

The 2015 Action Plan

The First Action Plan of The 2015-2019 Consolidated Plan

The Urban County of San Luis Obispo

The City of Arroyo Grande

The City of Atascadero

The City of Morro Bay

The City of Paso Robles

The City of Pismo Beach

The City of San Luis Obispo

The County of San Luis Obispo

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The 2015 Action Plan

AP-15 Expected Resources - 24 CFR 91.420(b), 91.220(c)(1,2)

Introduction

As of writing this Consolidated Plan, the Urban County has not been notified of the actual funding levels for the 2015 program year under the CDBG, HOME, and ESG programs. The anticipated funding amounts are \$1.5 million for the CDBG program, roughly \$600,000 in HOME program and \$135,000 in ESG program. The Urban County expects to receive \$400,000 in program income for the CDBG program and almost \$300,000 in HOME program. The program income anticipated under the CDBG program was generated from an economic-development-related program that no longer exists.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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CDBG	Public-Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,645,012	\$400,000	\$0	\$2,045,012	\$0	Due to adjustments related to the 2010 U.S. Census Bureau and federal government budget cuts, the Urban County's entitlement CDBG grant was reduced from a high of \$2.3 million in 2010 to \$1.6 million in 2014, an almost 28% decrease. The program income generated from 2010 to 2014 program years is around \$400,000 which offsets the decreases in recent funding level by a low amount.
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HOME	public - federal	Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, TBRA	\$637,847	\$300,000	\$0	\$937,847	\$0	The HOME entitlement grant was substantially reduced from a high of \$1.4 million in 2010 to \$726,000 in 2014, an almost 50% decrease. Similarly to CDBG, it is likely that HOME allocations will not increase from the current amount of \$726,000 over the term of the 2015-2019 Con Plan.
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ESG	public - federal	Homeless prevention, Case management, Homeless Shelters	\$145,085	\$0	\$0	\$0	\$0	Unlike CDBG and HOME, ESG funds increased from 2010 to 2014. This increase was due to the implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The ESG funds increased from \$91,837 in 2010 to \$135,496 in 2014, about 48% increase in funds. However, these funds are not sufficient to move individuals and families from homelessness to independent living.
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Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The majority of projects funded with CDBG funds are leveraged with funds coming from private sources, in-kind contributions, state incentive programs, and private banks. A few projects are funded solely with CDBG money. The HOME program requires a 25% match. The match will be met through a variety of other funding sources including property tax exemption, affordable housing trust funds, low income housing tax credits, and the appraised land owned by the developer. The Emergency Solutions Grant requires a 100% match. Proposed cash match sources will come from local General Fund support, the local Community Based Organization grant, and the Community Foundation. The uses of these funds will be for operations and essential services.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 24 CFR 91.420, 91.220(c) (3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create housing opportunities for residents	2015	2015	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Provide affordable housing to very low and low income households	\$326,947 in CDBG \$547,070 in HOME	Benefit 48 very low and income households
2	Preserve and maintain existing affordable housing	2015	2015	Affordable Housing, Public Housing, Non-Homeless Special Needs	Not Applicable	Provide affordable housing to very low, low, and moderate income households	\$27,684 in CDBG	Benefit 17 very low and low income households
3	Reducing and ending homelessness	2015	2015	Homeless	Not Applicable	Provide decent affordable housing and supportive services for homeless people and those at risk of becoming homeless	\$203,602 in CDBG \$134,204 in ESG	Benefit 2,990 very low and low income families
4	Create suitable living environment through public services	2015	2015	Homeless, Non Homeless Special Needs	Not Applicable	Provide social services to homeless persons and low income families	\$16,000 in CDBG	Benefit 750 very low and low income households
5	Stabilize and revitalize diverse neighborhoods	2015	2015	Affordable Transitional Housing, Non-Housing Community Development	Not Applicable	Revitalize the neighborhoods through street and public facilities improvements	\$741,787 in CDBG	Benefit 11,979 very low and low income persons
6	Administration and Planning	2015	2015	Administration	Not Applicable	Not Applicable	\$328,992 in CDBG \$63,777 in HOME \$10,881 in ESG	Not Applicable

Table 2 – Goals Summary

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Goal Descriptions

The goals included with this Consolidated Plan were developed based on identifying needs during the public outreach process as well as examining the ACS and CHAS data under the “Housing Needs Assessment” and “Housing Market Analysis” section. The goals are intended to address community and affordable housing needs. The top priority needs identified are affordable rental housing for various income levels and homeless services for the homeless populations. Other lower priority needs are health care services for frail elderly and persons with mental illness as well as public facility improvements and economic development. The goals above and the associated funding allocations will help the Urban County to invest future federal funds on projects that result in additional affordable rental housing, continued support of public services for homeless and elderly persons, and public facility improvements in low income neighborhoods.

Projects

AP-35 Projects – 24 CFR 91.220(d)

Introduction

The Urban County will use its 2015 federal funds (CDBG, HOME, and ESG programs) for projects benefitting very low to low income families. Projects include construction of affordable rental housing units, rehabilitation of transitional housing for foster youth, various ADA compliance architectural barrier removal projects, minor home repair program, and operation of homeless shelter programs. Refer to Table 3 for projects funded with CDBG, HOME, and ESG funds.

Projects

#	Project Name
1	Curb Ramp Installation by the City of Arroyo Grande
2	Disadvantaged Persons Assistance Program for the Los Osos Wastewater Project by the County Department of Public Works
3	Elm Street Transitional Housing Project by Family Care Network
4	Handicapped Ramps, Sidewalks, and Related Improvements by the City of Paso Robles
5	Homeless Management Information System (HMIS) capacity building by LINK
6	Homeless Management Information System (HMIS) capacity building by County of San Luis Obispo
7	Homeless Prevention Program by LINK
8	Minor Home Repair Program by CAPSLO for the City of Pismo Beach
9	Morro Bay Pedestrian Accessibility Project (Phase 4) by the City of Morro Bay
10	Operation Food Pantry – Atascadero Loaves and Fishes
11	Operation of the Homeless Shelter - El Camino Homeless Organization (ECHO)
12	Operation of the Maxine Lewis Memorial Shelter - (CAPSLO)
13	Operation of Prado Day Center by CAPSLO
14	Rapid Re-Housing programs by LINK
15	Rolling Hills Apartments Phase II by People’s Self Help Housing Corporation
16	San Lawrence Terrace Well Blending Pipeline by the San Miguel Community Services District
17	Sidewalk Construction by City of San Luis Obispo
18	Single Room Occupancy Affordable Rental Housing by The Housing Authority of San Luis Obispo
19	South ECR Sidewalk Accessibility and Pedestrian Ramp Replacement – City of Atascadero
20	Youth Activities Scholarship Fund - Atascadero Community Services Foundation

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Urban County’s rationale to allocate funding to the above projects is based on a number of observations and analysis. The Urban County’s survey efforts indicate the number one community concern is affordable housing for low to moderate income families. Besides affordable housing, survey statistics show any services and projects serving the homeless, elderly, and mentally ill persons as well as low income neighborhood as top priority needs. In addition to the “needs assessment survey”, the Urban County held public workshops and attended numerous advisory meetings to collect information on needs. The comments received at these workshops and the advisory meetings pointed out a strong need for affordable housing

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for homeless people and low income families in addition to homeless preventions services and public facility projects in neighborhoods that are predominantly low income. Finally by examining the ACS and CHAS data under the “needs assessment” and “housing market analysis” sections, the Urban County confirms a shortage of affordable housing for low to moderate income households. For the above mentioned reasons, the Urban County plans to invest federal funds in affordable housing projects that lead to preservation and development of affordable housing units for very low, low, and moderate income households. The Urban County will also consider community-based projects such as services aimed at preventing homelessness and public facilities projects benefitting low income neighborhoods.

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AP-38 Project Summary

Project Summary Information

1	Project Name	Rolling Hills Apartments Phase II by People's Self Help Housing Corporation
	Target Area	Templeton
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$208,100 from the County of San Luis Obispo
	Description	Funds will be used to build 30 affordable rental housing units
	Target Date	March 2017 ready for occupancy
	Estimate the number and type of families that will benefit from the proposed activities	30 low income families
	Location Description	999 Las Tablas Rd, Templeton, CA 93465
	Planned Activities	Project will provide affordable housing to very low or low income families
2	Project Name	Single Room Occupancy Affordable Rental Housing by The Housing Authority of San Luis Obispo
	Target Area	San Luis Obispo
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable housing units
	Funding	CDBG: \$197,971 from the City of San Luis Obispo and \$128,976 from the County of San Luis Obispo for a total of \$326,947 HOME: \$365,970 from the County of San Luis Obispo
	Description	Funds will be used to build 19 affordable rental housing units
	Target Date	December 2016 complete construction
	Estimate the number and type of families that will benefit from the proposed activities	19 very low income households
	Location Description	860 Humbert Avenue, San Luis Obispo, CA
	Planned Activities	Project will provide 19 affordable rental housing units to very low income or low income individuals
3	Project Name	Minor Home Repair Program by CAPSLO for the City of Pismo Beach
	Target Area	City of Pismo Beach
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$27,684 from the City of Pismo Beach
	Description	Funds will be use to repair houses owned by very low and low income households
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	17 low income homeowners
	Location Description	City of Pismo Beach
	Planned Activities	Funds will be use to repair houses owned by very low and low income households
4	Project Name	Operation of Maxine Lewis Memorial Shelter by CAPSLO

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	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$69,916 from the City of San Luis Obispo and \$68,493 from the County of San Luis Obispo for a total of \$138,409 ESG: \$49,389 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	850 homeless persons
	Location Description	San Luis Obispo
	Planned Activities	Provide shelter for homeless individuals
5	Project Name	Operation of Prado Day Center by CAPSLO
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$29,354 from the County of San Luis Obispo ESG: \$35,765 from the County of San Luis Obispo
	Description	Funds will be used to shelter homeless individuals
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	1550 homeless persons
	Location Description	San Luis Obispo
	Planned Activities	Provide shelter for homeless individuals
6	Project Name	Operation of the Homeless Shelter by El Camino Homeless Organization (ECHO)
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$7,119 from the City of Atascadero and \$28,720 from the City of Paso Robles for a total of \$35,839
	Description	Funds will be used to house homeless individuals
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	530 homeless persons
	Location Description	Atascadero and Paso Robles
	Planned Activities	Provide shelter for homeless individuals
7	Project Name	Youth Activities Scholarship Fund by Atascadero Community Services Foundation
	Target Area	Atascadero
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$8,000 from the City of Atascadero
	Description	The scholarship program supports low income youth to participate in organized recreation, social and cultural activities.
	Target Date	July 2016
	Estimate the number	150 low income youth

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	and type of families that will benefit from the proposed activities	
	Location Description	City of Atascadero
	Planned Activities	The scholarship program provides recreational opportunities for low income
8	Project Name	Operation Food Pantry by Atascadero Loaves and Fishes
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$8,000 from the City of Atascadero
	Description	Funds will be used to provide groceries to very low to low income persons including homeless individuals
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	600 very low to low income persons including homeless individuals
	Location Description	Countywide
	Planned Activities	Provide food and groceries to very low and low income persons including homeless persons
9	Project Name	Handicapped Ramps, Sidewalks, and Related Improvements by the City of Paso Robles
	Target Area	City of Paso Robles
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$124,453 from the City of Paso Robles
	Description	Replace four non ADA compliant handicapped ramps and linking sidewalks that are uplifted
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	2295 very low to low income persons
	Location Description	City of Paso Robles
	Planned Activities	Replace four non ADA compliant handicapped ramps and linking sidewalks that are uplifted
10	Project Name	Sidewalk Construction by City of San Luis Obispo
	Target Area	City of San Luis Obispo
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$105,000 from the City of San Luis Obispo
	Description	Funds will be used for sidewalk construction to improve accessibility for disabled and elderly persons
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	759 low income disabled persons
	Location Description	City of San Luis Obispo
	Planned Activities	Funds will be used for sidewalk construction to improve accessibility for disabled and elderly persons

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11	Project Name	South ECR Sidewalk Accessibility and Pedestrian Ramp Replacement by City of Atascadero
	Target Area	City of Atascadero
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,181 from the City of Atascadero
	Description	Removal of architectural barriers and improve accessibility to low income disabled persons
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	890 low income disabled persons
	Location Description	City of Atascadero
	Planned Activities	The project entails the installation of sidewalks and replacement of pedestrian ramps
12	Project Name	Curb Ramp Installation by the City of Arroyo Grande
	Target Area	City of Arroyo Grande
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$59,194 from the City of Arroyo Grande
	Description	Installation of accessibility curb ramps in compliance with ADA Act
	Target Date	June 2016
	Estimate the number and type of families that will benefit from the proposed activities	1,190 low income disabled persons
	Location Description	City of Arroyo Grande
	Planned Activities	Installation of accessibility curb ramps in compliance with ADA Act
13	Project Name	Morro Bay Pedestrian Accessibility Project (Phase 4) by the City of Morro Bay
	Target Area	City of Morro Bay
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$ 57,924 from the City of Morro Bay
	Description	Installation and repair of sidewalk and curb ramps throughout the City of Morro Bay
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	5,000 very low to low income persons
	Location Description	City of Morro Bay
	Planned Activities	Installation and repair of sidewalk and curb ramps throughout the City of Morro Bay
14	Project Name	Elm Street Transitional Housing Project by Family Care Network
	Target Area	City of Arroyo Grande
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000 from the County of San Luis Obispo
	Description	Rehabilitation of four transitional housing units for foster youth
	Target Date	July 2016
	Estimate the number and type of families that will benefit from	7 low income persons

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	the proposed activities	
	Location Description	City of Arroyo Grande
	Planned Activities	Rehabilitation of four transitional housing units for foster youth
15	Project Name	Disadvantaged Persons Assistance Program for the Los Osos Wastewater Project by the County Department of Public Works
	Target Area	Unincorporated community of Los Osos
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$70,035 from the County of San Luis Obispo
	Description	Funds will be used to financially assist low income homeowners in Los Osos to connect to the wastewater system
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	433 low income homeowners
	Location Description	Unincorporated community of Los Osos
	Planned Activities	Funds will be used to financially assist low income homeowners in Los Osos to connect to the wastewater system
16	Project Name	San Lawrence Terrace Well Blending Pipeline by the San Miguel Community Services District
	Target Area	Unincorporated community of San Miguel
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$150,000 from the County of San Luis Obispo
	Description	Funds will be used to install a blending water pipeline to reduce arsenic level in the drinking water
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	1405 low income persons
	Location Description	Unincorporated community of San Miguel
	Planned Activities	Funds will be used to install a blending water pipeline to reduce arsenic level in the drinking water
17	Project Name	Homeless Management Information System (HMIS) capacity building by County of San Luis Obispo
	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$15,290 from the County of San Luis Obispo
	Description	Homeless Management Information System (HMIS) capacity building
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County of San Luis Obispo
	Planned Activities	Homeless Management Information System (HMIS) capacity building
18	Project Name	CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo

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	Target Area	County of San Luis Obispo
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$224,212 from the County of San Luis Obispo, \$32,628 from the City of San Luis Obispo, \$13,403 from City of Paso Robles, \$10,789 from the City of Atascadero, \$5,180 from the City of Arroyo Grande, \$5,068 from the City of Morro Bay, and \$2,422 from the City of Morro Bay for a total of \$313,702 HOME: \$63,777 from the County of San Luis Obispo ESG: \$5,440 from the County of San Luis Obispo
	Description	CDBG, HOME, and ESG programs administration by the Urban County of San Luis Obispo
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County of San Luis Obispo
	Planned Activities	CDBG, HOME, and ESG programs Administration
19	Project Name	Homeless Prevention Program by LINK
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	ESG: \$12,466
	Description	Funds will be used to provide homeless prevention services
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	20 homeless persons
	Location Description	County of San Luis Obispo
	Planned Activities	Funds will be used to provide homeless prevention services
20	Project Name	Rapid Re-Housing programs by LINK
	Target Area	Countywide
	Goals Supported	Decrease Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	ESG: \$34,010
	Description	Funds will be used to house homeless individuals
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	40 homeless persons
	Location Description	San Luis Obispo
	Planned Activities	Funds will be used to house homeless individuals
21	Project Name	Homeless Management Information System (HMIS) capacity building by LINK
	Target Area	Countywide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	ESG: \$2,574
	Description	Funds will be used for Homeless Management Information System (HMIS) capacity building

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	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County of San Luis Obispo
	Planned Activities	Funds will be used for Homeless Management Information System (HMIS) capacity building
22	Project Name	ESG administration by nonprofits and the County of San Luis Obispo
	Target Area	Countywide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	ESG: \$10,881
	Description	ESG program delivery
	Target Date	July 2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County of San Luis Obispo
	Planned Activities	ESG Administration

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AP-50 Geographic Distribution – 24 CFR 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not Applicable

Geographic Distribution

Target Area	Percentage of Funds
Not Applicable	Not Applicable

Table 4 - Geographic Distribution

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Rationale for the priorities for allocating investments geographically

The Urban County's strategy is not linked to a specific geographic location other than focusing federal funds to projects and programs that benefit low income neighborhoods. However, the Urban County consists of six participating cities and the County of San Luis Obispo. The CDBG funds are distributed among the cities and the County of San Luis Obispo based on the formula HUD uses for CDBG allocations among entitlement jurisdictions. The six participating cities include the City of Arroyo Grande, the City of Atascadero, the City of Pismo Beach, the City of Morro Bay, the City of Paso Robles, and the City of San Luis Obispo. Each City Council makes recommendations based on priority needs to fund eligible projects in their jurisdictions. That is the extent of geographically-based allocations of CDBG funds because the Urban County encompasses six participating cities and the County of San Luis Obispo.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.220(g)

Introduction

As of writing this plan, the Urban County is in the process of selecting projects for funding with the 2015 CDBG, HOME, and ESG funds. The recommended affordable housing projects will benefit very low, low, and moderate income households. Generally, it takes three to four years for the developers of affordable housing projects to produce housing units ready for occupancy. The Urban County strategy is to provide gap financing for these multi-year projects as grant funds become available every year. The Rolling Hills Phase II project located in the unincorporated community of Templeton is recommended for 2015 HOME funds. However, the recipient will not complete the construction of 29 new affordable housing units within a year. The construction is anticipated to be completed by the end of 2016 and to be occupied by March 2017. The City of San Luis Obispo is recommending using the 2015 CDBG funds for a property acquisition to develop 20 single room occupancy units for extremely low income households including homeless persons. The project will be ready for occupancy by early 2017. The Urban County is also considering using the 2015 CDBG funds for a project that will provide four transitional housing for extremely low income foster youth. The project is located in the City of Arroyo Grande and entails the rehabilitation of four existing transitional housing units for at-risk foster youth. Completion is anticipated by early 2016 and will provide housing units to 7 to 10 foster youth.

One Year Goals for the Number of Households to be Supported	
Homeless	40 persons
Non-Homeless	0
Special-Needs	0
Total	40 persons

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40 persons
Acquisition of Existing Units	0
Total	40 persons

Table 6 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 24 CFR 91.220(h)

Introduction

The Housing Authority of San Luis Obispo builds and maintains affordable housing for low income families including elderly people. The Section 8 program provides subsidized rent for over 2,200 household in San Luis Obispo County monthly. They also own 168 apartments within the City of San Luis Obispo to house low income families. Finally, the Housing Authority

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uses the Veterans Affairs Supportive Housing Program to offer Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

Actions planned during the next year to address the needs to public housing

The Housing Authority of San Luis Obispo continues to explore options to bring more funding sources to the Public Housing properties for much needed modernization and upgrades.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of San Luis Obispo has a very active Resident Advisory Board that assist the Housing Authority in meeting the needs of tenants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 24 CFR 91.220(i)

Introduction

The Urban County continues to invest future federal funds to projects providing benefits to very low and low income persons who are homeless or have special needs. During the recent public outreach process, the Urban County learned that homelessness is a major issue the community faces. For this reason, the Urban County will allocate federal funds to homeless shelters and will give priority to affordable housing projects that provide housing units to homeless persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The Urban County will continue spending CDBG funds for the operation costs of the two main homeless shelters (Prado Day Center and Maxine Lewis Shelter) for the next year. The Urban County will support the rehabilitation of 4 transitional housing units for 30 to 40 foster youth by earmarking a portion of the 2015 CDBG funds.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Transitions Mental Health Association (TMHA) has a contract with the County of San Luis Obispo Mental Health Agency to conduct outreach of homeless individuals with mental illness to assess their needs and provide services and housing where possible. TMHA will also refer the most vulnerable chronically homeless individuals to agencies like the Department of Social Services and the Veteran's Administration. These agencies, in turn, connect the chronically homeless with mainstream benefits such as medical insurance through the Affordable Care Act. Community Action Partnership of San Luis Obispo will continue to provide information on

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mainstream services, case management, and housing (if available) to homeless persons that visit the Prado Day Center and the Maxine Lewis Memorial Shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons have a variety of needs in the County of San Luis Obispo. The primary need is more housing, specifically more affordable permanent housing and permanent supportive housing. The County of San Luis Obispo has one of the highest percentages of unsheltered homeless persons in the nation. Some homeless staying in emergency shelters and transitional housing also need assistance with transportation, drug and alcohol addiction, budgeting, finding employment, and/or obtaining mainstream benefits.

The Urban County and Continuum of Care are working toward obtaining more permanent housing and permanent supportive housing for homeless persons living in emergency shelters, transitional housing, and on the streets. For example, the CoC applied for 11 additional permanent supportive housing units through the CoC program. Additionally, the County continues to receive HUD-VASH vouchers to house homeless veterans, and received almost \$6 million over three years to house and case manage homeless veterans and their families. The County also recently funded the 50Now program, which is providing permanent supportive housing and intensive supportive services to the most vulnerable chronically homeless individuals countywide. The Department of Social Services is currently housing families that are on CalWorks to reduce family homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC has adopted a “housing first” policy for its programs, shortening the period of time that individuals and families experience homelessness when housing is available. For example, the recently funded 3-year SSVF program will provide financial assistance services for permanent housing to veterans and their families. Another grant will fund financial assistance and services to families on CalWorks, which will prevent and end homelessness for many families. Families with children can also receive TBRA assistance through the HOME and ESG programs in permanent housing, while also being case managed. Most of the homeless individuals housed in affordable housing units receive case management and other supportive services for a period of time to assist with the transition into independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Foster care social workers identify and establish permanent connections through adoption or guardianship for youth aging out. Typically, County Child Welfare Services leads the state with 50-80% of youth placed in out-of-home placement with relatives or non-related extended family members. Youth 16-19 years old not placed with relatives are eligible to apply for voluntary transitional housing assistance to rent an apartment or room in a host family home. The youth are teamed with a resident advisor, social worker, and youth development specialist.

Transitional housing assistance is also available for former foster youth up to 24 years old. Youth who age out of foster care without an adoption or family placement but want to attend higher education or trade school, can receive financial assistance to cover living expenses while the youth are attending their chosen school. Approximately 1/2 of the eligible youth are participating and the dropout rate is less than 15%.

There are no publicly funded hospitals in the CoC's geographic location, so the CoCs efforts have focused on building collaborative partnerships. Each hospital in the CoC has a social worker who interviews each homeless person admitted, assessing medical needs, community resources, financial/payer options, and anticipated levels of care upon discharge and works to connect the patient with available services. Hospital staff have given presentations about hospital discharge processes to the CoC's Supportive Services Committee. CoC staff and subcommittee members are also conducting trainings for hospital staff on helping clients to obtain SSI benefits and are working to increase coordination between hospitals and outside case managers who assist homeless persons with disabilities to obtain disability benefits. The CoC will continue to work this year to increase resources and connections, as homeless persons are still sometimes discharged back into homelessness.

Staff from the Psychiatric Health Facility (PHF) have made presentations to the CoC Supportive Services Committee regarding PHF discharge policies and procedures and efforts the PHF has made to discharge clients into housing when resources are available. Based on these presentations, the CoC is preparing recommendations to decrease the number of persons discharged from the PHF into homelessness. While the Department of Mental Health works to place clients into housing whenever possible, the lack of housing resources has meant that homeless persons are still sometimes discharged back to local shelters and the streets.

Corrections staff have been participating in the CoC's Supportive Services Committee meetings and have been providing feedback on recommendations. CoC staff have also been working with the local courts to establish a jail diversion program for homeless persons who are frequently arrested due to addiction-related offenses. This program will include housing and treatment options. The CoC has also recently increased the number of Sober Living beds available to

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clients coming out of jail. There are currently 153 Sober Living beds. Additionally, the CoC has created a Re-Entry team for persons with mental illness who are being discharged from jail to help connect them succeed at re-entry.

AP-75 Barriers to affordable housing – 24 CFR 91.220(j)

Introduction:

The public policies impacting the production and preservation of affordable housing were discussed under the MA-40 for Barriers to Affordable Housing of the “Housing Market Analysis” section. As stated in MA-40, San Luis Obispo County aims to protect its natural habitats, natural resources, and agricultural production areas. Most public members have a “slow growth” sentiment and are in favor of government policies and regulations preserving the natural and agricultural resources. Public policies affecting affordable housing development projects include land use category, development standards, parking and open space requirements. Most of the County is rural and zoned for low residential densities primarily to protect agricultural land and natural resources. Additionally, securing land use permits is uncertain due to the discretionary approval process of advisory bodies. Apart from the land use related factors, a shortage of water supply in several communities hinders the development of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One main strategy that the Urban County continues to use for the removal of barriers to affordable housing is to rezone vacant or underutilized land to Residential Single Family and Residential Multi-Family land use categories through amending the Land Use and Circulation Elements. In addition to providing land for residential development, the County offers incentive programs including density bonus, exemptions from the Growth Management Ordinance, and expedited permit processing. The County’s recent Housing Element includes a number of objectives and programs to facilitate the production and preservation of affordable housing units. The objectives are listed below.

- Facilitate development of 1,092 new housing units during the five-year time period beginning January 1, 2014, and implement the principles and policies of the Land Use Element (Framework for Planning) when planning and reviewing new development proposals to the maximum extent practicable.

Facilitation of development includes incentives, reducing regulatory barriers, providing financial assistance for housing, rezoning land for housing, and revising ordinances. New development should be consistent with, and encourage the principles and policies of the Land Use Element (Framework for Planning).

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- Facilitate the conservation, maintenance, and improvement of 2,621 existing units of affordable housing, including affordable senior housing to allow aging in place.

Conservation, maintenance, and improvement programs include protecting existing mobile homes and apartments, and maintaining existing affordable housing.

- Provide housing opportunities for 500 households over a five-year period to prevent and end homelessness for them through financial assistance and services.

Programs addressing opportunities for development and preservation of housing for homeless and disabled persons includes reducing regulatory barriers through ordinance amendments and foreclosure and/or eviction prevention.

AP-85 Other Actions – 24 CFR 91.220(k)

Introduction:

The Urban County continues to invest federal funds for the 2015 program year in projects and programs meeting the priority needs of the community. The priority needs include the need for rental affordable housing, homeless shelters and services, and public facility improvements. Because the need for homeless shelters and services has been a longstanding need for this county, the County of San Luis Obispo has been earmarking \$180,000 annually in General Fund Support (GFS) for homeless shelters and services addressing homelessness and homeless prevention.

Actions planned to address obstacles to meeting underserved needs

The Urban County will use CDBG and HOME funds and program income to resolve any obstacles in meeting underserved needs. This includes funding public facilities projects to improve public health and safety of low income neighborhoods as well as improve accessibility for disabled persons by removing architectural barriers.

Actions planned to foster and maintain affordable housing

The Urban County will use CDBG and HOME program income to foster and maintain affordable housing. Affordable housing and homeless shelters are the top priority needs. The Urban County strives to help facilitate the development and preservation of affordable housing units by collaborating with nonprofit and for profit housing developers.

Actions planned to reduce lead-based paint hazards

The Urban County will continue working closely with the County of San Luis Obispo Department of Public Health to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The Urban County will continue collaborating closely with the County of San Luis Obispo Department of Social Services to reduce the number of poverty-level families. As stated earlier in this section, the homeless related issues are considered important enough for the County to budget \$180,000 in General Fund Support on an annual basis for homeless shelters and

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services.

Actions planned to develop institutional structure

The Urban County will continue collaborating with different County agencies and nonprofits to improve current institutional structure to deliver services and programs for homelessness and low income population.

Actions planned to enhance coordination between public and private housing and social service agencies

The Urban County will continue participating in special advisory groups among public agencies, private developers, and nonprofits to address any process related issues and improve coordination among different nonprofits and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 24 CFR 91.220(I)(1,2,4)

Introduction:

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
Not Applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not Applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
Not Applicable

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Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Refer to the attached "Written Standards for Providing ESG Assistance" document.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

ESG grantees will use a Self-Sufficiency Matrix developed for the San Luis Obispo County Continuum of Care to assess clients seeking permanent housing and give deference to the results when determining whether to assist the client with referrals to Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, or less intensive programs or assistance designed to help the clients obtain housing. ESG grantees will enter the results of the assessment into the County's Homeless Management Information System (HMIS). Assessment results should be entered into HMIS within 30 days of the client's entry into the program, or the agreed upon period as designated by the County and the Homeless Services Oversight Council (HSOC), if the HSOC agrees to a different time period. In addition, ESG grantees will use the coordinated referral criteria developed for the Continuum of Care (CoC) when determining to which specific program within the appropriate intervention category a household should be referred.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County issues a Request for Proposals requesting that interested agencies apply for ESG eligible activities. After applications are received, an ad hoc subcommittee of the Homeless Services Oversight Council (HSOC) reviews the applications and makes funding recommendations to the full HSOC. The full HSOC then makes final funding recommendations to the Department of Planning and Building ("Planning"), and Planning takes the HSOC's final funding recommendations to the Board of Supervisors for review and approval through a public hearing. A public hearing notice is also published in the Tribune. This process is consistent with the Urban County of San Luis Obispo's Community Participation Plan.

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4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable – homeless and/or formerly homeless individuals participate and consult with the Homeless Services Oversight Council, the CoC governing body, when considering policy and funding decisions related to the ESG program.

5. Describe performance standards for evaluating ESG.

The following are the performance standards for each program when evaluating ESG:

- a. Emergency Shelter Programs

Ensuring assistance provided is reducing housing barriers:

- a. At least 56 percent of adults leaving the program obtain (or retain) mainstream benefits during program participation.
- b. At least 54 percent of program participants have income from sources other than employment.

- b. Rapid Re-Housing and Homelessness Prevention Programs

Reducing returns to homelessness for participants in the Rapid Re-Housing and Homelessness Prevention programs:

- c. At least 80 percent of program participants either remain in permanent housing for at least one year or exit to other permanent housing destinations.
 - a. At least 20 percent of adults have employment income.
 - b. At least 56 percent of adults obtain (or retain) mainstream benefits during program participation.