

# Housing for All

## Homeless Center Forum

The League of Women Voters has organized a public forum on homelessness in San Luis Obispo County and the proposed homeless service center on Prado Road in the City of San Luis Obispo. The forum will be held at the main library in San Luis Obispo on May 9th at 9:30 AM.

Come learn about the local needs for homeless shelters and services. Hear about the current plans for a new emergency shelter and service center. Learn what needs to be done to address the needs of the homeless and what you can do.

The speakers at the forum will include:

- Lauren Weir, SLO County Homeless Services Coordinator,
- John Spatafore, President, Homeless Foundation of SLO,
- Grace Macintosh, Deputy Director, CAPSLO, and
- Bill Toma, local business leader.

The Housing Trust Fund is co-sponsoring this forum along with United Way of San Luis Obispo County, Action for Healthy Communities and The Community Foundation San Luis Obispo County. In addition, the County of San Luis Obispo has provided funding to video tape the forum.

## Support our Veterans Yes on 41

On June 3rd, vote yes on Prop 41, the Veterans Housing and Homeless Prevention Bond Act of 2014. Prop 41 will make \$600 million available to create affordable and supportive rental housing for veterans and their families.

The Great Recession was especially harsh on veterans and their families. HUD reported that 57,849 veterans were homeless on a single night in 2013. Of these, 15,179 or 26.2% were living in California. In addition, more than 200,000 California veterans live in poverty and are at risk of becoming homeless.

SLO County had 260 homeless veterans on the enumeration date and 236 of them were unsheltered — living in their cars and on the street.

Learn more at [www.yesonprop41forvets.org](http://www.yesonprop41forvets.org)

## SLO Homeless Center Forum

May 9, 2014

9:30 – 11:00 AM

Library, 995 Palm St, SLO



SPRING 2014

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# Affordable Homes Available soon...

Three affordable housing projects — Moylan Terrace, Courtland Street and Oak Park — will soon be available for people to rent or buy. Construction of a fourth will be completed soon so that the owner-builders can move into their homes.

## Moylan Terrace

Moylan Terrace will soon release 24 new townhomes for sale. These homes will have one, two and three bedrooms and range in size from 809 to 1675 square feet. Seven of the homes will be priced well below market for purchase by low and moderate income buyers.

For additional information, including floor plans and more photographs, please visit [www.moylan-terrace.com](http://www.moylan-terrace.com). If you wish to buy a home, call 544-9161.



Finished homes in phase 1 of Moylan Terrace. Homes in phase 2 will be completed soon and the homes in phase 3 will follow shortly thereafter.

## Courtland Street

Peoples' Self-Help Housing is currently accepting applications for its Courtland Street Family Apartments in Arroyo Grande. The one, two and three bedroom rental homes will be available in August. Rental assistance is available for many of the units to make them more affordable. For more information and to request an application, call (805) 781-3088. Peoples' website is at [www.pshhc.org](http://www.pshhc.org).

## Oak Park Phase 1

Phase 1 of the Oak Park redevelopment project in Paso Robles is nearing completion. The eighty rental homes will be available starting in July. Rental assistance is also available for many of these units. Applications are currently being accepted for the waiting list. Down-load it from <http://tinyurl.com/mol7oqw>. Additional information on the Oak Park redevelopment project is online at: <http://pasoroblesha.org/Redevelopment.html>.



Courtland Street Family Apartments under construction in Arroyo Grande in mid-March. The units will be completed in August.

## Oceano Self-Help

Six owner-builders will complete their homes in Peoples' Self-Help Housing's Oceano project this August. All of the homes have three bedrooms and two-car garages. Peoples' helps an average of 30 low income families to build their own homes each year. Learn more at [www.pshhc.org](http://www.pshhc.org).



Self-help homes under construction in Oceano in mid-March. The buyers' construction labor reduces the required down payment. Completion is expected by August.



# Local Projects Poised for Tax Credits

Three local rental housing projects are expected to receive an allocation of Low Income Housing Tax Credits (LIHTC) from the state on June 11, 2014. With the demise of redevelopment agencies and the exhaustion of Prop 1C funds, LIHTC is the only major subsidy program for affordable housing left in California.

Based on preliminary information from the state, the South Street Family Apartments has the highest score of the 10 applicants for the extremely competitive Central Coast allocation. The Morro del Mar Senior Apartments has the third highest score for the larger and less competitive Rural allocation. Phase 2 of the Oak Park redevelopment project ranked sixth out of the 19 Rural applications. It has even odds of receiving tax credits. Learn more about tax credits at [www.treasurer.ca.gov/ctcac](http://www.treasurer.ca.gov/ctcac).

## South Street

The South Street Family Apartments is a planned 43-unit development in the City of San Luis Obispo. It is located on South Street between Higuera and Broad Streets. The development is jointly sponsored by ROEM and HASLO. ROEM developed the Village at Broad Street, a few blocks to the east. South Street has received broad support, including financial commitments from the City, County and HTF.

## Morro del Mar

The Morro del Mar Senior Apartments is a planned 21-unit development in the City of Morro Bay. The project is located at 555 Main Street. It will be developed by the San Diego-based Pacific Southwest Community Development Corporation, which owns apartments throughout central and southern California. Morro del Mar has



ROEM's 43-unit South Street Family Apartments will offer affordable one, two and three bedroom rental homes in San Luis Obispo. The project should start construction in December.



Phase 1 of the Oak Park redevelopment project in Paso Robles is nearing completion. Phase 2 will continue with the same design and have 69 additional units. Eventually, Oak Park will have over 300 new rental homes.

received financial commitments from the City, County and HTF.

## Oak Park Phase 2

The Oak Park redevelopment project in Paso Robles will eventually replace the 70-year old military housing with more than 300 units of modern apartments. The

eighty rental homes in Phase 1 are nearing completion. If Phase 2 receives tax credits in June, construction of the next 69 units will start by the end of the year.

Information on the Oak Park redevelopment project is online at: <http://pasoroblesha.org/Redevelopment.html>.



Morro del Mar is a 21-unit seniors rental complex in Morro Bay. It will have one and two bedroom homes and should be completed in late 2015.

# Short Notes



**Heritage Oaks Bank supports the HTF** — One of the first things that Heritage Oaks Bank did after merging with Mission Community Bank was to provide a \$10,000 contribution to the HTF. This contribution reaffirms the strong support that we have received from both Heritage Oaks and Mission over the years. Learn more about the bank's support at [www.sloctf.org/grant-hob.htm](http://www.sloctf.org/grant-hob.htm).

**USDA Loan Eligibility** — Atascadero, Los Osos, Morro Bay, Nipomo, Paso Robles and Templeton remain eligible for USDA housing programs through the 2020 Census. In addition to renewing the existing grandfather clause, Congress increased the rural population cap to 35,000. Low and moderate income home buyers remain eligible for 502 home loans. Low income home owners remain eligible for 504 home repair loans and grants. Apartments remain eligible for USDA loans and rental assistance. Learn about the various USDA housing programs at <http://tinyurl.com/k3g6k3o>.

**SLO County is #8 for Housing Un-Affordability** — The National Association of Home Builders continues to rank SLO County as one of the least affordable housing markets in the US. During the fourth quarter of 2013, we were the eighth least affordable area on NAHB's Housing Opportunity Index. Learn more at [www.nahb.org/reference\\_list.aspx?sectionID=135](http://www.nahb.org/reference_list.aspx?sectionID=135).

**We're also #8 for Well-Being** — The Gallup-Healthways Well-Being Index ranked our county the eighth best out of 189 metro areas in the nation. The index is based on self-reports of life evaluation, emotional health, work environment, physical health, healthy behaviors, and basic access to necessities. Read the report at <http://tinyurl.com/k6saoaq>.

## Publications

**Welcome Home: The Rise of Tent Cities in the United States** is a report from the National Law Center on Homelessness and Poverty that documents media reports of homeless encampments in 46 of 50 states. Download it at [www.nlchp.org/documents/WelcomeHome\\_TentCities](http://www.nlchp.org/documents/WelcomeHome_TentCities).

**Out of Reach 2013** is a report from the National Low Income Housing Coalition that documents the disparity of rents and tenant incomes in every county in the US. In SLO County, the average wage needed to afford a modest two bedroom rental was \$21.85 per hour. Local renters, however, only earned an average of \$11.39 per hour. Download the report at <http://nlihc.org/oor/2013>.

## Events

May 9 — Homeless Center Forum, SLO Main Library — see page 1

Oct 14-17 — Opportunity Finance Network Conference, Denver — [www.ofn.org](http://www.ofn.org).

Oct 23-24 — Rural Housing Summit 2014, Asilomar — [www.calruralhousing.org](http://www.calruralhousing.org).



"Housing for All" has active links when you view this newsletter in Acrobat Reader

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## Loans Available

The Housing Trust Fund has over \$2 million available to finance affordable housing projects located throughout San Luis Obispo County.

Loans may be used for acquisition, construction and other activities that will create or preserve rental or ownership housing for households with very low, low or moderate incomes. Housing for households with special needs are encouraged.

Visit our website for our guidelines and other documents: [www.sloctf.org/loans.htm](http://www.sloctf.org/loans.htm).