



Let's Stand Together to  
**KEEP NIPOMO RURAL!**



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

## **FEBRUARY 2024 Newsletter**

**Please plan to attend the next South County Advisory Council (SCAC) Meeting  
February 12 at 6p.m. at Nipomo High School Olympic Hall**

The SCAC is one of the community partners authorized by the Planning Commission to work towards an alternative plan. The SCAC, the Nipomo Oak Alliance and Nipomo Action Committee form a community coalition and the latest version of the alternative map will be presented for SCAC's input at this meeting

**NAC Public Meeting Tomorrow – Sunday 4, 5pm  
at Blacklake Community Room 498 Colonial Place**

### **What constitutes a legacy in a community in today's day and age?**

As we all can see, our beautiful home--planet earth--and its inhabitants (animals, including us humans; and our natural wonders and resources, including trees) are experiencing unusual weather events and calamities at an increasingly alarming rate. Additionally, a growing number of people are finding that their financial and housing resources are not sustainable.

How do we protect and preserve our very way of life? One answer is to refrain from framing our options as "Either/OR" (ie: housing OR the environment); and choose to envision the possibilities of "Both/AND" (ie: housing AND the environment).

The opportunity exists to design a legacy that can live on for future generations, in perpetuity. If the decision is made to re-design the landscape of the Dana Reserve, to "SAVE the OAKS" from destruction, many local people and organizations will likely applaud the naming of the oak grove in honor of the forward-thinking designers who embrace "Both/AND" for our future generations.

***If you agree, please contact your SLO County Supervisor, and advocate for this idea.***

#### **Dana Reserve's "Affordable Housing"**

To afford a house that costs **\$600,000** with a down payment of \$120,000, at 6.5% interest you'd need to earn **\$130,025** per year before tax.

The mortgage payment would be \$3,034 / month.

To afford a house that costs **\$650,000** with a down payment of \$130,000, at 6.5% interest, you'd need to earn **\$140,861** per year before tax.

The mortgage payment would be \$3,287 / month.

To afford a house that costs **\$700,000** with a down payment of \$140,000, at 6.5% interest you'd need to earn **\$151,696** per year before tax.

The mortgage payment would be \$3,540 / month.

**Affordable housing** is housing which is deemed affordable to those with a [household income](#) at or below the [median<sup>\[1\]</sup>](#) as rated by the national government or a local government by a recognized housing affordability index. **Median household income in SLO County is \$90,216**

The average salary range for teachers in SLO Co. typically falls between **\$54,054** and **\$78,837**.

As of Jan 19, 2024, the average annual pay for a Firefighter in San Luis Obispo County is **\$64,573**

An entry level registered nurse earns an average salary of **\$75,198**. On the other end, a senior level registered nurse (8+ years of experience) earns an average salary of **\$131,300**.

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

Saturday, February 10 and

Wednesday, February 28. Both are 11:30 to 1:30.

For more info. please send an email to [nipomoaction@gmail.com](mailto:nipomoaction@gmail.com) Attn Sue  
or email Jeanie [jeaniemiddleclass@charter.net](mailto:jeaniemiddleclass@charter.net)

***Please help to ensure we finish this alternative map, plus prepare a narrative and alternative analysis to accompany the map to the Board of Supervisors by donating to NAC. Donations will also help ensure we continue to have a legal team for any potential cause of action in the future.***

*Nipomo Action Committee is committed to engaging in a respectful and ethical manner throughout this process, with a focus on creating a better blueprint for the future of Nipomo.*

*Our approach is not personal against any individual but seeks to foster a community-driven and environmentally conscious vision. We stand firm against illegal entry or trespass, or any acts on vandalism on the Dana Reserve property.*

**NAC website <https://stopdanareserve.com/> Email: [nipomoaction@gmail.com](mailto:nipomoaction@gmail.com)**