
Cambria Pines

100% Affordable Apartments



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People's Self-Help Housing

Company & Mission



- Founded in 1970
- Longest-serving affordable housing nonprofit on the Central Coast
- Headquarters in San Luis Obispo
- 10,000 residents
- Four coastal counties
- On-site resident services



Resident Services

SUPPORTIVE HOUSING PROGRAM

- Health Screenings
- Case Management
- Counseling
- Nutrition Workshops
- Financial Literacy Workshops

COMMUNITY BUILDING & ENGAGEMENT

- Community Gardens
- BBQs
- Health Fairs
- Resident Leadership
- Cultural Events
- Senior Events
- Book Clubs

EDUCATION PROGRAM

- K-12, After School Programs
- Day Camps & Field Trips
- College Prep
- Career Development
- Certifications

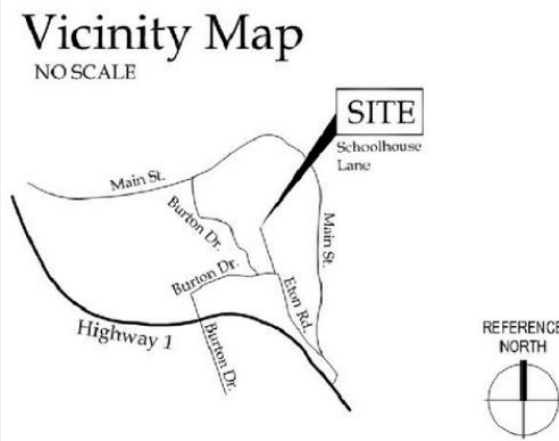
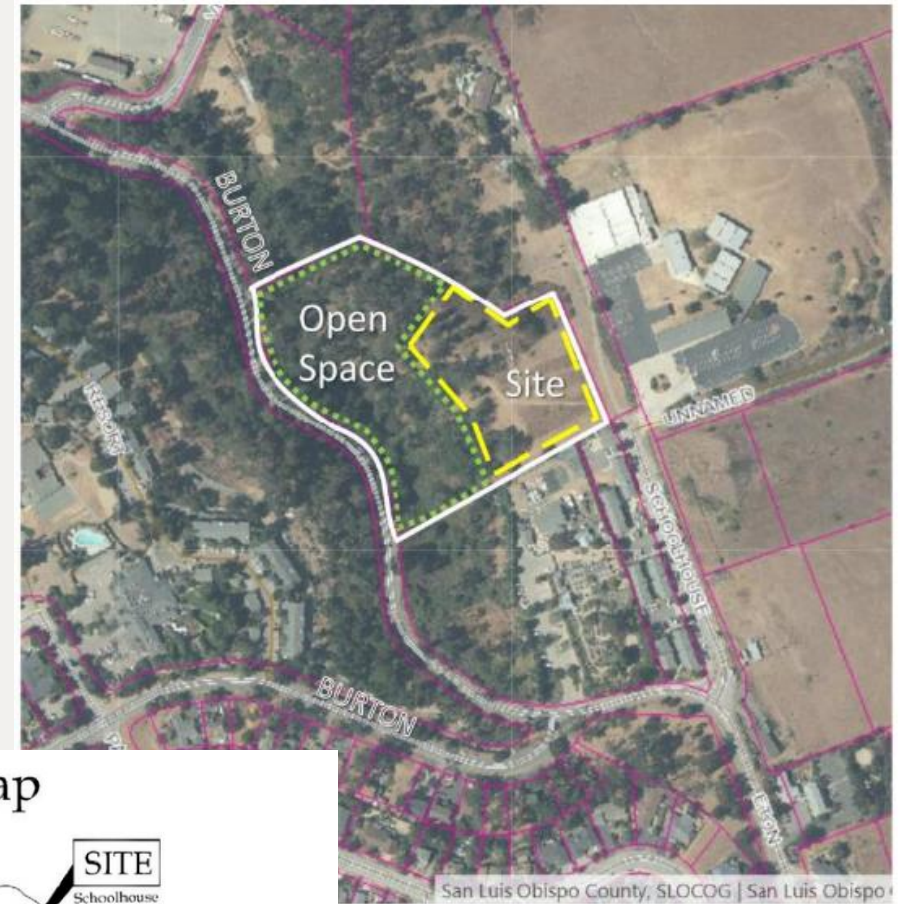


Cambria Pines Apartments

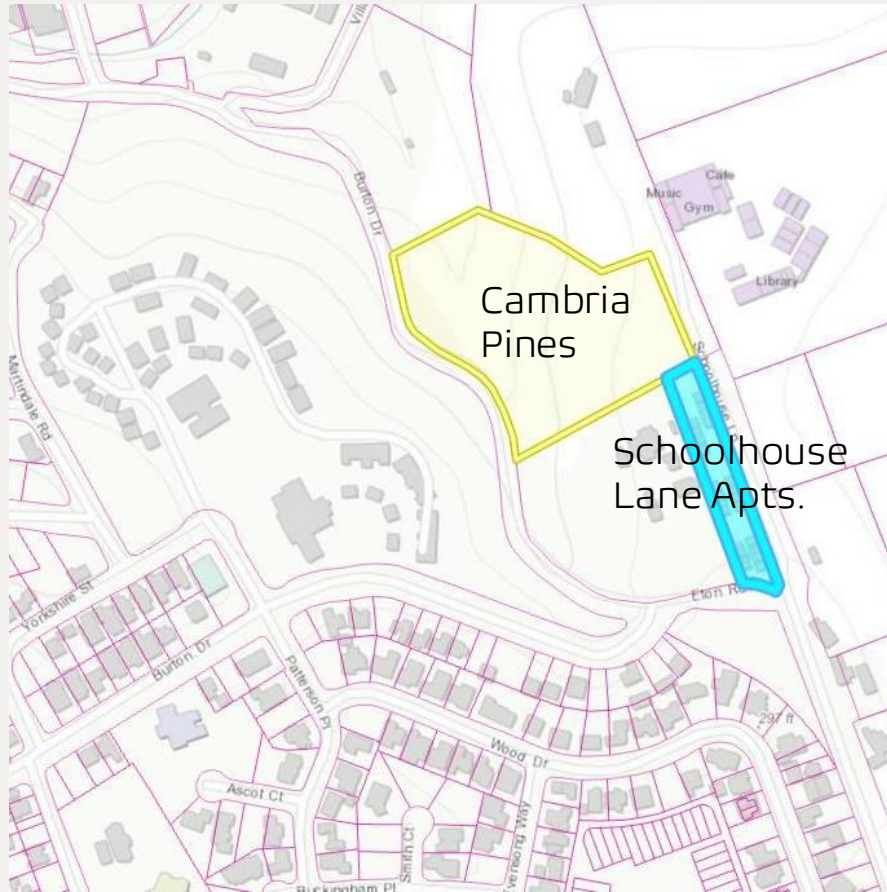


Project Location

2845 Schoolhouse Lane



The Need for Affordable Housing



Schoolhouse Lane Apartments Waitlist

- 24 apartment homes
- 197 waitlist applicants
- Existing Cambria residents
- Most Residents work in Hospitality



Affordability



Affordability Levels (AMI = Area Median Income)

- 8 units @ 30% AMI
- 4 units @ 40% AMI
- 7 units @ 50% AMI
- 9 units @ 60% AMI
- 5 units @ 70% AMI

Unit Type

- 4 One bedrooms
- 19 Two bedrooms
- 10 Three bedrooms
- 33 Total



SLO County Maximum Income Limits

Multifamily Housing Programs
2024 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective April 1, 2024

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SAN LUIS OBISPO	Income limits (greatest to lowest) 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2015, 2016, 2012, 2014, 2011, 2010, 2013, 2009							
100% AMI	\$89,200	\$101,900	\$114,600	\$127,300	\$137,500	\$147,700	\$157,900	\$168,100
80% AMI	\$71,360	\$81,520	\$91,680	\$101,840	\$110,000	\$118,160	\$126,320	\$134,480
75% AMI	\$66,900	\$76,425	\$85,950	\$95,475	\$103,125	\$110,775	\$118,425	\$126,075
70% AMI	\$62,440	\$71,330	\$80,220	\$89,110	\$96,250	\$103,390	\$110,530	\$117,670
65% AMI	\$57,980	\$66,235	\$74,490	\$82,745	\$89,375	\$96,005	\$102,635	\$109,265
60% AMI	\$53,520	\$61,140	\$68,760	\$76,380	\$82,500	\$88,620	\$94,740	\$100,860
55% AMI	\$49,060	\$56,045	\$63,030	\$70,015	\$75,625	\$81,235	\$86,845	\$92,455
50% AMI	\$44,600	\$50,950	\$57,300	\$63,650	\$68,750	\$73,850	\$78,950	\$84,050
45% AMI	\$40,140	\$45,855	\$51,570	\$57,285	\$61,875	\$66,465	\$71,055	\$75,645
40% AMI	\$35,680	\$40,760	\$45,840	\$50,920	\$55,000	\$59,080	\$63,160	\$67,240
35% AMI	\$31,220	\$35,665	\$40,110	\$44,555	\$48,125	\$51,695	\$55,265	\$58,835
30% AMI	\$26,760	\$30,570	\$34,380	\$38,190	\$41,250	\$44,310	\$47,370	\$50,430
25% AMI	\$22,300	\$25,475	\$28,650	\$31,825	\$34,375	\$36,925	\$39,475	\$42,025
20% AMI	\$17,840	\$20,380	\$22,920	\$25,460	\$27,500	\$29,540	\$31,580	\$33,620
15% AMI	\$13,380	\$15,285	\$17,190	\$19,095	\$20,625	\$22,155	\$23,685	\$25,215



SLO County Rent Levels

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
SAN LUIS OBISPO						
100% Income Level	\$2,230	\$2,388	\$2,864	\$3,310	\$3,692	\$4,074
80% Income Level	\$1,784	\$1,911	\$2,292	\$2,648	\$2,954	\$3,260
70% Income Level	\$1,561	\$1,672	\$2,005	\$2,317	\$2,584	\$2,852
60% Income Level	\$1,338	\$1,433	\$1,719	\$1,986	\$2,215	\$2,445
55% Income Level	\$1,226	\$1,313	\$1,575	\$1,820	\$2,030	\$2,241
50% Income Level	\$1,115	\$1,194	\$1,432	\$1,655	\$1,846	\$2,037
45% Income Level	\$1,003	\$1,074	\$1,289	\$1,489	\$1,661	\$1,833
40% Income Level	\$892	\$955	\$1,146	\$1,324	\$1,477	\$1,630
35% Income Level	\$780	\$836	\$1,002	\$1,158	\$1,292	\$1,426
30% Income Level	\$669	\$716	\$859	\$993	\$1,107	\$1,222
20% Income Level	\$446	\$477	\$573	\$662	\$738	\$815



Entitlement & Permit Milestones

- ✓ County Land Use Entitlements Re-Approved (June 2023)
- ✓ CCSD Extension of Water Will Serve (Aug. 2024)
- ✓ County Issued Building and Grading Permits (Nov. 2024)



Funding Milestones

- ✓ SLO County HOME & HOME ARP Funding (Feb. 2022)
- ✓ BUILD Low Emission Energy Incent. Grant (June 2023)
- ✓ SLO County Housing Trust Fund (June 2024)
- ✓ SLO County recommended project for
\$373,417 in 2025 Action Plan Funding (Jan. 2025)



Anticipated Next Steps

- Tax Credit Application (estimated) (Mar. 2025)
- Potential Tax Credit Award (June 2025)
- Start Construction (Dec. 2025)
- Complete Construction (Dec. 2027)



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Thank you!

