

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

According to the 2007-2011 ACS 5-year estimates, the County of San Luis Obispo has a total of approximately 93,000 households. In all, 44 percent are renter households (40,000), and 66 percent are owner households (60,000). Three percent is the projected growth rate for the number of households over the next five years (2015-2019). This is based on the data from the 2010 U.S. Census, the July 2011 AECOM report from the San Luis Obispo Council of Governments, and the April 2014 study done by the San Luis Obispo County Department of Planning and Building. Based on a three percent growth rate, the county will have a total of 95,485 households by 2019, an increase of almost 2,500 in the number of households. The housing needs assessment section analyzed the housing data provided by the 2007-2011 ACS and concluded a strong need for affordable rental housing units for very low, low, and moderate income levels. Based on 2007-2011 ACS 5-year estimates, a high percentage of very low and low income households experienced severe housing problems including overcrowding as well as housing cost burden of 30% to 50%. Refer to the housing needs assessment section for more detailed analysis. In terms of upcoming rental development projects, a number of affordable housing projects will be completed in 2015. These projects will create about 125 rental affordable units for very low, low, and moderate income households. The projects include a 35-unit project in Arroyo Grande (Courtland Homes), an 80-unit project in Paso Robles (Oak Park), an estimated 3 farm support quarter units, and 7 affordable secondary dwellings. The number of affordable units to be constructed by 2016 is 135 units. This includes 42 units in San Luis Obispo (South Street Apartments), 20 units in Morro Bay (Morro del Mar), 62 units in Paso Robles (Oak Park 2), 7 affordable secondary dwelling units, and 4 farm support quarters countywide. While the construction of affordable rental housing units will produce a total of roughly 160 units by 2016, the supply of new rental units is considerably lower than the strong demand for affordable housing units for the very low, low, and moderate income households.

The recently adopted Housing Element (2014-2019) of the County of San Luis Obispo researched and found that no affordable rental housing projects are at risk of being converted to market rate housing over the next ten years. According to the County's Housing Element, the Rolling Hills Apartments in Templeton consists of 53 subsidized low income family units were funded with the United States Department of Agriculture's Section 515 Affordable Housing Program. After the last Housing Element was adopted in 2009, the property owners agreed to sell the project to a local nonprofit housing developer, People's Self Help Housing Corporation (PSHHC). PSHHC has acquired the property using the following funding sources for acquisition and rehabilitation of the property: federal HOME funds from the County, USDA Rural Development funds, State Multi-Family Housing (MHP) funds, Affordable Housing Program (AHP) funds, and low income housing tax credits. Rolling Hills was in need of some rehabilitation work. Total project costs are estimated to be \$9.3 million, of which an estimated \$1.75 million was for construction, \$6.15 million for acquisition, and the remaining for other costs such as financing. Replacement costs of this project would cost \$290,000 per unit, while

preservation and rehabilitation cost approximately \$175,000 per unit including total development costs.

Within the unincorporated area of the county there are several projects that were funded under the California Tax Credit Allocation Committee (CTCAC) funding structure that are reaching their 15 term. Typically after the initial 15 year term expires, the initial private investor under the Limited Partnership will divest ownership and a nonprofit will assume principal ownership of the project. These are considered to have low risk of conversion to market rate since these projects are required to remain affordable by the State of California for 55 years. The initial 15 year term has recently expired or will soon expire for the following projects currently in service in the county:

- The School House Lane project in Cambria with 23 low income units - the 15 year term expired in 2012
- San Luis Bay Apartments in Nipomo with 51 units - the 15 year term will expire in 2018
- Belridge Street Apartments in Oceano with 11 units – the 15 year term will expire in 2015
- Templeton Place in Templeton with 28 units for seniors - the 15 year term will expire in 2016
- Creston Garden Apartments in Paso Robles with 60 low income units of family
- The Anderson Hotel in San Luis Obispo with xx low income units - the Housing Authority of San Luis Obispo (HASLO) currently has the property under lease until 2021. However the annual lease payments have increased at such a rate that HASLO may not be able to sustain operations until 2021.
- The Paso Robles Gardens in Paso Robles with 26 affordable housing units

Ownership of all of the above projects is expected to transfer to non-profit ownership in the future, thus ensuring ongoing affordability.

The 2013 ACS 1-year estimated data on comparative housing characteristics (CP04 report) indicates vacant housing units fell by 13% since 2012. There are a total of 13,594 vacant housing units according to the 2013 ACS 1-year estimates. Most of these vacant housing units fall under the category of seasonal, recreational, or occasional use. The vacancy rate for ownership is 0.9 versus 1.7 for rental use. According to the County's recent Housing Element (2015-2019) the "desirable" rates of vacancy would range between 4-6% for rental units and 1-3% for owner occupied units per Federal Housing Administration standards. A low vacancy rate for the County suggests a strong demand for housing units particularly for very low, low, and moderate income families. With regards to the age of housing units, a large percentage of housing units (23.5%) were built from 1970 to 1979. Of the total of housing units being occupied (104,669), an insignificant percentage (0.2%) lacked complete plumbing facilities and only 0.8% did not have complete kitchen facilities.

## MA-10 Number of Housing Units

### Introduction

A little less than half of the total households in the Urban County of San Luis Obispo are renters. Despite this statistics, the county faces a shortage of affordable rental housing available to very low and low income households. The following data analysis supports the shortage of affordable housing units countywide.

### All residential properties by number of units

The table below suggests that a large portion of housing are single-family dwelling units (73%) while 18% of housing units are located in multifamily buildings.

Property Type	Number	%
1-unit detached structure	72,722	69%
1-unit, attached structure	4,713	4%
2-4 units	7,689	7%
5-19 units	6,903	7%
20 or more units	4,164	4%
Mobile Home, boat, RV, van, etc	9,502	9%
<b>Total</b>	<b>105,693</b>	<b>100%</b>

**Table 1 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

Most residents of the County own their homes while 40% are renters. The ACS data on the size of housing units show that 75% of owner occupied housing units are 3 or more bedrooms. However, less than half of the renter occupied housing units are 2 bedrooms. Moreover, 33% of the housing units used as rentals are 3 or more bedrooms and 22% of rental housing units are 1 bedroom units. The information below indicates the rental market is relatively small.

	Owners		Renters	
	Number	%	Number	%
No bedroom	167	0%	1,540	4%
1 bedroom	1,421	2%	7,828	22%
2 bedrooms	12,710	22%	14,752	41%
3 or more bedrooms	42,849	75%	11,757	33%
<b>Total</b>	<b>57,147</b>	<b>99%</b>	<b>35,877</b>	<b>100%</b>

**Table 2 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In 2013-2014, a total of 13 affordable housing units were built. This included 6 units in San Simeon, 4 secondary dwelling units, and 3 farm support quarters countywide. Of the 13 units, 9 units were for very low and low income families, and 4 units were for moderate income level.

For 2012-2013, the total of affordable housing units built was 44. The 44 units are comprised of 34 units in Nipomo, 9 secondary dwellings, and 1 farm support quarters. Of the 44 units, 39 units were slated for very low and low income households, and 5 units earmarked for the moderate income category. A total of 39 affordable housing units were constructed in the county in 2011-2012. The 39 housing units included 29 single family units by People's Self Help Housing in Templeton and 10 secondary dwellings and farm support quarters. For 2010 to 2011, a total of 72 affordable housing units were completed. This included 53 housing units acquired and renovated for very low and low income families, 7 secondary dwelling units and 5 farm support units. In 2009-2010, 81 affordable housing units were produced including 52 units for very low and low income households, 11 secondary units, and 11 farm support units. In 2013-2014, the City of Arroyo Grande completed a total of 36 housing units. This included 18 units for very low and another 18 units for low income households. Another 21 housing units of affordable senior housing was completed in the City of Morro Bay in 2013-2014. Of the 21 units, 3 units are very low income, 10 units are low income and 8 units are moderate income.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Creston Garden Apartments in Paso Robles is at risk of converting to market rate. It includes 60 units of family apartments originally financed by USDA through their Section 515 program and is fully occupied. The majority of units are assisted by Rental Assistance (RA) from USDA, which is that agency's "version" of Project Based Section 8. The nonprofit local affordable housing developer (People's Self Help Housing Corporation) is in escrow to acquire it and preserve its affordability.

The Anderson Hotel in San Luis Obispo is at risk of losing its affordability status. The Housing Authority of the City of San Luis Obispo (HASLO) currently has the property under lease until 2021. However the annual lease payments have increased at such a rate that HASLO may not be able to sustain operations until 2021. At the end of the lease, the property might be converted to market rate housing.

The Paso Robles Gardens consisting of 26 affordable housing units in Paso Robles is also at risk of conversion to market rate.

**Does the availability of housing units meet the needs of the population?**

The projected household growth rate is 3% for the duration of 2015 to 2019. This equates to an increase of about 2,500 in the number of households by 2019. Assuming 40% of the total households are renters, there will be 1,000 additional rental households in the county in need of housing units. Considering the best case scenario of producing 44 affordable housing units per year based on the housing production number from year 2012 through 2013, we anticipate a total of 240 affordable housing units being built by 2019. The projected 240 housing units will partially meet the needs of the households. Based on this best case scenario, the need for affordable housing units is short by 780 affordable housing units. Currently, the strong demand for affordable housing units in the county far exceeds the supply of existing affordable housing units. The growing accumulated demand for housing units will create a great challenge to meet given that this county is considered one of the least affordable places to live.

**Describe the need for specific types of housing:**

The Housing Needs Assessment Section of this plan highlights the types of housing needed for the county. This includes smaller affordable rental housing units for very low, low, and moderate income households, transitional housing for homeless persons, and sober living housing complexes.

## MA-15 Housing Market Analysis: Cost of Housing

### Introduction:

The data from Table 3 suggests that the median home prices jumped by 12% annually while median rents witnessed an increase of 6% per year. This trend is supported by the recently adopted County's Housing Element stating that the home values increased greatly between 2000 and 2006 when the median values went from \$230,000 to \$581,000 (American Community Survey), an increase of 153%. The Vital Signs 2013 Comprehensive Report for San Luis Obispo County prepared by ACTION for Healthy Communities reports the median home prices has fallen from \$507,000 in 2007 to \$354,000 in 2013 after the housing market crash in 2006. With regards to rents, the rental market increased by 6% annually according to the table below. The County's Housing Element also notes that between 2000 and 2010 the median rent increased about 4.5% per year. In contrast, the median income increased just less than 3% per year. According to the Housing Element, another measure of rent increases is Fair Market Rents (FMR). FMRs are updated annually by the U.S. Department of Housing and Urban Development, and are gross rents used to determine standard payment amounts for grant assisted housing units. FMRs include rent plus the cost of all tenant paid utilities (except telephone, cable, and internet). The 2013 FMR for a 2-bedroom unit is \$1,136 and \$1,674 for a 3-bedroom unit. The data from Table-4 below show that almost 70% of the households pay between \$500 to \$1,500 in rent.

The Housing Needs Assessment section includes data showing the number of households per income levels. There are a total 11,640 households earning less than 30% HAMFI (very low income), 11,020 households earning less than 50% HAMFI (low income), 15,215 households earning less than 80% HAMFI (moderate income), and 55,175 households earning less than 100% (middle income). Table 5 illustrates how many housing units, either for rent or ownership, are available for different income categories. Data analysis performed under the Housing Needs Assessment section shows that roughly 40% of the households are renters while 60% of the households are owners. Further analysis of Table 5 leads to a very important finding that the inventory of rental affordable housing units for very low income households is considerably small.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	218,600	480,200	120%
Median Contract Rent	654	1,065	63%

Table 3 - Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,465	12.5%
\$500-999	13,016	36.3%
\$1,000-1,499	11,201	31.2%
\$1,500-1,999	5,207	14.5%

Rent Paid	Number	%
\$2,000 or more	1,988	5.5%
<b>Total</b>	<b>35,877</b>	<b>100.0%</b>

Table 4 - Rent Paid

Data Source: 2007-2011 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,300	No Data
50% HAMFI	4,178	1,443
80% HAMFI	15,836	3,381
100% HAMFI	No Data	5,387
<b>Total</b>	<b>21,314</b>	<b>10,211</b>

Table 5 - Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	761	880	1,136	1,674	1,746
High HOME Rent	804	880	1,081	1,240	1,364
Low HOME Rent	660	707	848	980	1,093

Table 6 - Monthly Rent

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

The county is considered among the least affordable places to live in the nation. The demand for decent housing far exceeds the current housing stock. The data analysis performed under the "Housing Needs Assessment" and "Housing Market Analysis" sections confirms the shortage of affordable housing units for various income levels. The County's Housing Element states that countywide, the single family housing stock increased by an average of approximately 1.7% per year from 2000-2010, and multi-family housing increased by only 0.8% per year during that decade. Given the slow growth trend of housing units and an annual rise of 6% in rental market, households of all income levels face a limited housing market. Furthermore, as part of the preparation of the County's recent Housing Element, the San Luis Obispo Council of Governments (SLOCOG) prepared and adopted a plan showing the Regional Housing Needs for the unincorporated communities and the cities by income level. This plan projects a need for a total of 1,347 new housing units for the unincorporated county for the next five years. The table below shows the breakdown of the units per income level.

Income Category	Number of New Units

Very Low	336
Low	211
Moderate	237
Middle	563
<b>Total</b>	<b>1,347</b>

The participating cities of the Urban County have the following share of housing needs over the next five years according to the SLOCOG 2013 plan adopted by the State HCD.

City	Very Low	Low	Moderate	Middle	Number of New Units
Arroyo Grande	60	38	43	101	242
Atascadero	98	62	69	164	393
Morro Bay	41	26	29	69	166
Paso Robles	123	77	87	206	492
Pismo Beach	38	24	27	64	152
San Luis Obispo	285	179	201	478	1,144
<b>Total</b>	<b>684</b>	<b>430</b>	<b>483</b>	<b>1,147</b>	<b>2,743</b>

### How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability is inversely correlated to home values and rents where affordability increases when home values and rents decrease. The following table shows the various income limits per household size as well as the affordable rent and affordable sales price each household size can afford based on the annual income limits published by State HCD as of December 2014. The estimated affordable home price is based on the following assumptions: \$150 per month Homeowner association dues, a property tax of 1.5%, and interest rate of 3.98%. Clearly the affordability rises when the cost of housing production declines resulting lower home values and rental market. According to the table below the maximum affordable rent for a 3-bedroom housing unit for a household size of 4 earning less than 50% of the Area Median Income is \$963. In 2013, the fair market rent of a 3-bedroom unit is \$1,674. This fair market rent in 2013 is one and three-quarters (1.75) times more than the affordable rent for a 3-bedroom unit. Considering an annual increase of 6% in rents and an annual increase of 12% in home sales for the next five years, the housing affordability for different income categories will fall. Lower housing affordability combined with a strong demand for affordable housing will result in a challenging housing market for very low and low income families.

Very Low Income (under 30% MFI)	Annual Income	Unit Size	Affordable Rent	Affordable Home Price
1-Person Household	\$15,850	Studio	\$404	\$39,00

2-Person Household	\$18,100	1	\$462	\$48,000
3-Person Household	\$20,350	2	\$520	\$57,000
4-Person Household	\$22,600	3	\$578	\$66,000
5-Person Household	\$24,450	4	\$624	\$74,000
<b>Low Income (30% to 50% MFI)</b>	<b>Annual Income</b>	<b>Unit Size</b>	<b>Affordable Rent</b>	<b>Affordable Home Price</b>
1-Person Household	\$26,400	Studio	\$674	\$81,000
2-Person Household	\$30,200	1	\$770	\$96,000
3-Person Household	\$33,950	2	\$866	\$111,000
4-Person Household	\$37,700	3	\$963	\$126,000
5-Person Household	\$40,750	4	\$1,039	\$138,000
<b>Moderate Income (50% to 80% MFI)</b>	<b>Annual Income</b>	<b>Unit Size</b>	<b>Affordable Rent</b>	<b>Affordable Home Price</b>
1-Person Household	\$42,250	Studio	\$809	\$123,000
2-Person Household	\$48,250	1	\$924	\$144,000
3-Person Household	\$54,300	2	\$1,040	\$165,000
4-Person Household	\$60,300	3	\$1,155	\$186,000
5-Person Household	\$65,150	4	\$1,247	\$203,000
<b>Middle Income (100% to 120% MFI)</b>	<b>Annual Income</b>	<b>Unit Size</b>	<b>Affordable Rent</b>	<b>Affordable Home Price</b>
1-Person Household	\$64,700	Studio	\$1,482	\$245,000
2-Person Household	\$73,900	1	\$1,694	\$284,000
3-Person Household	\$83,150	2	\$1,906	\$322,000
4-Person Household	\$92,400	3	\$2,118	\$360,000
5-Person Household	\$99,800	4	\$2,287	\$391,000

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median gross rent for San Luis Obispo County is \$1,203 per the 2013 ACS 1-year estimated data. The Fair Market rent for a 2-bedroom housing unit is \$1,136 while the HOME rent ranges from \$848 to \$1,081 for the same size unit. The percent change between the Fair Market rent and the median gross rent is 6%. The percent change between the High HOME rent and the median gross rent is 11% while the percent change between the Low HOME rent and the median gross rent is 42%. The Low HOME rent is more affordable to very low and low

income households. However, the significant difference between the median market rent and the Low HOME rent indicates the rental market is tight. The small rental market impacts the Urban County's strategy in that preserving and producing affordable housing units are considered an important goal in the overall strategy to use federal funds for the production and retention of affordable housing stock.

## **MA-20 Housing Market Analysis: Condition of Housing**

### **Introduction**

According to Table 7, 40 percent of the owner-occupied housing units have one or more of the four housing selected conditions, which are: (1) lack of complete kitchen facilities, (2) lack of plumbing facilities, (3) more than one person per room, and (4) a cost burden of greater than 30%. This percentage increases to 54% for rental units.

The age of a housing unit is one of the main factors to determine if it needs rehabilitation work. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. 43 percent of owner-occupied housing units and 57 percent of rental housing units in the county are older than 36 years. Almost half of the housing units in the county require repairs. Only a fifth of the housing units were built after 2000.

Half of the owner-occupied housing units and 64% of rental housing units are at risk of lead-based paint hazard.

### **Definitions**

A substandard condition is one that affects the health and safety of a resident's habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of those conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	22,694	40%	19,334	54%
With two selected Conditions	339	1%	1,488	4%
With three selected Conditions	32	0%	38	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,082	60%	15,017	42%
<b>Total</b>	<b>57,147</b>	<b>101%</b>	<b>35,877</b>	<b>100%</b>

**Table 7 - Condition of Units**

Data Source: 2007-2011 ACS

Conditions refer to: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,827	19%	4,948	14%
1980-1999	21,602	38%	10,678	30%
1950-1979	20,562	36%	15,750	44%
Before 1950	4,156	7%	4,501	13%
<b>Total</b>	<b>57,147</b>	<b>100%</b>	<b>35,877</b>	<b>101%</b>

**Table 8 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,718	43%	20,251	56%
Housing Units build before 1980 with children present	3,967	7%	2,957	8%

**Table 9 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

No CHAS data is available.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 10 - Vacant Units**

## Need for Owner and Rental Rehabilitation

According to the 2013 ACS 1-year estimates, there are a total of 13,594 vacant housing units countywide. The County's latest Housing Element states that most of the vacant housing stock

falls under seasonal, recreational, and occasional use. It is unknown if these vacant units are in need of structural repairs because there is limited information available to estimate vacant or abandoned units. Another approach to estimate the number of vacant housing units suitable for rehabilitation is to apply the vacancy rate to the number of dilapidated or deteriorated housing units that were identified by housing condition survey process and mentioned in the Housing Element. The County's Housing Element sampled and surveyed housing units in terms of their structural conditions in 2014 and found that the communities of Los Osos, Nipomo, Oceano, and San Miguel have the highest percentage of housing units that are deteriorated and dilapidated. The following table from the Housing Element shows the estimated number of deteriorated and dilapidated housing units. Other participating cities except for the City of San Luis Obispo performed housing conditions surveys for their Housing Elements and did not find vacant or abandoned buildings considered for rehabilitation program. The City of San Luis Obispo identified a total of 30 housing units as dilapidated. Given a total of 246 housing units in need of structural repair and that 11.5% of the housing units are vacant, a total of 29 vacant housing units are in need of rehabilitation. This is an estimation based on the 2013 American Community Survey 1-Year Estimates. The Urban County has in the past funded the Minor Home Repair program that provides home repair and weatherization services to low and moderate income homeowners. A total of 23 minor home repair projects were completed from 2010 to 2013. Of the 23 minor home repair projects, 11 were mobile homes and 12 were single family homes. There is a continuing need for owner and rental rehabilitation projects.

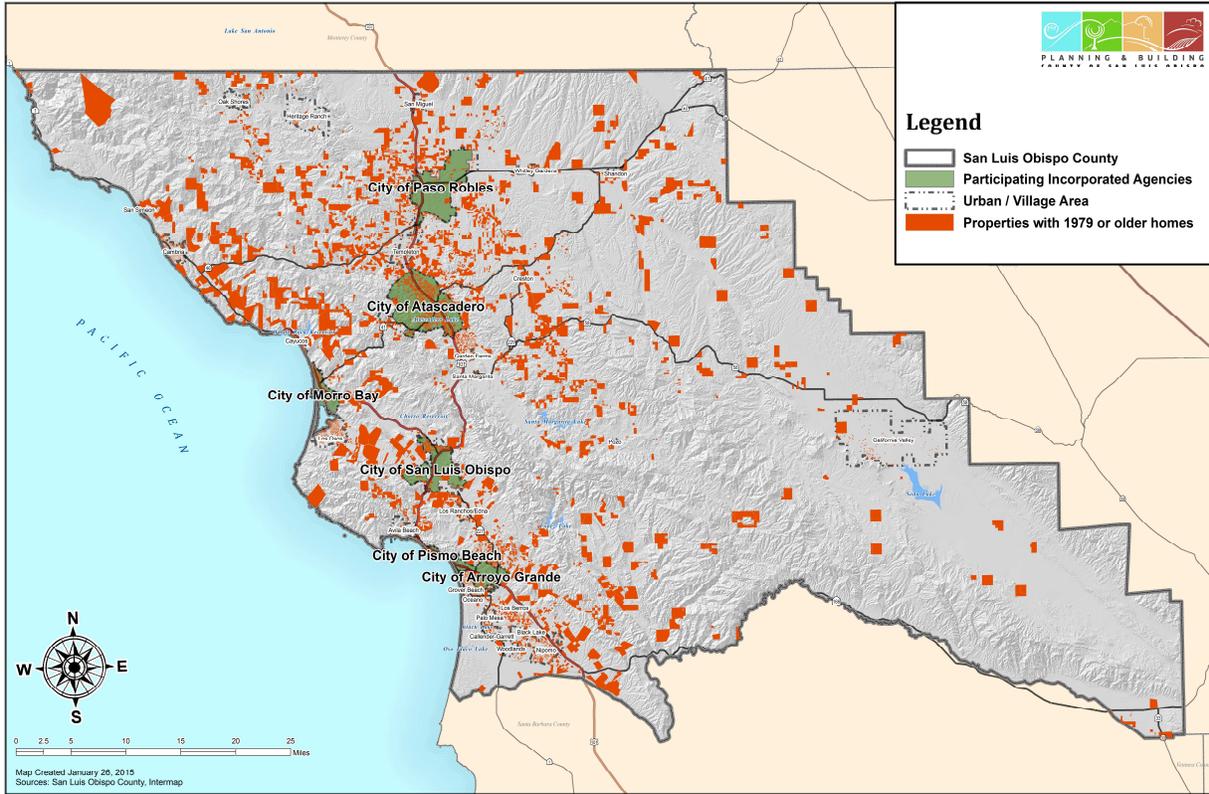
<b>Unincorporated Communities</b>	<b>Deteriorated Housing Units</b>	<b>Dilapidated Housing Units</b>
Los Osos	31	81
Nipomo	27	1
Oceano	39	2
San Miguel	30	5
<b>Total</b>	<b>127</b>	<b>89</b>

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The 2013 ACS 1-Year estimates show that the County of San Luis Obispo has a total of 118,213 housing units. Of the total housing units, almost half of the units (44%) are at risk of lead-based paint hazard for both rental and owner-occupied units. An estimated 52,000 housing units were built before 1979.

In addition, there are 93,024 households according to the 2007-2011 ACS 5-year estimates. Low and moderate income households make up 26% of the total households. This equates to 24,186 low and moderate income families who could be living in houses with lead-based paint hazards if we assume that all of the old homes are being occupied by low and moderate income

families. The orange areas depicted in the map below show the location of properties older than 1979 based on the property information from the County's Assessor Office.



## MA-25 Public and Assisted Housing

### Introduction:

The Housing Authority of San Luis Obispo operates both a Public Housing Program, and a Housing Choice Voucher Program.

The Public Housing (Conventional Housing) Program consists of 168 apartments within the City of San Luis Obispo that the Housing Authority owns and operates. All apartment complexes are small oriented complexes with sizes ranging from three apartments to twenty apartments scattered throughout the city. To qualify for this program, families or individuals must have a total family income of less than 80% percent of the county's median income for their family size. The Housing Choice Voucher Program, commonly referred to as Section 8, is a federally funded program. This program allows the Housing Authority of San Luis Obispo (HASLO) to subsidize the rent for over 2,000 households in San Luis Obispo County monthly. This program helps people rent from property owners on the private market. Rent is based on household income. Households must meet program eligibility requirements. Currently the Housing Choice Voucher Program (Section 8) Waiting List is closed and not available to new applicants.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			168	2,147	154	1,843	150	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 11 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Public Housing units are in very short supply. The waiting list continually has large numbers of eligible families, and it can take a considerable amount of time for applicants to be housed.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority has a total of 168 units of Public Housing at 13 scattered sites in the City of San Luis Obispo. The overall condition of the properties would be considered “good.” However, the properties are aging, and amount of capital funds received from HUD is substantially less than what is needed to maintain the properties. The following table shows the

average inspection score for each public housing development based on the data from HUD Public Housing Property Physical Inspection website.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
South King Branch	96.22
Toro Gardens	92.58
Hathaway Apartments	93.98
Archer and High Apartments	91.73
Palm View Apartments	92.92
Leff Street Apartments	94.69
Highland Apartments	84.83
Loma Vista Apartments	91.26
Royal Way Southwood	95.95
Puerto Del Sol	96.55
Arbor Place	95.12

**Table 12 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Housing Authority receives Capital Fund Grants each year to assist with the ongoing upkeep of these properties. However, the grant amounts are greatly less than the amounts needed for future major renovations. Additional sources of revenue will be sought to assist with the ongoing maintenance.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Each year the Housing Authority assesses the funding received from HUD, and allocates as much funding as is prudent to capital repairs, property improvements, and unit rehabilitation. The Housing Authority also has a Family Self-Sufficiency program that assists tenants to improve their circumstances.

**Discussion:**

Funding for Public Housing has been steadily decreasing over the past several years. Alternative options to the Public Housing program will have to be explored to keep our units safe, decent, and affordable.

## MA-30 Homeless Facilities and Services

### Introduction

The County of San Luis Obispo Department of Social Services works closely with several local nonprofit organizations that provide shelters and supportive services to homeless population. The nonprofit agencies include El Camino Homeless Organization, Transitional Food and Shelter, the Women’s Shelter program of San Luis Obispo County, RISE, Community Action Partnership of San Luis Obispo County (CAPSLO), and Transitions Mental Health Association (TMHA). The table below shows the number of emergency shelter beds available year round and seasonally. There are a total of 60 transitional beds offered by the Women’s shelter program of San Luis Obispo County and TMHA. 220 beds are currently available under the permanent supportive housing and 22 beds are under way to be added to the existing stock of beds.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	76	43	36	8	3
Households with Only Adults	90	0	24	29	8
Chronically Homeless Households	N/A	N/A	N/A	33	11
Veterans	0	0	N/A	150	0
Unaccompanied Youth	0	0	N/A	0	0

**Table 13 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Department of Social Services is responsible for connecting individuals with health insurance through the Affordable Care Act and administers the CalWorks program that provides cash aid and Welfare to Work services for families with children in need. It also has two Social Security Income advocates to assist individuals with applications for SSI and SSDI benefits. The Welfare to Work program provides job related services to assist participants in finding and keeping a job. Job services include, for example, job search, training, transportation, substance abuse and mental health treatment, and work clothes. The Community Health Centers (CHC) has vans that assist homeless individuals with medical care at the Prado Day Center in San Luis Obispo and at the ECHO shelter in Atascadero. The Health Agency of the County provides drug and alcohol outpatient assistance and urgent mental health services.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Non-mainstream resources for homeless persons include case management services, financial assistance for permanent housing, and other supportive services such as transportation and child care. There are permanent supportive housing units targeted to chronically homeless individuals, as well as financial assistance and supportive services for families and veterans with families through a \$1 million State grant to Social Services and through an almost \$6 million SSVF program recently funded over a 3-year period. The programs for unaccompanied youth include housing through Family Care Network for those aging out of foster care, assistance from education liaisons, and education/job services through Cuesta.

## **MA-35 Special Needs Facilities and Services**

### **Introduction**

The County of San Luis Obispo Department of Social Services, Department of Public Health, and Department of Mental Health collaborate with a number of nonprofit organizations to provide housing and supporting services aimed at special needs population. Some of the nonprofit organizations include Transitional Food and Shelter, the Housing Authority of the City of San Luis Obispo, the Central Coast LINK, and Transitions Mental Health Association (TMHA). For example TMHA serves low income persons with mental illness by providing them housing, work, case management and life-skills trainings. TMHA focuses on teaching vital independent living skills and help build a framework for community re-entry through personal empowerment and hands on experience. TMHA housed 250 low income persons with mental illness over the last year. The clients of the Transitional Food and Shelter are for the most part extremely low income homeless individuals with mental illnesses. The Housing Authority of the City of San Luis Obispo has housed low income persons who have special needs. In summary, the County and the nonprofit organizations continue to work together to address the need for housing and services for special needs low income individuals.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Transitional Food and Shelter provides temporary emergency shelter and limited case management services to frail/ill elderly and others that are very ill and homeless. There are several senior housing apartment complexes that assist elderly as well. The County Department of Social Services will continue to operate the In Home Support Services program, which provides domestic and personal care services to over 2,000 seniors and disabled residents through caregivers. These caregivers assist with laundry, meal preparation, shopping, etc.

The Independent Living Resource Center provides housing and supportive services to disabled individuals. The County Health Agency provides outpatient drug and alcohol services for persons with addictions. The AIDS Support Network provides both housing and services to persons with HIV/AIDS and their families.

The Housing Authority operates public housing. Some of the residents in the housing have special needs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Each hospital in the Continuum of Care (CoC) has a social worker who interviews each homeless person admitted, assessing medical needs, community resources, financial/payor options, and anticipated levels of care upon discharge and works to connect the patient with available services. Hospital staff have given presentations about hospital discharge processes to the CoC's Supportive Services Committee. CoC staff and subcommittee members are also

conducting trainings for hospital staff on helping clients to obtain SSI benefits and are working to increase coordination between hospitals and outside case managers who assist homeless persons with disabilities to obtain disability benefits. The CoC will continue to work this year to increase resources and connections. There are currently less than 40 permanent supportive housing countywide from the CoC program and another 50 permanent housing beds through a County funded initiative (50Now) that serves the most vulnerable chronically homeless individuals in the county. The individuals housed in the 50Now program are most at risk of dying on the streets.

Staff from the Psychiatric Health Facility (PHF) have made presentations to the CoC Supportive Services Committee regarding PHF discharge policies and procedures and efforts the PHG has made to discharge clients into housing when resources are available. Based on these presentations, the CoC is preparing recommendations to decrease the number of persons discharged from the PHF into homelessness. The Department of Mental Health works to place clients into housing whenever possible. This includes placing some clients in the 50Now program (mentioned above), and/or MHSA funded housing that is operated by Transitions Mental Health Association.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County will continue to partner with the Housing Authority and the Central Coast LINK to administer HUD HOME and ESG funded Tenant Based Rental Assistance programs. These programs include financial assistance and services for both homeless and those at risk of becoming homeless in the county. The County Department of Social Services will continue to operate the In Home Support Services program, which provides domestic and personal care services to over 2,000 seniors and disabled residents through caregivers. These caregivers assist with laundry, meal preparation, shopping, etc. Over the next year, the Urban County plans to invest CDBG and HOME program income funds to financially support an affordable housing project by the Housing Authority of the City of San Luis Obispo. This project will provide 20 new housing units to extremely low income persons.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The Urban County will continue investing future CDBG and HOME funds in projects providing affordable housing to very low to moderate income population. In 2015 program year, the Urban County will fund an affordable housing project (Rolling Hills Phase II) in Templeton by People's Self Help Housing Corporation. This project has received prior year HOME funds and

will produce 30 affordable housing units earmarked for low income families. The project is anticipated to be completed in 2016. Refer to the 2015 Action Plan for specific details about this affordable housing project.

## **MA-40 Barriers to Affordable Housing**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

San Luis Obispo County strives to protect its natural habitats, natural resources, and agricultural production areas. Most members of the public have a “slow growth” sentiment and support government policies and regulations preserving the natural and agricultural resources. Limited residential development projects result in relatively low supply of housing while demand for affordable housing rises. According to the County’s latest Housing Element, a number of government-related factors affect housing development projects. These factors include land use category, development standards, parking and open space requirements. Most of the County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources. Additionally, securing land use permit is uncertain due to the discretionary approval process of advisory bodies. A part from the land use related factors, a shortage of water supply in several communities hinders the development of affordable housing.

## MA-45 Non-Housing Community Development Assets

### Introduction

In the past, the Urban County of San Luis Obispo allocated CDBG funds to economic development programs offered by the Mission Community Services Corporation and the Economic Vitality Corporation (EVC). The great economic recession resulted in less activity of these programs. The revolving loan program offered by the EVC that provides loan guarantees to small businesses stopped operating. The Mission Community Services Corporation, which provides training and technical assistance services to small business owners, faced challenges spending previously allocated CDBG funds. The results from the recent “Needs Assessment” survey shows economic development as a low priority need. However, the need to promote economic growth exists but at a lower level. Based on the survey result and the public workshops conducted during the public participation process, the Urban County will consider funding economic development projects at a lower funding level.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,487	4,018	6	6	0
Arts, Entertainment, Accommodations	11,817	11,779	16	17	1
Construction	4,140	4,401	6	6	1
Education and Health Care Services	11,201	10,785	15	15	0
Finance, Insurance, and Real Estate	3,831	3,477	5	5	0
Information	1,652	956	2	1	-1
Manufacturing	6,311	5,788	8	8	0
Other Services	4,648	5,548	6	8	2
Professional, Scientific, Management Services	5,952	5,086	8	7	-1
Public Administration	1	1	0	0	0
Retail Trade	10,745	9,105	14	13	-1
Transportation and Warehousing	1,789	1,260	2	2	-1
Wholesale Trade	3,299	2,670	4	4	-1
Total	69,873	64,874	--	--	--

**Table 14 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	121,641
Civilian Employed Population 16 years and over	111,773
Unemployment Rate	8.11
Unemployment Rate for Ages 16-24	20.10
Unemployment Rate for Ages 25-65	4.77

**Table 15 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	26,945
Farming, fisheries and forestry occupations	4,388
Service	12,763
Sales and office	28,472
Construction, extraction, maintenance and repair	11,398
Production, transportation and material moving	5,040

**Table 16 - Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	78,224	77%
30-59 Minutes	19,115	19%
60 or More Minutes	4,619	5%
<b>Total</b>	<b>101,958</b>	<b>100%</b>

**Table 17 - Travel Time**

Data Source: 2007-2011 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,943	952	6,268
High school graduate (includes equivalency)	15,663	1,602	8,721
Some college or Associate's degree	32,953	2,153	10,883
Bachelor's degree or higher	29,807	1,225	7,094

**Table 18 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	378	1,486	1,563	2,702	1,736

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	2,290	2,518	2,551	3,343	2,168
High school graduate, GED, or alternative	8,376	6,717	5,251	14,027	9,136
Some college, no degree	23,958	7,705	6,890	18,566	8,941
Associate's degree	2,139	2,978	2,286	7,630	2,816
Bachelor's degree	2,049	5,403	5,593	13,866	5,890
Graduate or professional degree	139	1,556	2,883	8,914	5,861

**Table 19 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,350
High school graduate (includes equivalency)	26,714
Some college or Associate's degree	35,347
Bachelor's degree	50,896
Graduate or professional degree	64,219

**Table 20 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table shows major employment sectors are “Arts, Entertainment, Accommodations”, “Education and Health Care Services”, and “Retail Trade”. This information is consistent with the economic pattern of the Urban County. The County is a tourist destination with many business and services catering to the tourism industry. Furthermore, the County houses one of the major California State Universities, Cal Poly. Cal Poly generates a large workforce in the education industry. The County is also a favorite retirement destination for baby boomers from different parts of California. The influx of baby boomers creates a growing demand for health care services. Finally the retail sector provides continuous retail services to both the tourists and the residents. The economic strategy by Economic Vitality Corporation also identified six industry clusters: 1) Building Design and Construction, 2) Green Energy, 3) Health Services, 4) Knowledge and Innovation, 5) Specialized Manufacturing, and 6) Uniquely SLO County. The Uniquely SLO County refers to tourism opportunity and promoting the County as a destination choice regionally, nationally, and globally.

### Describe the workforce and infrastructure needs of the business community:

Base on the “Labor Force” table, 92 percent of the total civilian labor force is employed. This equates to nearly full employment of the workforce. The average unemployment rate is 8.11 percent per the “Labor Force” table. The unemployment rate is higher for ages from 16 to 24. However, the unemployment rate is 4.77 percent for ages from 25 to 65. Of the total workforce,

a third is employed in management, sales, and office sectors. Only 14 percent of the labor force is working in service and construction industries. More than three quarters of the workforce have a commute time of less than half an hour while only 19 percent have a travel time of up to one hour.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County in collaboration with local business leaders, the Economic Vitality Corporation, and other stakeholders developed an Economic Strategy that was published in 2010 and was officially endorsed by the Board of Supervisors in June 2011. The Economic Strategy resulted in several initiatives to promote economic growth. According to a status report by the EVC released in 2013, the following were accomplished through a collaborative effort by the business community, the public and educational sectors.

- Advocacy and approval of two of the world's largest solar energy projects.
- Supported the County Process Improvement Committee in achieving meaningful changes to County Land Use and Building permitting policies and procedures.
- Helped create the Business Assistance Team within the County for project oversight and advocacy.
- Initiated informational workshops about Health Information Technology for the Health and Wellness and Knowledge and Innovation clusters.
- Collaborated with Cal Poly and Cuesta College for the first-ever Local Employers' Job Fair (now in its second year).

With the above economic development initiatives, the need for workforce development continues to grow. Cal Poly and Cuesta College offer educational programs to help with the training and workforce development. Affordable housing needs remain to be a challenging issue with a growing workforce.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Based on the above tables, the majority of the workforce under different age groups has some college or no degree. In comparison, only a small fraction of labor force has graduate or professional degrees. This finding is consistent with the recent County's Housing Element in that the leading local industries are agriculture, tourism, and retail. These industries create many low wage jobs suitable for a workforce that has some college or no degree.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Mission Community Services Corporation has a Women's Business Center program that is partially funded by the U.S. Small Business Administration (SBA). In the past, the County

funded this program with CDBG funds which provides one-on-one consulting and classroom training to low and moderate income population. One of the strategies included with the Consolidated Plan is the “Economic Development Strategy” based on the result of community outreach and “Needs Assessment” survey. The Urban County plans to invest future CDBG funds to the Women’s Business Center program to spur economic growth. In addition to technical consulting services and trainings to low-income small business owners provided by the Mission Community Services Corporation, the San Luis Obispo County Workforce Investment Board (SLO WIB) oversees funding and programs under the Workforce Investment Act (WIA) federal legislation. Training and education services to job seekers and employers are provided locally through the America’s Job Center of California (AJCC). The County of San Luis Obispo currently contracts with Goodwill Industries to provide AJCC operator services. Goodwill Industries subcontracts with Cuesta Community College to provide WIA Youth services. Both program efforts are in line with this plan in that they provide training and educational services to low-income business owners as well as youth job seekers.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

The Urban County does not participate in a Comprehensive Economic Development Strategy but they collaborate with the Economic Vitality Corporation to formulate policies and create programs that help to support and increase local businesses.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Urban County does not take any specific economic development initiatives except that it plans to financially support the Women’s Business Center program offered by the Mission Community Services Corporation with future CDBG funds. Moreover, the County of San Luis Obispo updated its Economic Element in 2012 in keeping with the new Economic Strategy developed by local business communities and led by the Economic Vitality Corporation. The County’s Economic Element includes major goals and policies that: 1) promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the County, 2) retain and enhance a diverse economy, 3) provide for strategically-located opportunities for economic development, and 4) provide support for economic development in San Luis Obispo County.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")**

The County of San Luis Obispo is a relatively an affluent region. However, several communities have a relatively high concentration of low to moderate income households that are experiencing multiple housing problems as discussed in the Needs Assessment section. These communities include Oceano, Los Osos, and San Miguel. Within the City of Paso Robles, the Oak Park Public Housing community located between 28th and 34th Streets, Park Street and Railroad Street, is an area that has a high concentration of Low and Very Low Income housing. This area does have housing problems including worn out housing units and overcrowding. The existing 148 units are in the process of being replaced by a new 302 unit community. Phase I (80 units) has been completed, and Phase II (70 units) has received tax credit approval and will begin development soon.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")**

The term "concentration" means that there is a predominantly large population of racial or ethnic minorities or low-income families in a specific area when compared with the overall county. The unincorporated communities of San Miguel, Shandon, and Oceano have a relatively high concentration of Hispanics/Latino. According to the 2005-2009 ACS 5-year estimates, San Miguel has the largest percentage of Hispanics and Latinos amongst the three unincorporated communities. There are 1,637 persons that identify as Hispanic or Latino of the total population in San Miguel, which translates to 62% Hispanic or Latino individuals in San Miguel. Oceano and Shandon have a population of approximately 50% that identify as Hispanic or Latino. The following table illustrates the number of Hispanic and Latino population for San Miguel, Oceano, and Shandon. The map below shows the low income neighborhoods throughout the county.



Hispanic or Latino Origin Population			
Jurisdiction	Total Population (count)	Not Hispanic or Latino (count)	Hispanic or Latino (count)
San Miguel	2,205	838	1,367
Oceano	7,453	3,457	3,996
Shandon	1,074	567	507

Source: 2005-2009 ACS 5-year

**What are the characteristics of the market in these areas/neighborhoods?**

According to the 2009-2013 ACS 5-year estimates, San Miguel, Shandon, and Oceano have a median home value that is significantly lower than the County. San Miguel has a median home value of \$227,900, which translates to approximately a 61% difference to the County’s median home value. Similar to San Miguel, Oceano has a median home value of \$222,200. Of the three jurisdictions, San Miguel, Oceano, and Shandon, Shandon has the lowest home value of \$171,800, which is significantly lower than the County.

According to the 2009-2013 ACS 5-year estimates, San Miguel, Oceano, and Shandon have similar gross rent prices to the County’s median gross rent.

The table below reveals the median home value and gross rent for San Miguel, Oceano, Shandon, and the County.

Median Home Value and Gross Rent		
Jurisdiction	Home Value	Gross Rent
San Miguel	\$ 227,900	\$ 1,260

Oceano	\$ 222,200	\$ 1,005
Shandon	\$ 171,800	\$ 1,130
County of San Luis Obispo	\$ 426,600	\$ 1,211

Source: 2009-2013 ACS 5-year

**Are there any community assets in these areas/neighborhoods?**

The unincorporated community of San Miguel has an agricultural economy, a small military base (Camp Roberts), and a historic Mission San Miguel. The community has a K-8 elementary school, park, library, community center, fire station, clinic, and post office. The unincorporated community of Shandon has an agricultural and service based economy. Shandon is a small, rural farming community that in 2012 was home to about 1,200 residents. Shandon has an elementary school, a high school, a fire station, a post office, a library, and churches as well as a few commercial uses. The unincorporated community of Oceano also has an agricultural centric economy. Assets in Oceano include the Oceano Elementary School, a library, an adult school, a health clinic and a pre-school as well the historic railroad depot. The Lucia Mar School district owns and operated a community center building located next to the school.

**Are there other strategic opportunities in any of these areas?**

San Miguel, Shandon, and Oceano are considered bedroom communities where housing market is relatively inexpensive and affordable. The Shandon Community Plan includes policies, goals and programs that will guide land use, transportation, and development over the next 25 years. The Oceano Revitalization Plan includes programs to improve downtown walkability and mobility, and create attractive streetscape to promote retail activity and jobs. The San Miguel Design Plan similarly identifies ways to improve that community’s central business district. A comprehensive community plan update for San Miguel is underway.