Affordable Housing Process:

**Steps to Purchase**

1. Determine if income limitations are met.
   - [http://www.slocity.org/communitydevelopment/housing/housing.asp](http://www.slocity.org/communitydevelopment/housing/housing.asp)

2. Determine if the City’s Affordable Housing Purchase Guidelines are met.
   - [http://www.slocity.org/communitydevelopment/housing/housing.asp](http://www.slocity.org/communitydevelopment/housing/housing.asp)

3. Contact HASLO for income certification ($350 per app.)
   - 805.543.4478

4. Obtain pre-qualification letter from lender

5. Contact Housing Programs Manager
   - 805.781.7010
   - jwiseman@slocity.org

6. Enter into a purchase agreement for the affordable unit!

**Steps to Rent**

1. Determine if income limitations are met.
   - [http://www.slocity.org/communitydevelopment/housing/housing.asp](http://www.slocity.org/communitydevelopment/housing/housing.asp)

2. Find an affordable unit
   - Refer to the City’s Housing website and Helpful Agencies listed in this brochure

3. Enter into a rental agreement for an affordable unit

4. Contact HASLO for income certification ($100 per app.)
   - 805.543.4478

Helpful Agencies:

- **City of San Luis Obispo**
  - 805.781.7169
  - 919 Palm Street
  - San Luis Obispo, CA 93401
  - [http://www.slocity.org/communitydevelopment/housing/housing.asp](http://www.slocity.org/communitydevelopment/housing/housing.asp)

- **HASLO-Housing Authority of San Luis Obispo**
  - 805.543.4478
  - 487 Leff Street
  - San Luis Obispo, CA 93401

- **County of San Luis Obispo**
  - 805.781.5000
  - 1055 Monterey Street
  - San Luis Obispo, CA 93408
  - [http://www.slocounty.ca.gov/planning/Housing_and_Economic_Development.htm](http://www.slocounty.ca.gov/planning/Housing_and_Economic_Development.htm)

- **California Department of Housing and Community Development**
  - 916.445.4782
  - 1800 Third Street
  - Sacramento, CA 95811-6942
  - [http://www.hcd.ca.gov/](http://www.hcd.ca.gov/)

- **U.S. Department of Housing and Urban Development**

- **San Luis Obispo Housing Trust Fund**
  - 805.543.5970
  - 71 Zaca Lane
  - San Luis Obispo, CA 93401
  - [http://www.slothtf.org/](http://www.slothtf.org/)

- **Habitat for Humanity**
  - 805.782.0687
  - 187 Tank Farm Road #130
  - San Luis Obispo, CA 93401

- **People’s Self-Help Housing Corporation**
  - 805.781.3088
  - 3533 Empleo Street
  - San Luis Obispo, CA 93401
  - [http://www.pshhc.org/](http://www.pshhc.org/)
The generally accepted definition of affordability is for a household to pay no more than 30% of monthly income to housing (Rent or Mortgage). The lack of affordable housing causes significant hardship for low income households; preventing them from meeting their basic needs. This is why efforts to encourage and support the construction of more affordable housing is vital.

Available Grants + Programs
A variety of local, state and federal grants and programs are available to help implement the City’s housing goals and activities. The following grants and programs provide financial assistance for low and moderate income housing developments.

Available Grants + Programs

- Affordable Housing Fund (AHF)
- Community Development Block Grant
- Home Investment Partnership Grant
- Building Equity + Growth in Neighborhoods (BEGIN)
- First Time Home Buyer Program

What is Affordable Housing?
The generally accepted definition of affordability is for a household to pay no more than 30% of monthly income to housing (Rent or Mortgage). The lack of affordable housing causes significant hardship for low income households; preventing them from meeting their basic needs. This is why efforts to encourage and support the construction of more affordable housing is vital.

Affordable Housing Standards
The City of San Luis Obispo publishes Affordable Housing Standards annually on April 1st. These standards include the maximum income levels per household that qualify for affordable housing. The standards also include maximum rent and sales prices for units within the City’s Affordable Housing Program. For the most up to date housing standards, visit the web at: http://www.slocity.org/communitydevelopment/housing/housing.asp

Affordable Housing Incentives
For Developers
The Affordable Housing Incentives are for developers interested in constructing affordable housing. These incentives are part of the City’s Municipal Code (Ch. 17.90) and include:

- **Density Bonuses**
- **Impact and Development Fee Waivers**
- **Direct City Financial Assistance**
- **Exceptions to Subdivision and Property Development Standards**

For more information on housing incentives please visit the web at: http://www.slocity.org/communitydevelopment/housing/affordableincentives.asp

For More Information Contact:
Community Development Department
Jenny Wiseman
Acting Housing Programs Manager
919 Palm Street
San Luis Obispo, CA. 93401-3249
805.781.7010
jwiseman@slocity.org