



Housing for All

San Luis Obispo County Housing Trust Fund

Higher Density Housing Seminar

Building at higher densities is one way to make housing more affordable. This is true whether the increase is from quarter acre lots to five or six units per acre or from 20 units per acre to 25 or even 30 units per acre. Increasing the number of homes that can be built on a lot reduces the land costs for each unit.

The SLO Workforce Housing Coalition is sponsoring a free seminar on Higher Density Housing that will feature local experts:

- ◆ R. Thomas Jones, CalPoly College of Architecture and Environmental Design,
- ◆ John P. Campanella of the Bermant Development Company, and

- ◆ David Watson of King Ventures.

The speakers will dispel some common misconceptions about higher density housing. They will describe how to design and develop higher density housing that enhances existing neighborhoods, preserves the environment and supports other community goals. They will also share ways to work with neighborhood and community groups to gain acceptance and support for higher densities.

The seminar will be held on June 9, 2005 at the SLO County/City Library, 995 Palm Street from 7:30 to 9:00 AM. View flyer at www.sloctf.org/files/whc-seminar.pdf

County Inclusionary Housing Program Moving Forward

The County of San Luis Obispo continues to work to develop an inclusionary housing program. The effort is based on housing element policies 1.9 and 2.2, which are titled “Require Development of Affordable Housing” and “Ensure That Affordable Housing Remains Affordable.”

The County just released a concept paper that shows where County staff is headed with the program and lists key steps in the process.

Based on the paper, 20% of the units in new housing projects must be affordable—5% each for very low, low and moderate income households plus 5% for workforce housing.

The inclusionary requirement or an in-lieu fee will apply for all housing that is built in the county—including single family homes on existing lots. Density bonuses and other incentives will be offered to help off-set the program’s impact. The county is also considering charging housing impact fees for nonresidential development.

The review and adoption process for this program will continue through mid to late 2006.

The concept paper can be downloaded from: www.sloplanning.org/long_range_planning.htm

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Higher Density Housing Seminar

SLO City/County Library

June 9, 7:30 to 9:00 AM

Higher Density Development: Myth & Fact

The Urban Land Institute (ULI) recently published a booklet that debunks common misconceptions about higher-density development. It examines the following misconceptions and dispels them with well-researched facts and examples of quality, compact developments.

- ◆ Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.
- ◆ Higher-density developments lower property values in surrounding areas.
- ◆ Higher-density development leads to higher crime rates.
- ◆ Higher-density development creates more regional traffic

congestion and parking problems than low-density development.

- ◆ Higher-density development is environmentally more destructive than lower-density development.
- ◆ Higher-density development is unattractive and does not fit in a low-density community.
- ◆ No one in suburban areas wants higher-density development.
- ◆ Higher-density housing is only for lower-income households.

The ULI booklet and supporting PowerPoint presentations can be downloaded free at:

www.uli.org/Content/ContentGroups/PolicyPapers/MFHigher010.pdf

Affordable Housing and Property Values

Numerous studies have concluded that affordable housing has little or no impact on the value of properties in the surrounding neighborhood.

MIT's Center for Real Estate recently studied the impact of housing developed under Massachusetts' Anti-Snob Zoning Act. It found that mixed income rental housing does not effect the value of nearby single family homes. The report is at: www.web.mit.edu/cre/research/hai/pdf/40B_report_HAI_0405.pdf

The California Department of Housing and Community Development (HCD) has an "electronic bibliography" that includes links to documents and websites that relate to affordable housing and property values. This bibliography can be

downloaded at www.hcd.ca.gov/hpd/prop_value.pdf

An older HCD report that reviewed studies on the impacts of affordable housing on property values is still available. This study — "The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research" — overwhelmingly found that affordable housing does not reduce property values. Order it by faxing (916-327-2643) or mailing a request to HCD:

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

Short Notes

High SAT Scores Increase Home Values

The Christian Science Monitor recently reported that home buyers pay higher prices for homes located in neighborhoods in which students have higher SAT scores. You can read the article at: www.csmonitor.com/2005/0428/p11s01-libc.html

Federal Housing Reform Act of 2005

The House Financial Services Committee just approved a bill that will require Fannie Mae and Freddie Mac to dedicate 5% of their after tax profits to assist affordable housing.

Envisioned as part of the National Housing Trust Fund, the requirement will initially generate \$400-\$600 million per year and grow to more than \$1 billion annually.



Grover Housing Element

Grover Beach is updating its housing element to qualify for state certification. The complete proposed amended Housing Element is currently posted at www.sloctf.org/grover.htm.

Public comments will be accepted through June 20, 2005. The public hearing schedule will be posted when it becomes available.

Kudos to CalPoly Housing Team

A team of CalPoly students won this year's Bank of America Affordable Housing Challenge. The students partnered with the Housing Authority of the City of Paso Robles to plan the redevelopment of the Oak Park Public Housing project. The existing 148 units at Oak Park will be replaced with 160 rental and 50 for sale units. The students' proposal addressed the planning, financing, design and phased development of the new units. Now that's learning by doing!

Items of Interest...

Publications

Focus on Housing is a new e-newsletter from the League of California Cities. Check out the latest issue and sign up to receive your own copy at: www.imakenews.com/focusonhousing

“Why Not In Our Community?” Removing Barriers to Affordable Housing is an update of the 1991 report of HUD’s Advisory Commission on Regulatory Barriers to Affordable Housing. The new report, which finds that regulatory barriers continue to be “formidable barriers to affordable housing,” can be ordered or downloaded at: www.huduser.org/publications/affhsg/whynotourcomm.html

Addressing Community Opposition To Affordable Housing Development: A Fair Housing Toolkit offers information to help overcome community resistance to affordable and supportive housing. It can be downloaded from: <http://www.knowledgeplex.org/showdoc.html?id=68549>

Websites

Building Better Rural Places - Federal Programs for Sustainable Agriculture, Forestry, Conservation and Community Development is an online guide to programs that support sustainable rural development. It is a cooperative effort by the U.S. Department of Agriculture, Michael Fields Agricultural Institute and National Center for Appropriate Technology and is located at <http://attra.ncat.org/guide/index.html>

HUD Information Available — Community Connections is the “Information Center” for HUD’s Office of Community Planning and Development (CPD). If you need regulations, guidelines, publications, forms, notices or other information related to a CPD program, including CDBG, HOME and ESG, just call 1-800-998-9999 or log on to www.comcon.org

Events

June 9 — Higher Density Housing Seminar, Workforce Housing Coalition, SLO City/County Library. 7:30 to 9:00 AM — www.slowhc.org (download flyer from www.sloctf.org/files/whc-seminar.pdf)

Oct 6-7 - Rural Housing Summit, California Coalition for Rural Housing, Asilomar Conference Center, Pacific Grove — www.calruralhousing.org/Home_RHS.htm

Dec 6-7 - California Mental Health and Housing Conference, Housing California, Pasadena Hilton Hotel — <http://housingca.org/conference.htm>

Note: “Housing for All” has active links — when you view this newsletter in Acrobat Reader, referenced documents and websites open when you click on them.



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George Moylan—Executive Director, Housing Authority of the City of San Luis Obispo

Affiliations are listed for identification purposes only.



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