of 34th Street from the overlay area.

B. Established the boundaries of the Airport Influence Area.

2. GPA 2006-001: Resolution 06-034, adopted on 03/21/06, consists of the following components:

   A. Redesignated 28 acres located on the east end of Wisteria Lane from Parks and Open Space (POS) and Agriculture (AG) to Business Park (BP).

   B. Redesignated 5 acres located on the southeast corner of River Oaks Drive and Experimental Station Road from Commercial Service (CS) to Residential, Multiple Family, 12 units per acre (RMF-12).

   C. Added Office Overlay Designation to a parcel located on the northeast corner of 14th and Olive Streets (405 – 14th Street).

3. GPA 2006-02: Resolution 06-189, adopted on 10/03/06 amended the Land Use Map (Figure LU-6) to redesignate 40.33 acres of land located on the east side of Airport Road, about ¼ mile north of Highway 46 East from Agriculture (AG) to Parks and Open Space (POS).

4. GPA 2007-001A: Resolution 07-079, adopted on 05/01/07, to redesignate 22 acres on the northeast corner of Buena Vista and Experimental Station Roads from.RSF-1 and R/L Overlay to RMF-8 (the Resort/Lodging Overlay was deleted).

Progress Made in Implementing the General Plan

This report addresses progress made on implementing the General Plan between adoption of the elements and December 31, 2007. Attached are the following two exhibits.

Exhibit A is a table containing abbreviated descriptions of all Action Items from every element, except the Housing Element, and thumbnail description of the status of completion. (It should be noted that some Action Items are intended to be ongoing actions, that is, actions the City undertakes on a recurring basis.)

Exhibit B is a discussion of progress made in implementing the Housing Element.

Exhibit B: Status of Housing Element Implementation as of December 31, 2007

Context of Housing Element Review

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

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2001 (the beginning of the period of the current Regional Housing Needs Allocation) and December 31, 2006;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2006;
- Report on progress towards implementing the Action Items contained in the 2004 Housing Element.

Completed New Housing Units: Regional Housing Need and Quantified Objectives

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

The Regional Housing Allocation Plan adopted by the San Luis Obispo Council of Governments in January 2003 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2001 through June 30, 2009.

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

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

Exhibit B: Status of Housing Element Implementation as of December 31, 2007

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

Notes:

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

Between January 1, 2004 and December 31, 2007, a total of 1,413 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	1,063
Moderate	130
Lower	125
Very Low	95
Total	1,413

Details showing the composition of the above new units are attached in a document entitled "Paso Robles Historic Residential Growth: January 1, 2001 through December 31, 2007". Together with the "Historic" housing activity reported in the first row of the Quantified Objectives Table, the total numbers of new dwelling units developed between January 1, 2001 and December 31, 2007 are shown in the table below.

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005	401	20	12	28	461
2006	257	27	18	67	369
2007	74	14	88	0	177
Total	1,871	366	243	95	2,576

Exhibit B: Status of Housing Element Implementation as of December 31, 2007

New Housing Units: Under Construction and Approved

As of December 31, 2007, there were active building permits for 132 units, which can be classified by income groups as follows:

Above Moderate	64	(single family development)
Moderate	2	(West Side infill)
Lower	26	(2 caretaker units; 6 units in MF 2-4 units/lot; 18 unit apartment complex)
Very Low	40	(Oak Park Senior Housing)
Total	132	

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

Oak Park Senior Housing, a 40 unit lower income senior apartment complex to be built on the northeast corner of 28th and Park Streets, was near completion in December 2007. It is scheduled to be completed in January 2008.

New Housing Units: Completed Since Last Annual Report

Vista del Rio Apartments, an 80 unit market-rate apartment complex (Harrod) located on the southwest corner of South River Road and Navajo Avenue was completed in October 2006, but was not granted a Certificate of Occupancy until 2007.

Rehabilitated Units

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City did offer CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households. Action Item 3 under Policy H-2 calls for the City to evaluate the feasibility of reinstating the City's housing rehabilitation loan program using CDBG or Redevelopment Low and Moderate Income Housing (LMIH) funds. The 2004 Update to the Redevelopment Implementation Plan, adopted on December 21, 2004, provides that LMIH funds may be used to assist such an activity.

Conserved Units

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

Exhibit B: Status of Housing Element Implementation as of December 31, 2007

Removal of Constraints

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

On January 4, 2005, the City Council adopted General Plan Amendment 04-01(B), which removed a privately-owned, vacant, 1.1 acre RMF-12 property from the Oak Park Specific Plan Overlay Land Use Category (which is intended to focus on the long-term redevelopment of Oak Park Public Housing). This action facilitated approval of a development plan for 18 multi-family residential units by the Planning Commission on April 26, 2005.

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

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

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

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

Progress Toward Implementation of Action Items

The table on the following pages reports efforts made through December 31, 2006 to implement the Action Items and gives a brief statement about the schedule for future implementation.

CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/06	Future Scheduling
H-1A	1a: Evaluate all amendments to the Land Use Map for their effect on meeting the City's share of the Regional Housing Needs	Ongoing	One application, which increased the amount of land designed for Residential Multi-Family, 12 units per acre by 4.7 acres was approved on March 21, 2006.	Upon review of any applications for general plan amendments
	1b: Amend Zoning Code to establish regulations for multi-family, 20 unit per acre	Fiscal Year 2004/2005	Code Amendment adopted May 17, 2005 (Ordinance No. 900 N.S.)	None
	1c: Amend Zoning Code to implement the Senior Housing Overlay	Fiscal Year 2004/2005	Code Amendment adopted October 18, 2005 (Ordinance No. 906 N.S.)	None
	2: Assess balance and distribution of housing types in conjunction with General Plan amendments and rezones	Ongoing	None – No applications for any amendments that would reduce capacity were filed with the City.	Upon review of any applications for general plan amendments
	3: Disperse housing for all income groups to avoid concentrations in any one area	Ongoing	a. Accomplished with 2003 Land Use Element b. No amendments filed with City	Upon review of any applications for general plan amendments
	4: Encourage Provision of student housing near Cuesta College through a variety of efforts	Ongoing	a. In early 2005, City staff met with Cuesta College Administration to open discussions on this item. Additionally, City staff has communicated to developers the City's objective to develop rental housing on land designated for multi-family housing with densities of 12 units or more. b. No projects filed with City.	Continue to implement this action.
H-1B	1: Work with developers to meet quantified objectives for new housing	Ongoing	This has been done regularly. At the end of 2006, one low income housing project (Canyon Creek Apartments) was complete and another (Oak Park Senior Housing) is under construction. In 2006 and 2007, staff is assisting a market rate developer process an application to built 116 units on land zoned at 20 units/acre.	Continue to implement this action.
	2: Maintain comprehensive housing program	Ongoing	Budgeted for Fiscal Year 2006/07 through Fiscal Year 2009/2010.	Continue to implement this action.

CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/06	Future Scheduling
	3: Continue to assist agencies provide emergency shelter to the homeless	Ongoing	2006 CDBG allocations include: $20,500 to Transitional Food and Shelter's (TFS) Voucher Program. Prior years' allocations of CDBG funds assisted TFS (formerly known as Homeless Housing Project), El Camino Homeless Organization (ECHO), and the North County Women's Shelter.	TFS, ECHO, and the North County Women's Shelter have filed application for 2007 CDBG funds.
	4: Develop a downpayment assistance program	Ongoing	a. The City made 5 CalHome loans to low income first-time homebuyers in 2004. b. The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	None scheduled. Amount of CalHome, HOME, or CDBG Funds available are too small to benefit sufficient numbers of low income households to make such a program an effective use of City resources, given other priorities.
	5: Amend Zoning Code to provide for homeless and transitional housing	Fiscal Year 2005/2006	City staff has done some preliminary research on this issue.	To be rescheduled for FY 08/09.
	6: Work with Cuesta College to encourage housing for students	Ongoing	In early 2005, City staff met with Cuesta College Administration to open discussions on this item.	Continue to implement this action.
	7: Amend Zoning Code to implement Mixed Use Land Use Category	Fiscal Year 2004/2005	Code Amendment adopted by City Council on October 19, 2004	None
	8: Amend Zoning Code to provide for ministerial modification of zoning standards to facilitate disabled access	Fiscal Year 2005/2006	None	To be rescheduled for FY 08/09.
	9: Amend Zoning Code to provide for farmworker housing	Fiscal Year 2006/2007	City staff has done some preliminary research on this issue.	To be rescheduled for FY 08/09.
H-2	1: Continue to enforce zoning, property maintenance, building, fire, parking and nuisance abatement codes	Ongoing	This is done on an ongoing basis	Continue to implement this action.
	2: Continue to implement Demolition of Buildings and Structures Codes (Historical Preservation)	Ongoing	This has been done on an ongoing basis.	Continue to implement this action.

CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/06	Future Scheduling
	3: Evaluate feasibility of reinstating residential rehab program	Ongoing	The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for residential rehabilitation.	Continue to implement this action.
	4: Amend Zoning Code to update condominium conversion regulations	Fiscal Year 2005/2006	None	To be rescheduled for FY 08/09.
	5: Develop plan to conserve "at-risk" subsidized rentals	Fiscal Year 2004/2005	City obtained letter from Peoples' Self-Help Housing Corp, indicating their willingness to acquire any complexes that may convert to market rate. The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	Continue to implement this action.
H-3A	1: Review adopted policies and standards to remove constraints	Ongoing	a. General Plan Amendment 04-01 (B), adopted January 4, 2004, removed a multi-family zoned parcel from the Oak Park Specific Plan Overlay. This facilitated approval of a development plan for the subject parcel. b. Code Amendment adopted by City Council on November 1, 2005 to facilitate 2nd unit development.	Continue to implement this action.
H-3B	1: Review Zoning Code to remove constraints	Fiscal Year 2005/2006	None	To be rescheduled for FY 08/09.
H-4	1: Provide referral info on housing complaints	Ongoing	No complaints filed.	Continue to implement this action.
	2: Provide info on Fair Housing	Fiscal Year 2005/2006	Information added to City's web site.	Continue to implement this action.
H-5	1: Continue to implement Land Use policies and programs that call for energy efficient land use planning and development	Ongoing	a. Accomplished with 2003 Land Use Element b. No amendments filed with City	Upon review of any applications for general plan amendments

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

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

2001: Report to State Department of Finance (DOF)

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

2001: City Records

Low Income
- Habitat for Humanity ..... 2 units
- Quail Run Mobile Home Park .....38 units
- Total.....40 units

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

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

2002: DOF Report

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

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

2002: City Records

Low Income
Habitat for Humanity ..... 1 unit
Infill multi-family ..... 4 units
Quail Run Mobile Home Park .....67 units
Total.....72 units

Moderate Income
Creston Courtyards .....26 units (RSF-6 Type of development)
Serenade..... 9 units (RSF-6 Type of development)
Turtle Creek.....26 units (RSF-6 Type of development)
Cottage Lane .....30 units (RSF-6 Type of development)
West Side Infill..... 1 unit (2125 Pine)
Total.....92 units

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

2003: DOF Report

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

2003: City Records

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

Moderate Income
Creston Courtyards..... 1 unit (RSF-6 Type of development)
Turtle Creek.....15 units (RSF-6 Type of development)
Cottage Lane .....30 units (RSF-6 Type of development)
Creston SFA..... 8 units
Total.....54 units

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

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

2004: DOF Report

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

2004: City Records

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

Moderate Income
Oak Creek Commons.....35 units (RSF-6 Type of development)
Turtle Creek.....16 units (RSF-6 Type of development)
Tract 2411..... 3 units (RSF-6 Type of development)
West Side Infill.....15 units (R-2/R-3 Multi-family)
Total.....69 units

Above Moderate Income
Regular Single Family.....322 units
709 Creston Road Condos ..... 9 units
Total.....331 units

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

2005: DOF Report

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

2005: City Records

Very Low Income
Creekside Gardens ..... 28 units (HUD §202)

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

Moderate Income
Oak Creek Commons ..... 1 unit (RSF-6 Type of development)
Tract 2411 ..... 9 units (RSF-6 Type of development)
Cottage Lane ..... 10 units (RSF-6 Type of development)
Total .....20 units

Above Moderate Income
Regular Single Family .....401 units

2006: DOF Report

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

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

2006: City Records

Very Low Income
Canyon Creek Apartments ..... 67 units (Federal Tax Credit)

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

Moderate Income
Cottage Lane .....18units (RSF-6 Type of development)
533 Fein Avenue (SF unit) ..... 1 unit
24th Street Condominiums..... 8 units (RSF-6 Type of development)
Total.....27 units

Above Moderate Income
Regular Single Family .....257 units

2007: DOF Report

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

2007: City Records

Low Income
Vista del Rio Apartments .....80 units
Caretaker at 902 – 21st ..... 1 unit
Caretaker at 2302 Airport..... 1 unit
Caretaker at 829 – 10th..... 1 unit
Caretaker at 1035 Vine ..... 1 unit
Triplex at 1802 Park..... 3 units
4055 Dry Creek 2nd SF unit ..... 1 unit
Total.....88 units

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2001 through December 31, 2007

Moderate Income

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

Above Moderate Income

Regular Single Family .....74 units

Total: January 1, 2001 - December 31, 2007 Combined by Income Group)

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005	401	20	12	28	461
2006	257	27	18	67	369
2007	74	14	88	0	177
Total	**1,871**	**366**	**243**	**95**	**2,576**