



AGENDA NO: B-1

MEETING DATE: July 21, 2020

**AGENDA CORRESPONDENCE RECEIVED BY THE
PLANNING COMMISSION FOLLOWING POSTING OF
THE AGENDA IS ATTACHED FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

From: Linda Winters [REDACTED]
Sent: Tuesday, July 21, 2020 2:54 PM
To: Planning Commission <PlanningCommission@morrobayca.gov>
Subject: Fwd: Housing Element Report re. Mobile Home Residents

----- Forwarded message -----

From: linda winters [REDACTED]
Date: Tue, Jul 21, 2020, 12:03 PM
Subject: Housing Element Report re. Mobile Home Residents
To: Scot Graham <sgraham@morrobayca.gov>, mlucas@morrobayca.gov <mlucas@morrobayca.gov>, sstewart@morrobayca.gov <sstewart@morrobayca.gov>, jbarron@morrobayca.gov <jbarron@morrobayca.gov>, gluhr@morrobayca.gov <gluhr@morrobayca.gov>, jingraffia@morrobayca.gov <jingraffia@morrobayca.gov>
Cc: LINDA Winters [REDACTED] LINDA Winters [REDACTED]

Planning Commissioners,

Allow me to introduce myself to you, I am Linda Winters, a 26 year resident of Morro Bay. I have lived in the same Mobile Home Park for 26 years.

I have been speaking up on behalf the residents of all the Mobile Home Parks here in Morro Bay for 26 years.

My husband , Ken Winters and I purchased a 35' trailer in 1995 , placed in our Park, formerly known as Tratel, and with permission from the Owner and HCD, added a 35x10 room. The cost of the entire unit(our home) was approx. \$40K.

This may seem relatively modest by Morro Bay standards, but in those times, it was a lot of money.

--- We invested in Morro Bay.---

Most of the longtime residents within these Parks did the same thing.

We placed our homes on mobile home park SPACES, owned by Park Owners. We are the reason why their businesses exist.

Their business incomes are derived from the monthly space rent they receive from every single resident their rent payments, month after month, year after year. We , the residents of Morro Bay's are the true backbone of the 14 mobile home parks.

We are also a very large segment of low income people listed in your recent Housing Element report.

This Community's working class people live in these Parks. It is truly the only affordable housing left, not just in Morro Bay, but Statewide. We can afford to stay here because we are protected by Morro Bay's Rent Stabilization Ordinance #499 (RSO #499).

Reference HE policy H-1.1: p. 3-126

Park Owners are NOT looking to protect the current residents, they would like to replace the approx. 750

seniors, disabled, and working class residents . The people that own their own small modest homes, that shop, work and volunteer within our beautiful City.

The Park Owners would like to have higher prices units in their Parks so that they can make more money on their lands. None of that goes into the coffers of Morro Bay, only to the financial well being of the Park Owners.

My request to the entire Commission is this...
within your Housing Element Report, On pages 3-115,

3-126, 3-137,,3-138, Mobile Home Parks are mentioned. It is my wish that the concerns are more specifically directed towards the residents that ARE the true body of the Parks.

We would like to be a part of the coalition that the City would like to form. Our lives and well being depend on it.

Please !!!!

Respectfully submitted by
Linda Winters. (a.k.a. Mobile Home Linda)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: betty winholtz [REDACTED]
Sent: Monday, July 20, 2020 2:29 PM
To: Gerald Luhr <gluhr@morrobayca.gov>; Michael Lucas <mlucas@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Jesse Barron <jbarron@morrobayca.gov>; Susan Stewart <ssewart@morrobayca.gov>
Cc: Nancy Hubbard <nhubbard@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>
Subject: housing element final comments agenda item b-1

Dear Planning Commission:

I appreciate the Vision Statement and Introduction to the Housing Element as submitted by the Planning Commission's sub-committee.

I would offer a word of caution that I have learned the hard way. Particular words have specific definitions in the law. For example, when the wording "moderate and low income" is used, are you aware that "extremely low and very low" is not assumed? The term "affordable" can mean anything because it does not have a legal definition. "Affordable" and "workforce" housing should be avoided unless defined by a footnote. I have attached the County's latest financial definitions of these words as well as the Housing Trust Fund of SLO. I know they are difficult to read, so I have included the links. Please double check the language in the Vision and Introduction.

<http://www.sloctf.org/files/income-limits.pdf>



2019 Income Limits

The San Luis Obispo County Housing Trust Fund (HTF) generally uses the income limits set by the US Department of Housing and Urban Development (HUD) and/or the California Department of Housing and Community Development (HCD). While the HUD and HCD income limits are usually the same, HUD reduces its income limits when the area median income drops and HCD does not. HCD sets moderate income limits and San Luis Obispo County sets moderate and workforce income limits based on the HUD limits. New limits generally come out between May and August each year.

Persons in Household	Extremely Low Income (30% of AMI ¹)	Very Low Income (50% of AMI)	Low Income (80% of AMI) ²	Moderate Income (120% of AMI)	Workforce Income (160% of AMI)
1	\$18,900	\$31,500	\$50,350	\$73,500	\$98,000
2	\$21,600	\$36,000	\$57,550	\$84,000	\$112,000
3	\$24,300	\$40,500	\$64,750	\$94,500	\$126,000
4	\$26,950	\$44,950	\$71,900	\$105,000	\$140,000
5	\$30,170	\$48,550	\$77,700	\$113,400	\$151,200
6	\$34,590	\$52,150	\$83,450	\$121,800	\$162,400
7	\$39,010	\$55,750	\$89,200	\$130,200	\$173,600
8	\$43,430	\$59,350	\$94,950	\$138,600	\$184,800

Effective 5/6/19

USDA Loans – The US Department of Agriculture (USDA) has home loan programs with higher income limits for moderate income home buyers. When these programs are used, the HTF may accept their income limits.³ The USDA currently allows households with up to four persons to earn \$103,350 per year (rev 7/22/19). Larger households may earn up to \$136,400.

Income from almost all sources must generally be included when qualifying tenants and home buyers using the HUD/HCD income limits. The incomes are calculated based upon the current monthly income and projected for the upcoming year. Detailed example of how to calculate income can be found in HUD’s Technical Guide for Determining Income and Allowances for the HOME Program.⁴ This guide does not apply for all programs, but is a good place to start. The HTF will accept the income standards and verifications used by whatever agency regulates the affordable units we finance.

¹ AMI means area median income. AMI is adjusted for household size.

² The terms “low” and “lower” income are used interchangeably. HUD also uses the term “low and moderate income” for households that earn up to 80% of AMI. HUD does not recognize the 120% of AMI level as moderate income.

³ If we finance a project using funds that have specific income limits, we will follow those limits.

⁴ http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/library/modelguides/2005/1780



Affordable Housing Standards For Previously Approved Projects

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center San Luis Obispo, California 93408 Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards for previously approved projects. It applies to projects approved by the County, and to subdivision applications accepted for processing, prior to the following dates: January 2007 for Inland area, or July 2009 for Coastal Zone area.

Income limits:

The state defines family income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code Section 50093 as 120% of county median income. Effective April 30, 2020 the income limits for San Luis Obispo County are shown below:

Persons in Household	Very Low Income	Low Income	Median Income	Moderate Income
1	\$33,950	\$54,350	\$68,100	\$81,750
2	\$38,800	\$62,100	\$77,850	\$93,400
3	\$43,650	\$69,850	\$87,550	\$105,100
4	\$48,500	\$77,600	\$97,300	\$116,750
5	\$52,400	\$83,850	\$105,100	\$126,100
6	\$56,300	\$90,050	\$112,850	\$135,450
7	\$60,150	\$96,250	\$120,650	\$144,750
8	\$64,050	\$102,450	\$128,450	\$154,100

Rents

Monthly Rents (1)			
Unit Size (Bedrooms)	Very Low Income	Lower Income	*Moderate Income
Studio	\$851.25	\$1,021.50	\$1,153.00
1	\$973.13	\$1,167.75	\$1,275.00
2	\$1,094.38	\$1,313.25	\$1,657.00
3	\$1,313.75	\$1,576.50	\$2,390.00
4	\$1,410.63	\$1,692.75	\$2,909.00

Note 1: The maximum rent limits shown above do not include adjustments for utilities. Refer to the utility allowance bulletin posted on the website of the Housing Authority of the City of San Luis Obispo.

* Fair Market Rate - released annually by HUD (effective October 1, 2019)

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 0.755%, which is effective through July 2020, according to the Federal Home Loan Bank for San Francisco (interest rate hotline: 415-616-2600, and www.fhlbsf.com/resource-center/cofi/default.aspx)

[https://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Housing-Forms-Documents/Informational-Documents/Affordable-Housing-Standards-\(Pre-2009\).aspx](https://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Housing-Forms-Documents/Informational-Documents/Affordable-Housing-Standards-(Pre-2009).aspx)

Specific line item comments:

Policy H-2.1. Isn't the State policy on Section 8 now mandatory rather than to "consider?"

Policy H-2.4. Enforce the City's mobile home park ordinance should be the policy here. "Support improvements" is nebulous.

Policy H-2.5. In the City of SLO, it is not just about preserving ending dates, but monitoring whether the units are being rented as approved, and not to a higher income. I don't know if this is true in the City of Morro Bay, also. I would be surprised if Morro Bay has the staff to monitor.

Policy H-2.6. I am proud to say that Morro Bay had this ordinance before SB 330 passed. However, I don't know if it has been enforced. For example, when the City demolished the 3 units on the corner of Shasta and Dunes, I don't know that the City replaced/accounted for them. The mobile home park on North Main at Hill St has brought in new units. Were those replacements for the same tenants, or were the tenants evicted?

Policy H-2.7. This is nebulous.

IMPLEMENTATION ACTION H-2.1.2. Define "local", i.e. city, county, region?

IMPLEMENTATION ACTION H-2.1.4. Do we have mobile home parks that are not "economically viable?" Would they need the greater help?

IMPLEMENTATION ACTION H-3.1.2. Why is the term "market-rate" included? Also, how is it that this Implementation Action has a "Quantified Objective" and the other Actions do not?

GOAL H-4: Homelessness. Should the City-sponsored office in the Chamber of Commerce building be mentioned here? It is not listed in the Policies or Actions. The City is very weak in this area. Over the years, a warming station and safe parking have been proposed, but the City has not come to the table on these two opportunities. They should be included.

GOAL H-5: Housing Costs. Green built building standards are desirable, but they do not reduce costs. This is not a link that can be made.

POLICY H-6.1. Rather than "Promote the enforcement," "enforce."

IMPLEMENTATION ACTION H-6.1.2. The bullets listed here are "cookie-cutter." They should be restated--the relevant ones--for Morro Bay.

Thank you for your consideration, again.

Sincerely,
Betty Winholtz