



Let's Stand Together to
KEEP NIPOMO RURAL!



Standing for Real Affordable Housing, Critical Infrastructure, and Environmental Preservation

HAPPY JANUARY 2024 Newsletter!

LET'S GET REAL ABOUT THE DANA RESERVE CLAIM IT IS BUILDING "AFFORDABLE HOUSING"

Affordable for who?

The state and SLO county's (RHNA) push for more housing has created mainly high-priced housing. Larger numbers of *truly* "affordable" housing are missing in the current Dana Reserve (DR) development proposal even though one of their main selling points is that they are bringing affordable housing to the area. What!!!????

SLO County needs housing for people who are filling occupations such as fire fighters, teachers, nurses, police and sheriff officers, retail sales, chefs/head cooks and agricultural workers. But according to the Bureau of Labor statistics, none of the salaries of these occupations will qualify a person to buy a \$600,000 home, the starting cost of the "missing middle" homes in the Dana Reserve. The majority of homes in the DR will cost much more than that, up to 1.2 million. The annual salaries of people in occupations mentioned above range from \$35K - \$125K. Assuming the general rule that you shouldn't spend more than about 28% of your income on housing, your gross income would need to be around \$170K per year to keep your monthly mortgage payment below that threshold. **We need to make sure the Supervisors are clear that a vote in support of the DR is mainly contributing to the already saturated inventory of high-income homes in SLO County.**

The **Community Alternative Map** project is moving forward taking into account all the input from the community and research into how to mitigate each significant impact identified in the Final EIR. NAC has secured the professional expertise of Bruce Severance, the founding director of SLO Climate Coalition and an advocate for energy equity, climate justice, affordable housing, and solutions for homelessness. He is also the Co-founder of Green Stimulus Research Collaborative at Cal Poly.

The coalition working with the county and the developer, as stipulated by the Planning Commission's recommendations, is comprised of: NAC, South County Advisory Council (SCAC), and Herb Kandel as a community liaison representative of other supporters. They have been working with Bruce Severance to design a project map that includes: more truly affordable housing, increasing the number of low-income units; decreasing density, saving many more acres of oak tree woodlands and wildlife corridors. All these changes will mitigate overall air quality, soil disruption and traffic impacts. The map and accompanying narrative and analysis is still in draft form and NAC continues to solicit community input.

Consider attending NAC's next community meeting on **January 7 (see below)** to see the latest map and provide input.

If you are interested in ensuring we can finish this alternative map, plus prepare a narrative and alternative analysis to accompany the map to the Board of Supervisors **please consider donating to NAC.** Your donation will also help ensure we continue to have a legal team for any potential cause of action in the future.

**Mark your calendars for NAC Public Meeting – Sunday January 7, 5pm
at Blacklake Community Room 498 Colonial Place
COME SEE THE PROGRESS & CONTRIBUTE TO THE ALTERNATIVE DEVELOPMENT MAP**

Continuing Letter Writing Campaign – Letters need to be sent to the Board of Supervisors before April 23 & 24th, which are the scheduled dates for the Board meetings to decide on whether to approve the DR as currently proposed. We need to focus communications on what we're FOR. The letter writing coaches will help you with that so we're presenting as a unified force!

Two more letter writing clinics are being offered at the Nipomo Library on:

Wednesday, Jan. 10, 11:30am - 1:30 pm Or you can contact Jeanie to review your letter.

jeaniemiddleclass@charter.net

Wednesday, Jan. 24, 11:00am - 1pm For more info. please send an email to nipomoaction@gmail.com Attn Sue.