



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Housing Policy Department  
Received on:  
MAR 25 2013

March 20, 2013

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

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

Pursuant to Government Code Section 65400, enclosed for review is the Housing Element Section of the Annual Report on the Paso Robles General Plan. This report was reviewed, received, and filed by the Paso Robles City Council on March 19, 2013.

If the Department of Housing and Community Development has any questions on the Housing Element, please contact me at (805) 238-3970 or email at [sdecarli@prcity.com](mailto:sdecarli@prcity.com)

Sincerely,

Susan DeCarli  
Planning Manager



**Status of Housing Element Implementation as of December 31, 2012****Context of Housing Element Review**

The Housing Element of the General Plan for the City of Paso Robles was adopted on June 21, 2011. On August 15, 2011, the State Department of Housing and Community Development (HCD) sent the City a letter finding the Housing Element to be in compliance with Housing Element Law.

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2008 (the beginning of the period of the current Regional Housing Needs Allocation) and December 31, 2012;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2012;
- Report on progress towards implementing the Action Items contained in the 2011 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 August 2008 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2008 through June 30, 2014.

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

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 on the following page.

**Attachment 2**  
**Status of Housing Element Implementation as of December 31, 2012**

Program	Income Group					Total	Note #
	Above Moderate	Moderate	Lower	Very Low	Extremely Low		
2008 - 2010 Activity (Appendix D-1)	85	0	26	6	34	151	1
West Side Single Family	10	0	0	0	0	10	2
East Side Single Family (Outside of Specific Plan Areas)	147	0	0	0	0	147	2
Chandler Ranch, Olsen Ranch, Beechwood Area Specific Plans	0	0	0	0	0	0	3
West Side Multi-Family	0	9	6	0	0	15	4
Borkey Area Specific Plan (Tract 2887)	0	38	0	0	0	38	5
Entitled Low Income Family Apartments	0	0	72	63	15	150	6
Second Units	0	0	5	0	0	5	7
<b>Total</b>	<b>242</b>	<b>47</b>	<b>109</b>	<b>69</b>	<b>49</b>	<b>517</b>	

Notes:

1. Units constructed (Certificates of Occupancy) between 1/01/08 and 12/31/10.
2. Estimate considering capacity and economy.
3. Assumes specific plans are adopted in 2012, but that housing development will not commence until 2014, beyond the period of this Housing Element.
4. Estimate considering capacity and economy. Condominiums, duplexes, and second units on multi-family zoned lots will be affordable to moderate income; all others will be affordable to low income.
5. Tract 2887, approved in 2007, has 51 small single family lots and a density of 12 units per acre.
6. (a) Hidden Creek Project at 80 S. River Road (completed in 2011). The Tax Credit Application indicates that, of the 81 units, 53 (including the manager's) would be for lower income households, 20 would be very low income households, and 8 would be extremely low income households. (b) Oak Park Redevelopment (approved in 2010, seeking financing in 2011). The Tax Credit Application for Phase One indicates that, of the 69 units, 19 would be for low income households, 43 would be very low income households, and 7 would be extremely low income households.
7. 5 second units were built between 2006 and 2008; it is conservatively expected that this rate will continue for the next 5 years.

Between January 1, 2008 and December 31, 2012, a total of 342 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	179
Moderate	14
Lower	81
Very Low	26
Extremely Low	42
<b>Total</b>	<b>342</b>

Details showing the composition of the above new units are attached in a document entitled "Paso Robles Historic Residential Growth: January 1, 2008 through December 31, 2012". 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, 2008 and December 31, 2012 are shown in the table on the following page.

**Attachment 2**  
**Status of Housing Element Implementation as of December 31, 2012**

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low	
2008	44	0	20	6	34	104
2009	21	0	6	0	0	27
2010	20	4	0	0	0	24
2011	38	0	54	20	8	120
2012	56	10	1	0	0	67
<b>Total</b>	<b>179</b>	<b>14</b>	<b>81</b>	<b>26</b>	<b>42</b>	<b>342</b>

**New Housing Units: Under Construction and Approved**

As of December 31, 2012, there were active building permits for 23 units, which can be classified by income groups as follows:

Above Moderate	18	(single family development)
Moderate	3	(West Side apartments)
Lower	2	(2 Caretaker units)
Very Low	0	
<u>Extremely Low</u>	<u>0</u>	
Total	23	

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

**New Housing Units: Proposed**

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28<sup>th</sup> and 34<sup>th</sup> Streets, east of Park Street. 154 of the units will be new; 148 will be replacement units. The project will be developed in 3 or more phases. That application included a request for a density bonus and an extra density bonus. On December 4, 2012, the City Council approved a deferral of City fees up to \$1.018 million for Phase One of this project (80 units). The deferral will be financed via a loan of General Funds with a 33 year term. The applicants received Federal Tax Credits for Phase One in 2012 and plan to commence construction in early 2013.

In November 2010, the Redevelopment Agency adopted a resolution reserving LMIH funds to assist Habitat for Humanity build 6 single family homes for very low income households in the 2800 Block of Vine Street. In April 2011, the City approved a development plan and subdivision map for this project. In 2011, the Redevelopment Agency approved a loan of \$225,000 in CalHome Funds to purchase the site. In 2012, Habitat for Humanity met with City staff to explore alternatives such as a revised plan with increased density and fee deferrals similar to those approved for Oak Park. As of the end of 2012, they had not filed any formal requests of this type.

**New Housing Units: Completed Since Last Annual Report**

In 2012, Certificates of Occupancy were issued for 64 single family detached homes, one garage conversion and one modular home (both were second units on multi-family lots), and one caretaker unit above a commercial building.

### **Rehabilitated Units**

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City offered CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households. The 2010-2014 Redevelopment Implementation Plan provided that LMIH funds may be used to assist such an activity. However, with the passage of AB 1X 26, LMIH funds were no longer available for such use. Additionally, annual allocations of CDBG funds have not been sufficient to fund such an activity.

### **Conserved Units**

There are subsidized housing units at risk of conversion to market rate. 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 2010-2014 Redevelopment Implementation Plan provided that LMIH funds may be used to assist such an activity. However, with the passage of AB 1X 26, LMIH funds were no longer available for such use.

### **Removal of Constraints**

On November 27, 2012, the Planning Commission recommended that the City Council adopt an ordinance to update several sections of the Zoning Code. Included in that ordinance was a provision to reduce the minimum size of community rooms in multi-family residential developments with 32 or more units from 40 square feet per unit to 20 square feet per unit. This will reduce the cost of constructing larger multi-family developments.

### **Progress Toward Implementation of Action Items**

The table on the following pages reports efforts made through December 31, 2011 to implement the Action Items and gives a brief statement about the schedule for future implementation.

**CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS**

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/12	Future Scheduling
H-1.1 & H-1.2	1. Evaluate all proposed amendments to the General Plan and Zoning maps for their effect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA).	Ongoing	The Uptown/Town Centre Specific Plan, adopted in May 2011, increased the supply of housing types that would be affordable at all levels.	Upon review of any applications for general plan amendments
	2. Continue to participate in the countywide Ten Year Plan to End Homelessness.	Ongoing	The City adopted Ordinance 976 N.S. on December 6, 2011 to comply with SB 2's direction to allow establishment of emergency shelters in specified zones without a requirement for a conditional use permit.	As needed
	3. Maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, LMHI Funds, CDBG Program, and other sources of housing funds.	Ongoing	Although the Housing Programs Manager position is vacant, City staff has continued to administer these programs.	As needed
	4. Evaluate all proposed amendments to the General Plan and Zoning Maps for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.	Ongoing	The Uptown/Town Centre Specific Plan, adopted in May 2011, increased the supply of housing types that would be affordable at all levels.	a. With the preparation of the Chandler Ranch and Olsen/Beechwood Area specific Plans b. With any other applications for GPAs or Rezones.
	5. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch/Beechwood Area, and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups.	Ongoing	A substantial amount of staff time was spent in 2012 to work with property owners in these specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2013.
	6. Work with developers to increase the supply of new housing for all income groups and special needs throughout the City.	Ongoing	Staff has continued to work with the Paso Robles Housing Authority to assist the redevelopment of Oak Park Public Housing and with Habitat for Humanity to facilitate permit processing and financial assistance for their projects.	Staff efforts will continue in 2013.
	7. Encourage provision of affordable housing in the vicinity of the Cuesta College through the designation of multi-family sites near the campus.	Ongoing	There are 16.5 acres on 6 parcels on the south side of Experimental Station Road, west of Buena Vista Drive designated and zoned for multi-family residential, 12 units per acre. On September 25, 2012, the Planning Commission conducted a public hearing to consider a	The Planning Commission and City Council will hear this proposal in early 2013.

**CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS**

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/12	Future Scheduling
			development plan to construct 142 apartments on this site. The hearing was continued to early 2013 so that SB 18 could be compiled with.	
	8. For affordable housing projects that are assisted with LMIH Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.	Ongoing	Accomplished for Hidden Creek Village, which was completed in September 2011. On December 4, 2012, the City Council approved a deferral of City fees for Phase One of the Redevelopment of Oak Park Public Housing with a loan of up to \$1.018 million in General Funds.	Consider use of General Funds for deferral of City Fees for future phases of the Redevelopment of Oak Park Public Housing.
	9. Adopt an ordinance to implement SB 2 to provide that emergency shelters may be permitted by right.	December 31, 2011	Completed via adoption of Ordinance 976 N.S. on December 6, 2011.	None: action is completed
	10. Encourage developers of single family dwellings to incorporate "Universal Design" and/or "visitability" improvements to the greatest extent feasible.	Fiscal Year 11/12	None in 2012	May be delayed due to reduced staff resources.
H-2.1 & H-2.2	11. As part of the General Plan Annual Report, evaluate the need to amend the Zoning Code to incorporate regulations for the conversion of rental housing (apartments) to condominiums.	Ongoing	There is no evidence, particularly given the current economic recession, that there is any demand to convert apartments to condominiums.	Re-evaluate in 2013
	12. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing for acquisition and rehabilitation, including the following: <ul style="list-style-type: none"> <li>• Monitor complexes that are At-Risk of conversion to market rate..</li> <li>• Work with Potential Purchasers</li> <li>• Tenant Education</li> </ul>	Ongoing	None in 2012. (In 2010, staff assisted the owner of a subsidized apartment complex in maintaining its subsidy.)	As needed

**CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS**

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/12	Future Scheduling
	13. Amend the Zoning Code to establish minimum densities for multi-family zoned properties	Fiscal Year 11/12	None in 2012	May be delayed due to reduced staff resources.
H-3.1	14. Enforce the City's zoning, property maintenance, building, fire, parking and nuisance abatement codes.	Ongoing	Enforcement is carried out by the Police and Emergency Services Departments on a complaint basis by several City departments.	As needed
	15. Actively implement the vision for development and redevelopment of the West Side to be established in the Uptown/Town Centre Specific Plan. This will include: seeking grants for infrastructure improvements; preparing an appendix to expand the list of acceptable architectural styles; providing technical assistance to developers in understanding and applying the new development standards; and regular monitoring and updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing.	Ongoing	In 2011 the City applied for and received grants to improve 21 <sup>st</sup> Street and to develop a neighborhood park in this specific plan area.  City staff continued to work with the Paso Robles Housing Authority to assist the redevelopment of Oak Park Public Housing to facilitate permit processing and financial assistance for their projects.	Staff efforts will continue in 2013.
	16. Give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) Funds to the redevelopment of Oak Park Public Housing, and fully support applications for Federal HOME funds for this project. As part of this effort, the City will also give top priority for the housing for extremely low-income households.	Fiscal Year 11/12	In June 2011, the State Legislature passed AB 1X 26, which dissolved all redevelopment agencies in the state.	None: LMIH Funds are no longer available.
H-4.1 & H-4.2	17. Prepare a report that reviews zoning regulations, standard conditions, and permit processing procedures to identify any provisions which unnecessarily increase the cost of housing. Present this report in conjunction with the Annual Review of the General Plan.	February/ March 2013	None in 2012	In Fiscal Year 2012/2013

**CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS**

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/12	Future Scheduling
H-5.1	18. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).	Ongoing	The City maintains such information on its web site. Additionally, staff provides responses to inquiries at the Public Counter, on the phone, and via email.	As needed
	19. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City's web site.	Ongoing	The City maintains such information on its web site.	As needed
H-6.1 & H-6.2	20. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes and to incorporate design principles used in the Uptown/Town Centre Specific Plan for these items as well as other energy-saving and environmental quality protection measures, as appropriate to the topography, vegetation, and location in each specific plan area.	Ongoing	A substantial amount of staff time was spent in 2012 to work with property owners in these specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2013.
	21. Continue development of the Resource Management Plan initiated in 2008 via Resolution 08-061 to implement Economic Strategy policies to foster multi-modal transportation systems, reduce greenhouse gas emissions, and develop Low Impact Development standards, water conservation, vegetation and habitat conservation measures.	Ongoing	In 2012, staff time was invested in several of these activities.	Staff efforts will continue in 2013.

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH**  
**January 1, 2008 through December 31, 2012**

NOTE: All unit counts are based on City records for Certificates of Occupancy.

**2008: DOF Report**

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

**2008: City Records**

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Chet Dotter Senior Housing				6	34
Second unit at 3189 Hwy 46 E			1		
Second unit at 197 Sandbar Ct			1		
Apartments at 3440 Park			16		
Duplex at 3444 Park			2		
Single Family Dwellings	44				
<b>Total</b>	<b>44</b>	<b>0</b>	<b>20</b>	<b>6</b>	<b>34</b>

**2009: DOF Report**

Housing Type	# of units	Notes
Single Family, Detached	23	Two are "caretaker" apartments above commercial uses (1339 Vine St and 608 - 12 <sup>th</sup> St)
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	4	1710 Pine St
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>27</b>	

**2009: City Records**

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Caretaker unit at 1339 Vine St			1		
Caretaker unit at 608 - 12th St			1		
Apartments at 1710 Pine St			4		
Single Family Dwellings	21				
<b>Total</b>	<b>21</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH**  
**January 1, 2008 through December 31, 2012**

**2010: DOF Report**

Housing Type	# of units	Notes
Single Family, Detached	20	
Single Family, Attached	4	830 and 832 – 19 <sup>th</sup> St; 2 units at 513 – 3 <sup>rd</sup> St
Mobile Homes	0	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>24</b>	

**2010: City Records**

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Attached units at 830, 832 – 19 <sup>th</sup> St		2			
Attached units at 513 – 3 <sup>rd</sup> St		2			
Apartments at 1710 Pine St					
Single Family Dwellings	20				
<b>Total</b>	<b>20</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>

**2011: DOF Report**

Housing Type	# of units	Notes
Single Family, Detached	39	One is a caretaker unit
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	81	
<b>Total</b>	<b>120</b>	

**2011: City Records**

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Hidden Creek Village Apartments			53	20	8
Caretaker unit at 1427 Spring St			1		
Single Family Dwellings	38				
<b>Total</b>	<b>38</b>	<b>0</b>	<b>54</b>	<b>20</b>	<b>8</b>

**2012: DOF Report**

Housing Type	# of units	Notes
Single Family, Detached	65	
Single Family, Attached	0	
Mobile Homes	1	Modular unit at 516½ Vine Street
Multi-Family, 2-4 units/structure	1	Was reported as a (garage) converted structure
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>67</b>	

**PASO ROBLES' HISTORIC RESIDENTIAL GROWTH**  
**January 1, 2008 through December 31, 2012**

**2012: City Records**

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Convert commercial space to one apartment unit (935-12 <sup>th</sup> St)			1		
Modular SF detached on rear of RMF-8 Lot (516 ½ Vine St)		1			
Garage converted to second unit on RMF-8 Lot		1			
SF detached on small lots in RMF-8 Category (935-949 Creston Road)		8			
SF detached dwellings	56				
<b>Total</b>	<b>56</b>	<b>10</b>	<b>1</b>		

**Total: January 1, 2008 – December 31, 2012 Combined by Income Group)**

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low	
2008	44	0	20	6	34	104
2009	21	0	6	0	0	27
2010	20	4	0	0	0	24
2011	38	0	54	20	8	120
2012	56	10	1	0	0	67
<b>Total</b>	<b>179</b>	<b>14</b>	<b>81</b>	<b>26</b>	<b>42</b>	<b>342</b>

