

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/7/2015	(3) CONTACT/PHONE Ted Bench, Planner III/781-5701	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo for a resolution amending the Annual Report and Action Plan for Year 2015 regarding the use of the Title 29 – Affordable Housing Fund in order to revise the funding amounts between affordable housing projects. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairman to sign the attached resolution amending the Title 29 Annual Report and Action Plan for Year 2015.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>15 minutes</u> ) <input type="checkbox"/> Board Business (Time Est. <u>    </u> )			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: <u>Dec. 2, 2014 – Action Plan Appvd</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Ted Bench, Planner III

DATE: 4/7/2015

SUBJECT: Hearing to consider a request by the County of San Luis Obispo for a resolution amending the Annual Report and Action Plan for Year 2015 regarding the use of the Title 29 – Affordable Housing Fund in order to revise the funding amounts between affordable housing projects. All Districts.

## **RECOMMENDATION**

It is recommended that the Board adopt and instruct the chairman to sign the attached resolution amending the Title 29 Annual Report and Action Plan for Year 2015.

## **DISCUSSION**

The Planning and Building Department collects in-lieu fees and housing impact fees when it issues construction permits. These fees go into the Title 29 –Affordable Housing Fund. The Title 29 funds are used to help construct affordable housing. Each year the Planning Director prepares an Annual Report and Action Plan. This document shows the amount of fees that were collected and also a list of affordable housing projects to be funded.

To be eligible for Title 29 funds, the affordable housing projects must be ready to start construction. They must also be located in the areas of the county from which the fees were collected. They can be located inside of a city.

On December 2, 2014, your Board approved the Title 29 Annual Report and Action Plan for 2015. For 2015, the following projects will be funded:

### ***Approved Projects – Year 2015 Action Plan***

Project Name	Amount Allocated
Atascadero Triangle Atascadero (11 units)	\$18,337.50
El Camino Oaks Tract 2640 - Atascadero (24 units)	\$1,000.00
South Street Family Apt's San Luis Obispo (42 units)	\$33,773.23
Morro del Mar Senior Apt's Morro Bay (20 units)	\$46,979.39

Not Allocated: \$6,250.45 from South County area	\$0
Total amount allocated	\$100,090.12

NOTE: The South County area has no affordable housing projects currently under construction. Staff recommends that the South County fund be saved until new project(s) are started in that area.

The two projects that are located in Atascadero have the same developer – People’s Self Help Housing Corporation. These projects are “sweat-equity” projects where eligible low income families help build their own houses. El Camino Oaks was nearly completed by the end of 2014, and Atascadero Triangle will start construction in April of 2015. At El Camino Oaks, an unexpected increase in lumber costs has affected 12 families. People’s Self-Help would like to use the in-lieu fees to help reduce the construction costs for these families. It has requested that the funding amount between its Atascadero projects be revised as follows:

***Proposed Amendment to Funding Amounts – Year 2015 Action Plan***

Project Name	Amount Allocated
Atascadero Triangle Atascadero (11 units)	\$18,337.50 <b><i>\$1,000.00</i></b>
El Camino Oaks Tract 2640 - Atascadero (24 units)	\$1,000.00 <b><i>\$18,337.50</i></b>

County staff supports this request. No other projects would be affected by the change. In addition, no other amendments are proposed to the Year 2015 Annual Report and Action Plan.

The attached resolution supports the proposed amendment.

**OTHER AGENCY INVOLVEMENT**

The attached resolution has been reviewed by County Counsel. County Counsel has approved the resolution as to form and legal effect.

**BUSINESS IMPACT STATEMENT**

There would be minimal business impact if the Action Plan fund amounts are switched between the two projects as proposed.

**FINANCIAL CONSIDERATIONS**

These actions do not affect the cost to the County for administering the ordinances.

All County staff costs for administering Title 29 Action Plan are contained within the Planning and Building Department budget.

**RESULTS**

Encouraging the provision of affordable housing helps the County to meet many of its county-wide goals, including the

goal of creating more livable communities.

**ATTACHMENTS**

Attachment 1 – Resolution to amend the Title 29 Annual Report and Action Plan for 2015